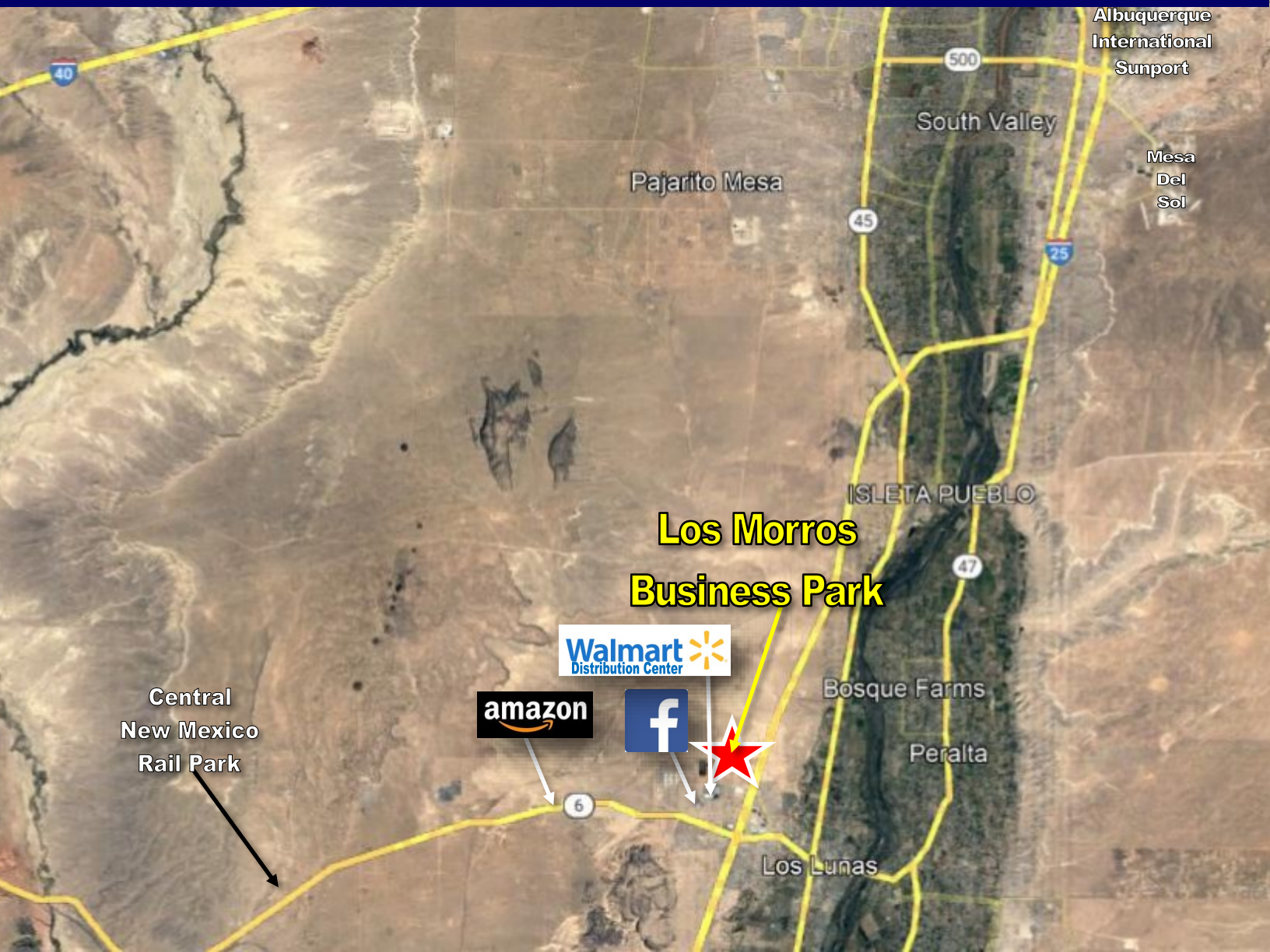


# Los Morros Business Park

A fully integrated mixed use district  
I-25 & Highway 6, Los Lunas, NM



OFFICE | COMMERCIAL | MEDICAL | RETAIL | LIGHT INDUSTRIAL

Life is great...



505.296.6388

7615 Indian School Rd. NE | Albuquerque, NM 87110

www.rio-re.com

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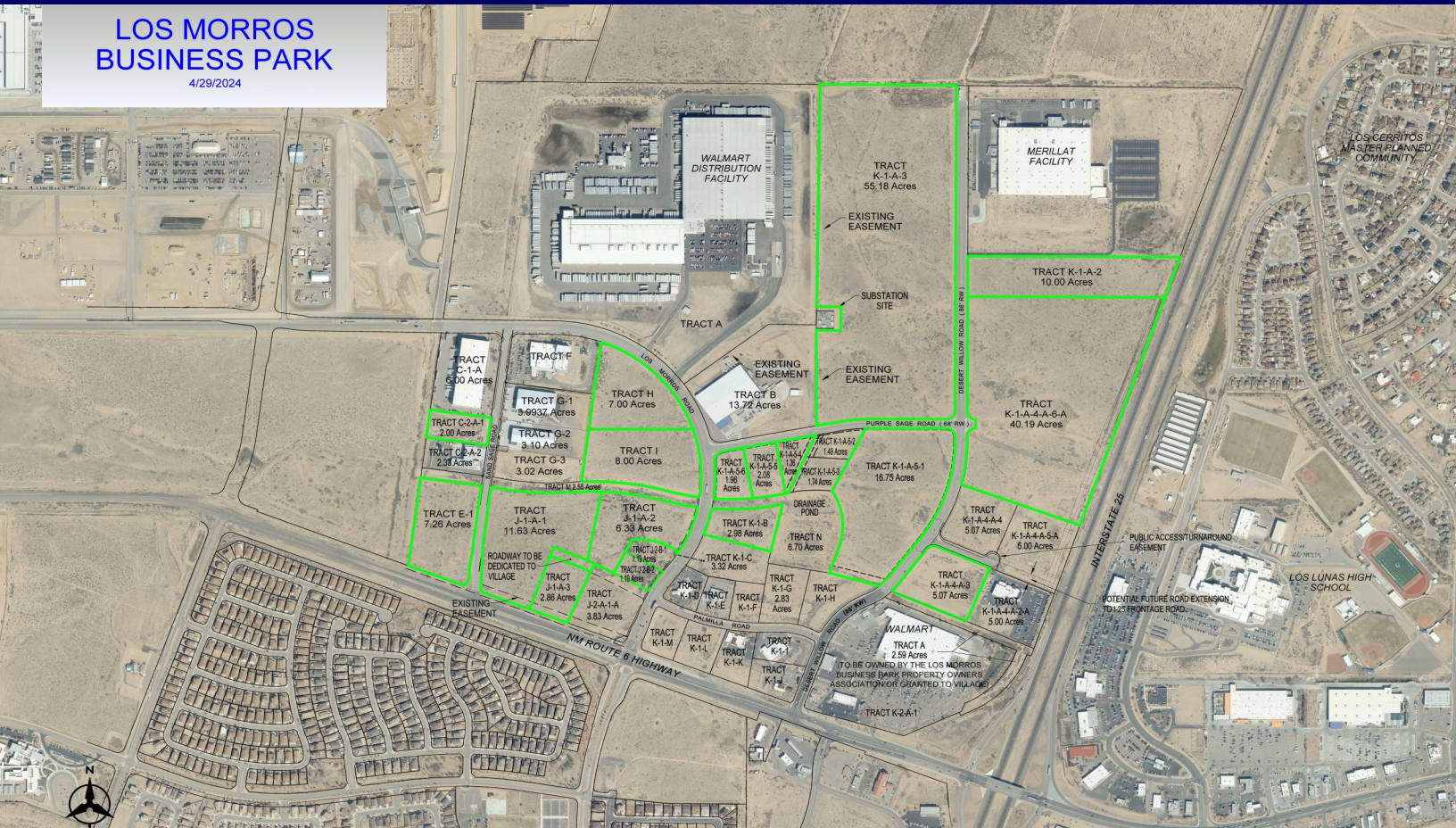
505.239.5555



# SITE INFORMATION

## LOS MORROS BUSINESS PARK

4/29/2024

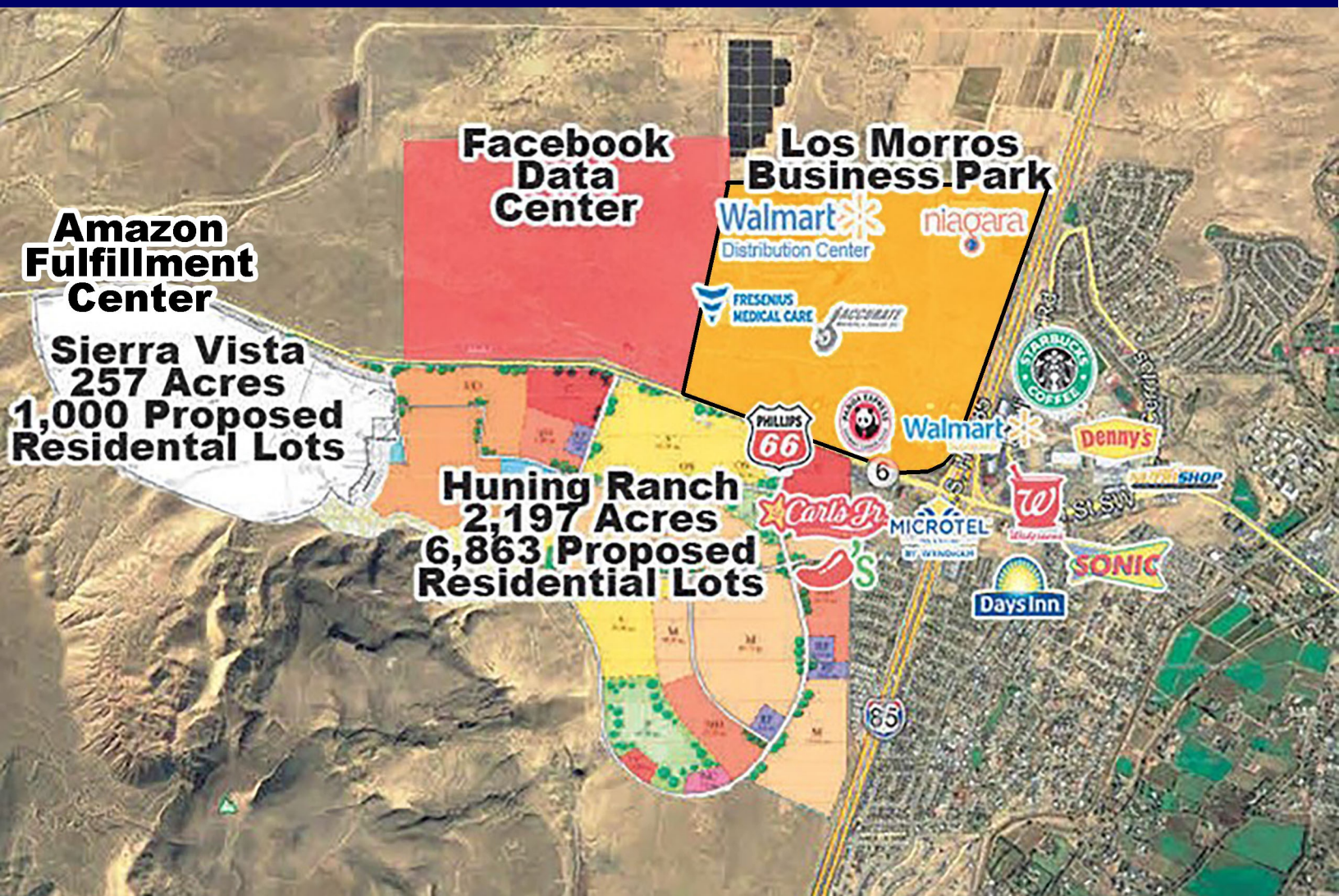


Lot number	Acreage	SQ. FT.	\$/Sq. FT.	Total Value
K1A2	10	435,600	\$8.00	\$3,484,800.00
K1A46A	40.19	1,750,676	\$7.00	\$12,254,734.80
K1A4A3	5.07	220,849	\$7.00	\$1,545,944.40
K1A51	16.753	729,756	\$8.00	\$5,838,050.59
K1A56	1.9582	85,299	\$9.00	\$767,692.73
K1B	2.98	129,809	\$11.00	\$1,427,896.80
J1A2	6.33	275,734.80	\$10.00	\$2,757,348.00
J1A3	2.7	117,612	\$19.00	\$2,234,628.00
J2B2	1.19	51,836.40	\$12.00	\$622,036.80
E1	7.26	316,246	\$12.00	\$3,794,947.20
C2A1	2	87,120	\$6.00	\$522,720.00
H	7	304,920	\$8.00	\$2,439,360.00
I	8	348,480	\$8.00	\$2,787,840.00
K1A3	43.18	1,880,921	\$7.00	\$13,166,445.60
<b>TOTALS</b>	<b>154.61</b>	<b>6,734,860</b>		<b>\$53,644,444.92</b>

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505.239.5555



# LOS LUNAS, NM



## Highlights

- ▶ Turnkey development packages available
- ▶ Fiber optic lines
- ▶ Fully improved roadways
- ▶ All underground utilities available to rough graded pads
- ▶ Only 17 miles from Albuquerque city limits and 15 miles to ABQ International Airport
- ▶ Mixed used zoning, restrictive covenants, land design guidelines

- ▶ Los Lunas is home to Huning Ranch, a master-planned community with 400 + planned homes.
- ▶ Accurate Machine Tool & Technology, Wal-Mart Distribution Center, Wal-Mart Super Store, Fresenius Medical Care, Wall Colmonoy, various automotive dealers, banks, and retail all make Los Morros an attractive investment opportunity.
- ▶ Facebook has opened in their \$30 billion datacenter. Facebook has invested in two \$250 million construction projects that will employ approximately 1,000 workers, bringing an economic boom to the area.
- ▶ Upcoming retail and housing plans are in development, indicating a bustling future for the village with plenty of opportunities for economic growth.

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