

# PALISADES RV PARK LAND FOR SALE

9201 Central Ave NW, Albuquerque, NM 87106



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# PROPERTY OVERVIEW

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

## DETAILS:

- 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 90<sup>th</sup> in 2027
- Busy west Central location.
- 14,800 Central Avenue VPD
- 41,700 98<sup>th</sup> Street VPD
- 56,500 total VPD

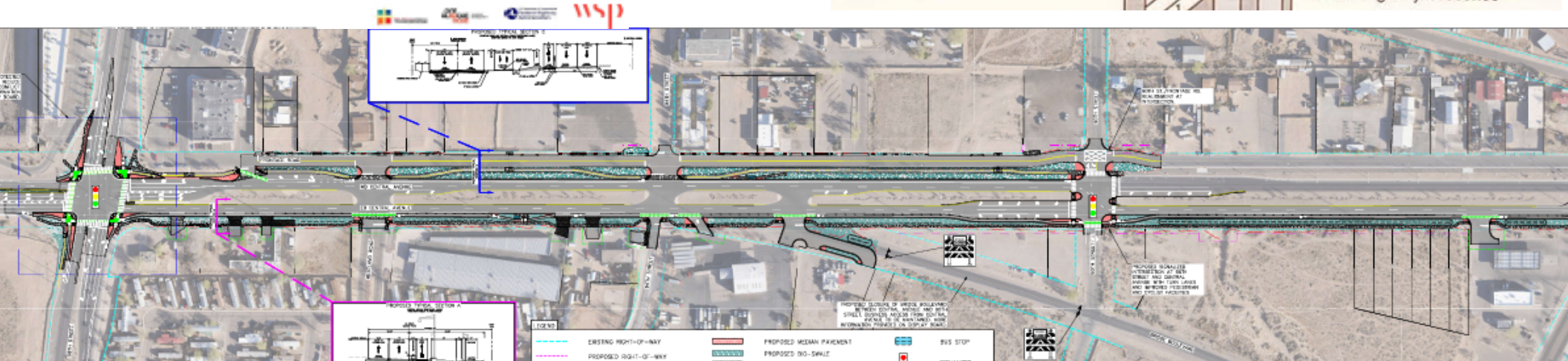


# SITE



## WEST CENTRAL COMPLETE STREETS SARRACINO PLACE TO 98TH STREET

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



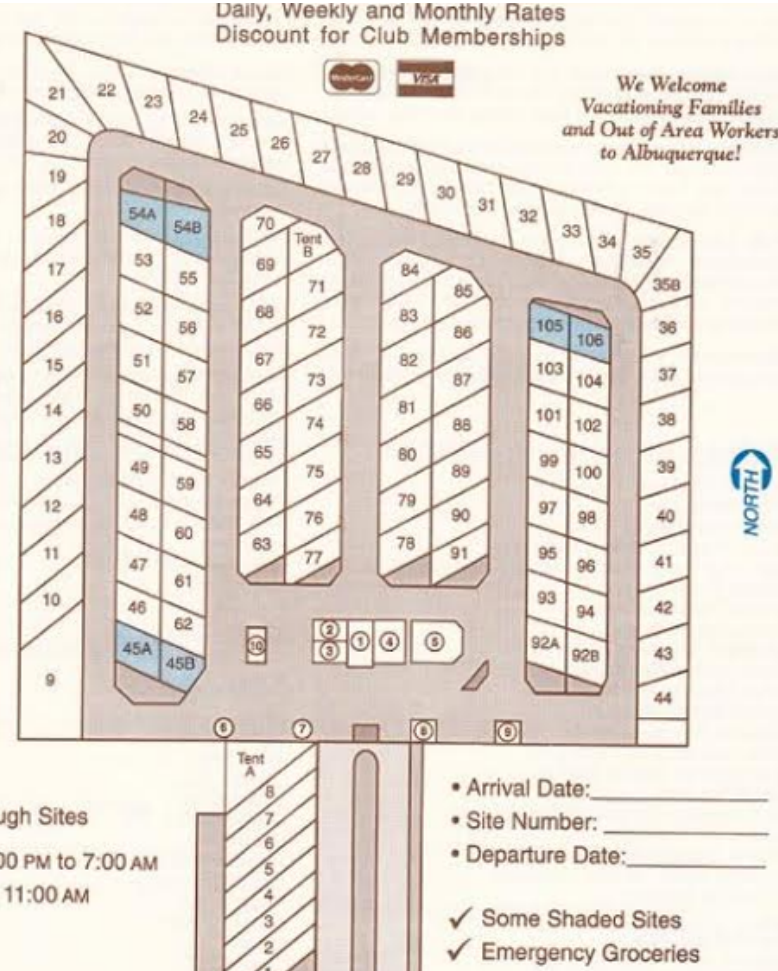
- ① Office
- ② Restrooms & Showers
- ③ Laundry
- ④ Rec Room & Telephones
- ⑤ Campfire Area
- ⑥ Trash
- ⑦ Dump Stations
- ⑧ Telephones
- ⑨ Propane
- ⑩ Ice



CHILDREN AT PLAY

 Pull Through Sites

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



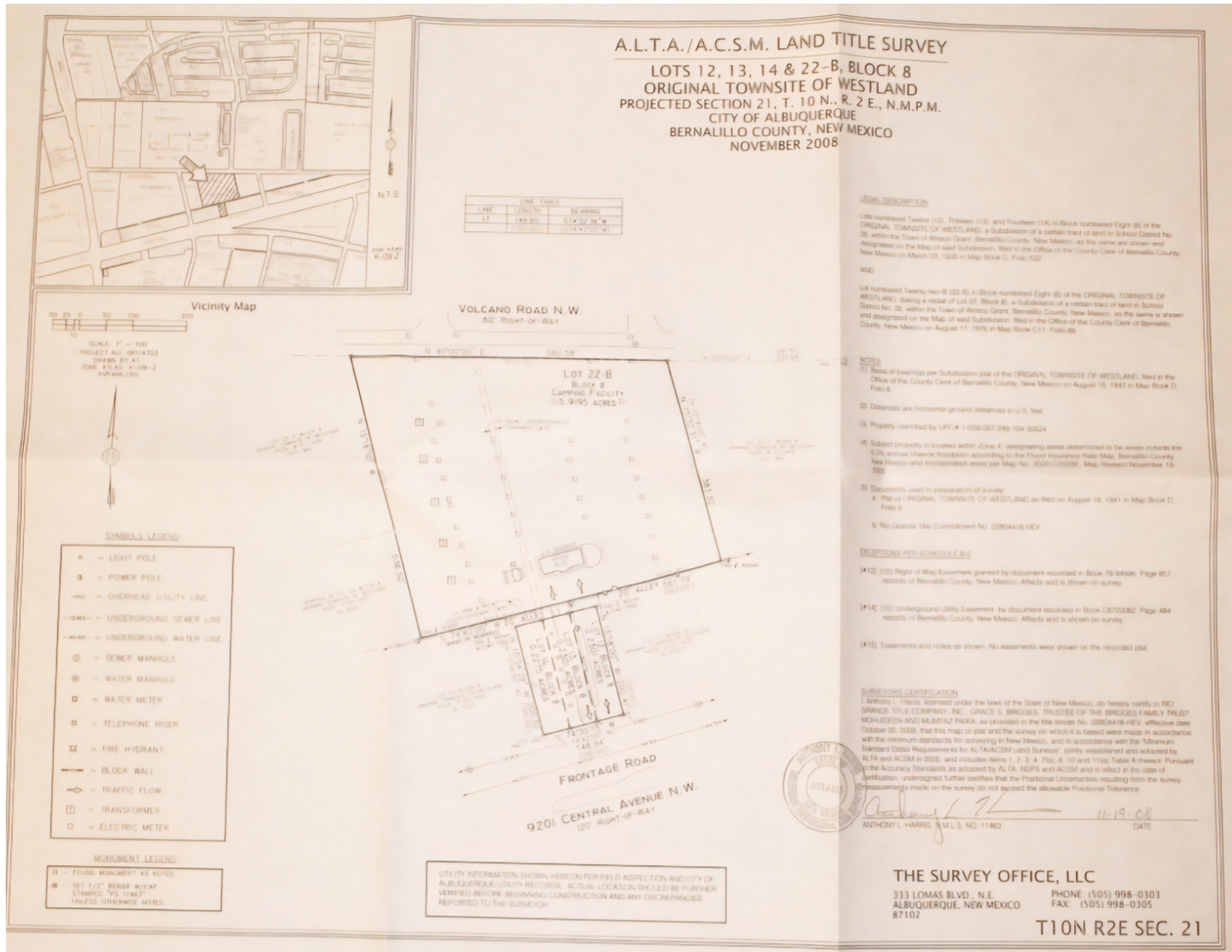
# LOCATION



eXp Realty is proud to represent Palisades RV Park land for re-development. It's available for sale on Central Avenue just east of 98<sup>th</sup> 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

## Trade Area Highlights:

- Growing Albuquerque retail and commuter corridor.
- Located on Central Avenue between I-40 exits of Unser and 98<sup>th</sup> Streets.
- Close to industry, shopping, restaurants and rooftops.
- 19,100 VPD on Central Ave, Route 66.
- 5,100 VPD on Bridge Boulevard, 5300 on 90<sup>th</sup> Street.



# 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<br>Trade,<br>Management,<br>Manufacturing,<br>Transportation,<br>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](http://www.visitalbuquerque.org))

