



Huning Ranch Loop



± 25 Acres Commercial Development Opportunity

Highway 6 & Huning Ranch Loop, Los Lunas, NM



Property Overview

This is a rare opportunity to own 25 acres in one of the fastest growing communities in New Mexico. The property is ideally located along Highway 6 and Interstate 25, just 20 minutes from Albuquerque.

PROPERTY HIGHLIGHTS

25 Acres
Size

PUD
Zoning

Contact Broker
Sale price

3,150
Existing/Pending Jobs from
Surrounding Employers

SURROUNDED BY AMENITIES, EMPLOYERS AND DEVELOPMENTS, INCLUDING:

- Meta (Facebook) Data Center
- Amazon Fulfillment Center
- Home Depot
- Walmart Supercenter and Distribution Center
- Lowe's Home Improvement
- Jubilee Active Senior Residential Development
- River Park hiking trails and El Cerro Open Space hiking trails
- New UNM Valencia Campus Workforce Training Center
- Future Sagebrush Church



NEW EMPLOYERS AND ROBUST RESIDENTIAL DEVELOPMENT

- Across the street from major Los Lunas employers
- I-25 and Morris Rd interchange and extension will provide easy access to all New Mexico regional destinations
- 20 minutes South of Albuquerque International Airport
- 25 minutes South of the I-25/I-40 intersection

PENDING CONTRACT
±1,000 AC

SOLD
±497 AC

PNM Solar Project

Meta
Sold 945± Acres

amazon
Sold 100 AC

Walmart
Distribution Center

niagara

Los Morros Business Park

FRESENIUS MEDICAL CARE

15 MIN TO AEG INTERNATIONAL AIRPORT (AIRPORT)
25 MIN TO INTERSTATE 40

INTERMODAL YARD & RELATED ACTS
CENTRAL NEW MEXICO RAIL-PARK
FUTURE PHASE TRACT 1 (109 acres)

PENDING CONTRACT
±197 AC

PENDING CONTRACT
±26 AC RENEWABLE

PENDING CONTRACT
±10 AC RENEWABLE

VILLAGE OF LOS LUNAS TRANSFER STATION

Legacy @ Sierra

HB HAKES BROTHERS

Abrazo HOMES

Jubilee

LGI HOMES

HB HAKES BROTHERS

CHC
COMMUNITY HOSPITAL UNDER CONSTRUCTION

Walmart

Los Lunas High School

LOWE'S

SITE

HR-4

PENDING CONTRACT
±80 AC RENEWABLE

705± AC. HUNING LAND

Open Space

Los Senderos

LGI HOMES

SOLD

THE UNIVERSITY OF NEW MEXICO
VALENCIA TRAINING CENTER

MD 59 ac

CC 3 ac

MH 15 ac

OS 123 ac

MU 11 ac

MU 23 ac

MD 14 ac

MH 3 ac

OS 78 ac

MH 11 ac

RF 4 ac

MH 33 ac

MH 23 ac

MH 7 ac

C 61 ac

C 71 ac

H 54 ac

OS 28 ac

122± AC. HUNING LAND



Morris Rd Interchange Under Construction

MORRIS RD EXTENSION

Morris



LOS LUNAS OVERVIEW

The Village of Los Lunas has become known as one of the most pro-growth communities in the State of New Mexico. Due to its proximity to Interstate 25 and Highway 6, businesses have been drawn to the area by easy access, proximity to Albuquerque, pro-growth development, low taxes and existing infrastructure. Besides major retailers such as Lowe's, Home Depot, restaurants and entertainment venues, the area has attracted major employers such as a 600,000 SF Walmart distribution center, a new Amazon distribution facility and a 2,800,000 SF, six-phase, billion-dollar Meta data center. The Village incentives and pro-growth attitude have been a tremendous success and bode well for future residential and employment growth.

VALENCIA COUNTY DEMOGRAPHICS



80,025

Population



28,784

Households



\$76,673

Average HH Income



\$310,789

Average Value of Owner
Occupancy Housing Units



23.1%

of Population has an
Bachelor's Degree+

Source: Esri

Regional Snapshot

The greater Albuquerque region, which includes Los Lunas, averages 310 days of sunshine each year and offers a variety of outdoor activities including golfing, hiking, camping, horseback riding, picnicking, skiing, hunting, fishing, ballooning and mountain climbing.

The region ranks among the top in the nation for cities with the most college graduates with 37.8% of the population holding a bachelor's degree or higher.

Greater Albuquerque is consistently under the national index mark of the C2ER Cost of Living Index. With more than 1,800 hospital beds, the region is the center of health care excellence in New Mexico. The University of New Mexico (UNM) is a nationally recognized Level 1 Trauma Center.

94.9
LOW COST
OF LIVING

\$408,297
Median Housing Value
(\$424,900 National)

\$96,141
Average Household
Income

71%
of adult residents own a home
up from 63% in 2023

Source: Realtor.com Economic Research via FRED, Esri Business Analyst 2024


WORKFORCE

TOP 10 MOST DIVERSE LABOR FORCE

- **63%** of all workers identify as a person of color
- **40%** of the workforce is between the ages of 25 - 54

Source: Lightcast 2025


POPULATION

- **926,835** Albuquerque MSA Population
- **Strong Population Growth**
0.56% 2024 - 2029 Annual Growth Rate vs **0.38%** Annual National Growth Rate
- **55.3%** of the Population is Millennial and Younger

Source: Esri 2025


EDUCATION

HIGHLY EDUCATED COMMUNITY

- **37%** of the population over 25 holds Bachelor's Degree+
- **High concentration** of Graduate/Professional Degrees - **15.8%** of the population over 25
- **23.1%** increase in New Mexico freshman college enrollments from 2021 - 2024

Source: NM Dept of Higher Education, Esri 2025


**EXCEPTIONAL
QUALITY OF LIFE**

FOUR SEASONS

- 5,312 feet in elevation (higher than Denver)
- 24.4 minute average commute time
- Abundant outdoor adventure options
- 3rd-largest art market in the U.S. in Santa Fe
- Award-winning breweries, wine bars & restaurants
- Eclectic & iconic culture, arts & entertainment

±25 Acres

Commercial Development Opportunity

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