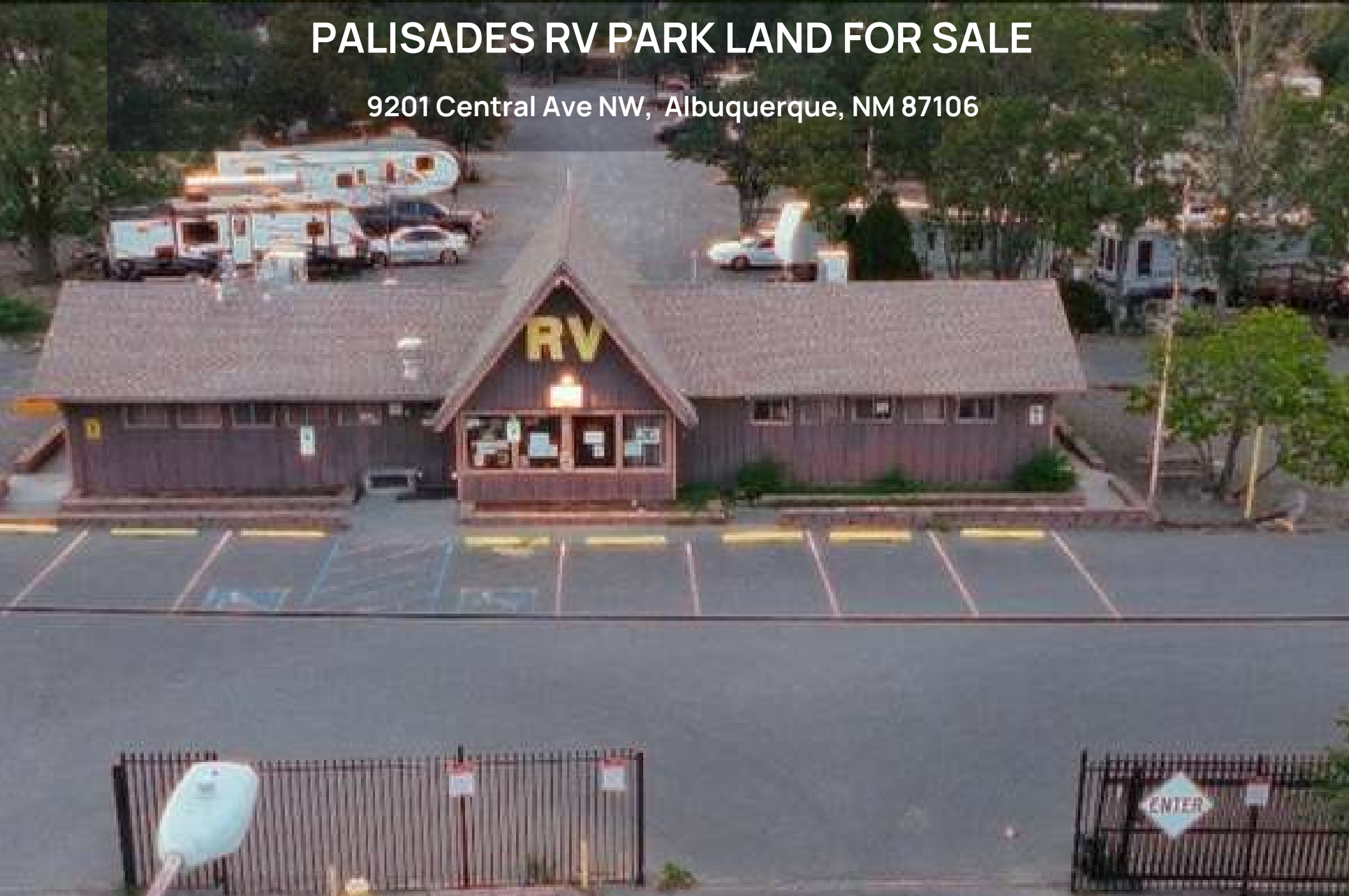


PALISADES RV PARK LAND FOR SALE

9201 Central Ave NW, Albuquerque, NM 87106



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Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.



PROPERTY OVERVIEW

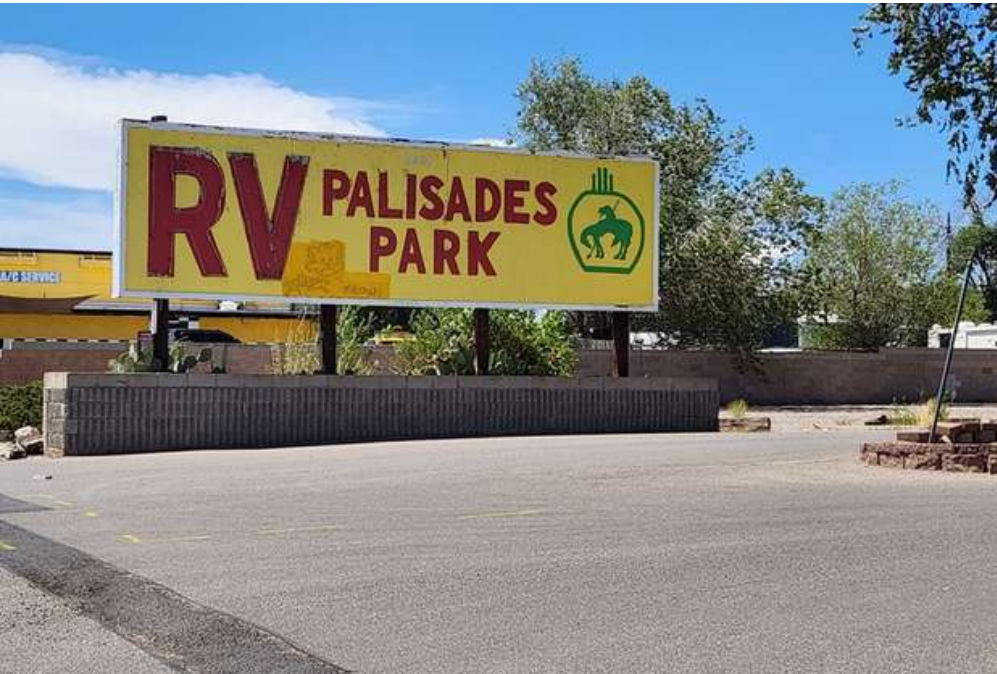
DETAILS:

Asking Price: \$2,500,00
RV Spaces: 108
Land Size: 5.91-6.6 acres
Price per SF: \$10
Zoning: NR-SU

- Qualified HUB Zone
- 2020-2024 Gross Income \$300k-\$350,000
- Possible to restore thriving RV Park business.
- Zoning upgrade required for a Mobile Home Park
- 5.91 dedicated acres additional .7 ac easements.
- CABQ West Central Ave bike lanes and improvements
- New stop light at 90th in 2027
- Busy west Central location.
- 14,800 Central Avenue VPD
- 41,700 98th Street VPD
- 56,500 total VPD



SITE



WEST CENTRAL COMPLETE STREETS SARRACINO PLACE TO 98TH STREET

80% DESIGN LAYOUT (DRAFT)
CPN 6321.94 / NMDOT CN A302335



- ① Office
- ② Restrooms & Showers
- ③ Laundry
- ④ Rec Room & Telephones
- ⑤ Campfire Area
- ⑥ Trash
- ⑦ Dump Stations
- ⑧ Telephones
- ⑨ Propane
- ⑩ Ice



CHILDREN AT PLAY

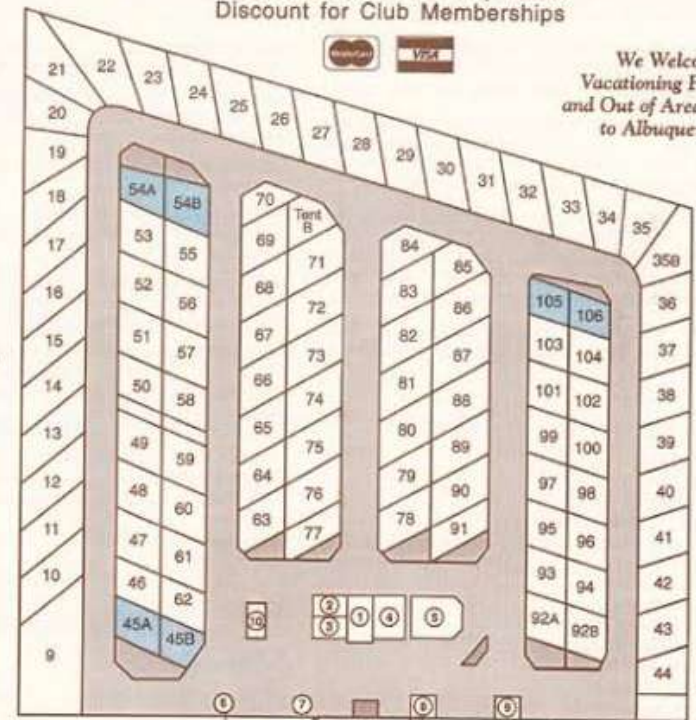
 Pull Through Sites

- Quiet Hours: 10:00 PM to 7:00 AM
- Check Out Time: 11:00 AM

Daily, Weekly and Monthly Rates
Discount for Club Memberships



We Welcome
Vacationing Families
and Out of Area Workers
to Albuquerque!



- Arrival Date: _____
- Site Number: _____
- Departure Date: _____

- ✓ Some Shaded Sites
- ✓ Emergency Groceries



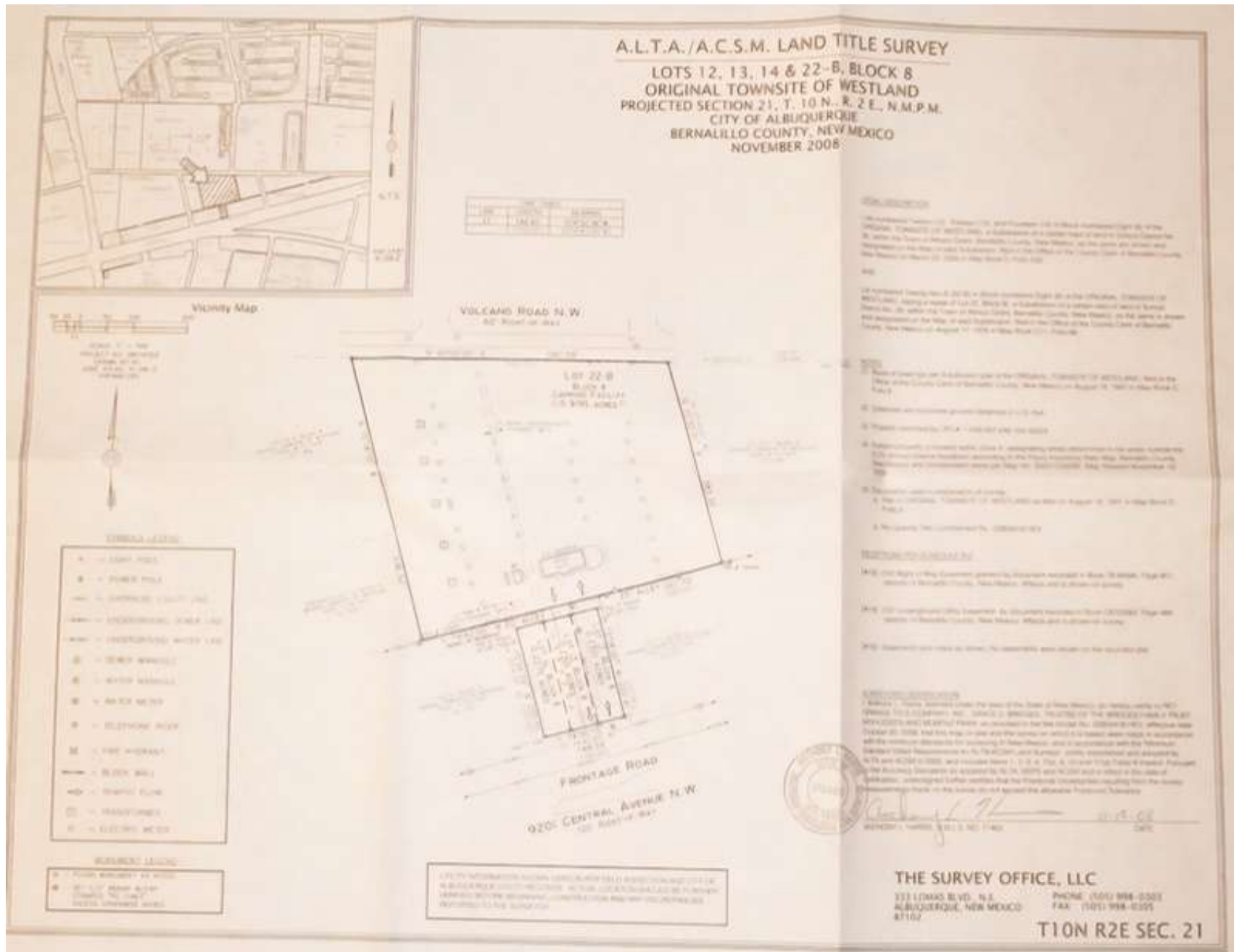
LOCATION



eXp Realty is proud to represent Palisades RV Park land for re-development. It's available for sale on Central Avenue just east of 98th Street in Albuquerque. This project offers affordable access to the west Central retail, residential and industrial submarkets with a valuable area tenants. Nearby retailers include McDonald's, El Mesquite Market, Starbucks, Cricket, Church's Chicken, Denny's, Auto Zone, Dollar Tree, Burger King, Pilot, Valero, area hotels and much more. This is an excellent opportunity to do business in a busy high traffic area.



SURVEY





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TRADE AREA



DEMOGRAPHICS



Population

1 Mile	36,412
3 Miles	133,116
5 Miles	212,749



Age

Median Age	38
Under 20	55,098
20 - 45	73,298
45 - 65	50,851
Over 65	27,718



Household Income

Avg HH Income	\$65,144
2028 Estimate	\$68,400
\$25k - 50k	14,687
\$50k - 100k	26,531
Over \$100k	23,347



Employees

Total	170,880
Top Industries	Construction, Retail Trade, Management, Manufacturing, Transportation, Warehousing



Housing Occ. Ratio

Occupied	76,416
Vacant	4,430



LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)

