

MetroABQ Real Estate Newsletter

Including Rio Rancho, Corrales, Placitas, Atrisco Valley, Los Lunas & the East Mountains.

January

Return to Mesa Del Sol:
Netflix Doubles-Down At ABQ Studios
New Mesa-Top Residential Homes
The Sublime Perspective Trail
+
New Altura Park Home For Sale:
Virtual Open House Tour



The Albuquerque Metropolitan area is experiencing a profound housing crunch. The amount of available homes for sale last year was about half of the supply of the previous year; meanwhile, the demand for homes has increased considerably. Reasonably-priced homes for sale are receiving offers in a few days, instead of weeks as in years past. There are a lot of factors influencing this hyper-housing trend.

In general, more folks are moving to the city & state now than at any time in the previous decade. The relocation of even a few large companies to the area over the last year provides numerous & varied types of employment & is impacting our housing.

To name a few, the recently announced [Group Orion project](#) may bring over 1000 aerospace jobs & will build on 80 acres adjacent to the Sunport. The westside [Amazon Fulfillment Center](#) began construction last year & is the largest private building in the state of NM, with over 2.5 million squarefeet when it's completed this year. The project, with plenty of room to expand, will hopefully open the door for other larger companies to settle in that area. Although not a recent move to the Metro, it is appreciated that the [Facebook Data Center](#) in Los Lunas, built in 2016, is powered by 100% clean, renewable energy through solar & wind plants.

By far the largest announcement was last fall, that [Netflix Will Commit \\$1 Billion](#) into expanding ABQ Studios at Mesa del Sol--& will create over 1000 jobs along the way. It's welcome news for the nascent community & for the city at large.

I'd written about [Mesa del Sol a few years earlier](#), & recently helped a client purchase a rental home there, so it was exciting to go again. Above is the entrance to Netflix ABQ Studios in Mesa del Sol. While wandering the area around the Netflix campus, we came across one of the ABQ Studio's Western Town sets, complete with real crows sitting in the steeple of the battered town church, images below. More [images here](#).





The proposed Netflix expansion includes utilizing almost 300 more acres of the mesa-top land, building 10 new stages, post-production services, production offices, mills, backlots, & training facilities, wardrobe suites, a commissary to support meals & craft services, & other flex buildings to support productions, said the company.

According to [Deadline](#), as part of the proposed investment, Netflix will also partner with the New Mexico Film Office, the University of NM & Central NM Community College, & labor & industry groups to offer training programs for different roles, in a bid to increase the crew & talent pool in the state.

[Netflix's CEO Ted Sarandos said](#), "It allows us to be more nimble in executing our production plans while cementing the status of the region as one of the leading production centers in North America. The expansion will bring many new high-tech & production jobs to the region." Currently there are 23 movies being filmed at the Netflix ABQ Studios.

Below is the fabulous Mesa del Sol signature building, the Aperture Center, home to the University of New Mexico's [Department of Film & Digital Arts](#). It was built in proximity to Albuquerque Studios to encourage collaborations with the film industry & other high-tech industries operating at the commercial business parks of Mesa del Sol.





These economic developments are encouraging & are undoubtedly helping to spur the residential housing boom & increasing the values of our homes. More housing certainly helps though.

Which is the second reason that brought us back to the master-planned community of [Mesa del Sol](#), just south of the ABQ Sunport: two developers have started their next building phases, adding a total of 200 new homes on the mesa-top. The business & residential presence has been slowly strengthening over the last decade, & the new phases of homes will undoubtedly help cement the importance of the community.

The image two above shows the pace of new construction, with rows of newly completed homes ready to move in, with starter landscaping in front. Directly above: these homes will be a bit larger than the first Mesa del Sol neighborhoods, with the largest floorplans just over 2000 squarefeet.

Below is a view facing the Sandia Mountains, with one of the newer sections in the foreground. The image was taken from the Perspective Trail, a walking/biking path that begins near the Aperture Center. More on the hiking trail, below.



Mesa del Sol Trail System

Welcome to Mesa del Sol's Trail System.
This dynamic trail system will transport you into our spectacular natural environment while providing "close to home" recreational opportunities for people of many abilities.

Mesa del Sol

Aperture Center Trailhead

YOU ARE HERE

Perspectives Trail

Historic McCormick Ranch Headquarters

Perspectives Trail - 3.2 miles

1 inch = 300 feet

Miles

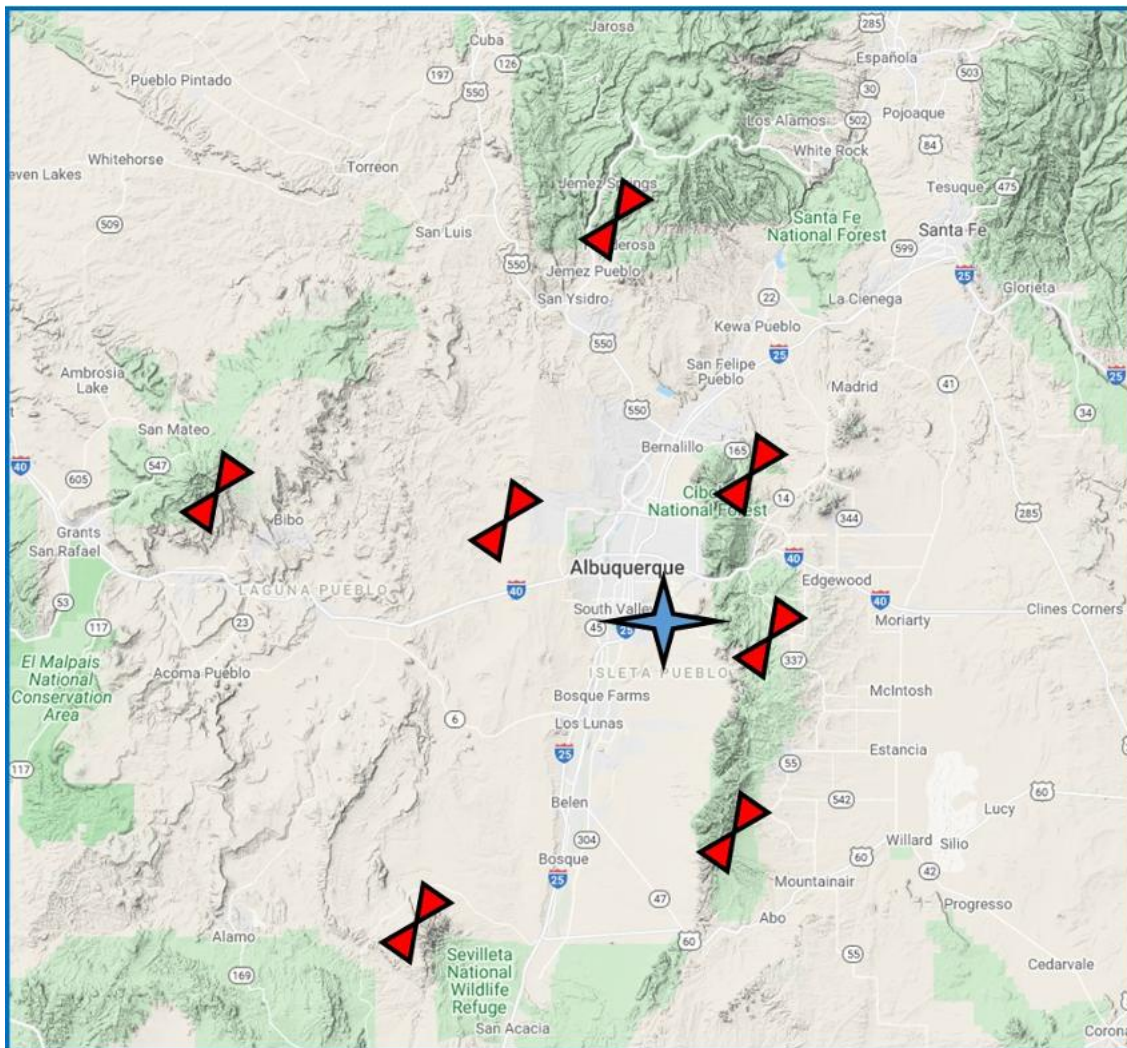
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The Perspective Trail

The final reason we headed out to Mesa del Sol was to hike the Perspective Trail, a round-trip 3.2 mile mesa-top trail that allows for some of the best view-scenes in the

central part of the state. The trail, mapped above, stretches out along the elevated mesa & follows the well-marked & easy trail, taking in the contours of a few arroyos along the way. Midway, the trail crosses around & through century-old wooden corral fencing from the Historic McCormick Ranch, some remains seen below, which at one time ranched all the land around & on top of the mesa. Below that is an image nearing dusk, with the Manzano Mountains as backdrop, & a corner of Mesa del Sol peaks out on the left.





Panoramic vistas...

At numerous spots along the Perspective Trail at Mesa del Sol, represented by the blue star in the map above, you can see large swaths of central New Mexico. Starting at the top-most red bowtie, the [Jemez Mountain](#) peaks are one of the entry points into the Northern Mountains, & can be seen from the Perspective Trail. Spinning clockwise & looking a little east of the Albuquerque Metro, are the Sandia Mountains, followed by the small Manzanitas range & further south, the entire length of the Manzano Mountain Range is in view. Continuing your gaze about 50 miles southwest of the Metro on the bottom left corner of the map, are the Sierra Ladrones, an isolated range with Ladrones Peak as the main landmark. Fifty miles due west from the Perspective Trail is [Mount Taylor](#), often snow-capped in winter & reaching an impressive 11,300 feet tall. The prominent mountain range can be seen in many areas of the Metro.

Finally, just across the Rio Grande Valley on the west side of the city, are the extinct [Albuquerque Volcanoes](#)--the red bowtie in the middle of the map....

Curious, as you are facing [the five volcanoes](#) from Mesa del Sol, a gigantic

structure fills up the horizon to the left, visible across the city. The massive five-story building on top of the volcanic escarpment, is the new home to Amazon's Albuquerque Fulfillment Center, mentioned above. Notice the size of the tiny car driving on the left side of the image below, compared to the (ultimately) 2.5 million squarefoot warehouse/distribution center.



There is a lot to see while exploring Mesa del Sol & it is becoming more interesting each time we visit. The ubiquitous patterned water tower seems to simply appear in most photos--as seen in three images so far, & directly above--so getting a closer look at it on the way back to the MetroABQ was necessary.

It commands quite a place in the community.

Additionally, walking around Innovation Park, the commercial arm of the community to the east of the water tower, a twisting obelisk (communications tower) stands on the edge of the mesa, below. It seems weirdly not out of place in the sometimes surreal Mesa del Sol...



::New Listing in the Altura Park Neighborhood::

Introducing, [1835 Aliso Drive NE](#), an immaculate & well-loved three bedroom/two bath home, with a fabulously lush backyard greenscape.

[Click here to view the full listing.](#)

Welcome to the Dollhouse:

Below Is The 3-D Virtual Walking Tour For 1835 Aliso Drive NE
Call me for more details or to schedule a physical walking tour...

[Click here or on the Dollhouse image below to view the 3-D Virtual Walking Tour.](#)





Unless otherwise indicated,
All photos are by Chris Lucas or [Rob Thalmann Photography](#).

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I continually seek out the hidden gems in all areas for my **Buyers**, & I am a tireless promoter for all of my **Sellers'** listings.
I love talking about real estate...

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My 3-D Virtual Tours



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