



REQUEST FOR EXPRESSION OF INTEREST

NOTICE TO INTERESTED PARTIES:

The New Mexico State Land Office (NMSLO), under the direction of Stephanie Garcia Richard, Commissioner of Public Lands, manages 9 million surface acres across the state throughout all 33 counties. The mission of the agency is to exercise custody and control of State Trust Land (STL), including through leasing such lands, to raise revenue for New Mexico public schools, hospitals, colleges, and other public institutions. The leasing of state trust land for housing, mixed-use, commercial, and or community services projects is a priority for the NMSLO, and this Request for Expression of Interest (RFI) is intended to identify capable entities and viable concepts.

Preliminary proposals should clearly define and include a comprehensive description of the housing, mixed-use, commercial, and or community services concept, including but not limited to affordable single-family, multi-family, senior housing and/or transitional housing.

NMSLO will only consider requests for long-term leasing. Any request for purchasing a site will not be considered.

This formal RFI does not guarantee the acceptance or implementation of any submitted idea. After the RFI period closes, NMSLO may solicit applications for a long-term business lease of one or all of the sites listed below through a public auction process (NMAC 19.2.9.11) incorporating none, some or all of the housing, mixed-use, commercial, and or community services ideas submitted in response to this RFI.

INTRODUCTION

The NMSLO through its Commercial Resources Division (CRD), invites interested parties to present housing, mixed-use, commercial, and or community services development proposals for STL located at four sites within the city limits of Albuquerque. The sites are:

- Bataan Dr. SW & Coors Blvd SW
 - Acres: 1.3767
 - Vacant unimproved parcel
 - Located .12 mi. South of Central Ave. on the East side of Coors Blvd.
 - Zoning: MX-T (Mixed Use – Transition)
 - All utilities (including water, sewer, electric) available
 - Excellent opportunity for high-quality residential development
- 10408 Central Ave. SE
 - Acres: 1.9509
 - Vacant parcel with existing pavement, including ~90 paved parking spaces
 - Located east of Eubank Blvd SE.
 - Zoning: MX-H (Mixed Use – High Intensity)
 - On-site vacant auto shop building demolished in 2025
 - All utilities (including water, sewer, electric) available

- Close proximity to two new senior residential communities developed on adjacent state trust land (Luminaria and Farolito)
- Nearby existing employment hubs, including Kirtland Airforce Base, Sandia Science and Technology Park, and Home Depot
- Excellent opportunity for senior, workforce or family-oriented housing
- 421 Cutler Ave. NW
 - Acres: 0.5784, consisting of 3 lots
 - Vacant unimproved parcel
 - Zoning: MX-M (Mixed Use - Medium)
 - All utilities (including water, sewer, electric) available
 - One block north of I-40 on ramp, between 4th St NW and 6th St NW, provides workforce housing opportunities for those employees in a multitude of sectors along Central Ave. and I-40 commercial corridors
- 230 Truman St. NE
 - Acres: 0.599, consisting of 2 lots
 - Vacant 11,000 sf two story building, with walled in outdoor area
 - Utilities disconnected; electrical, water, & sewer upgrades needed
 - Existing floorplan
 - ~40 paved parking spaces, including required ADA spaces
 - Located within the Central/Highland/Upper Nob Hill MRA, one block west of San Mateo Blvd. NE
 - Zoning: MX-T (Mixed-Use Transition)
 - Parcel surrounded by commercial and office spaces, and residential neighborhoods to the west and north of the parcel
 - A former school and office building in a prime location, ready for an adaptive re-use project, including multi-family housing or a mixed-use development

1. PROPOSED PURPOSE AND USES:

The NMSLO invites submission of viable preliminary proposals to develop one or more of the tracts for housing, mixed-use, commercial, and or community services development, including affordable single-family, multi-family, senior housing, and/or transitional residential uses. Proposals should clearly define and include a comprehensive description of the proposed concept.

2. ELIGIBILITY:

This RFI is open to individuals, groups, organizations, and entities with a proven track record of providing housing, mixed-use, commercial, and or community services solutions. Participants must possess the legal capacity to submit proposals under applicable federal, state, and local laws.

3. SUBMISSION REQUIREMENTS:

- a. **Scope:** To be most useful, each proposal should be clearly defined and include a comprehensive description of the housing, mixed-use, commercial and or community services concept, proposed implementation strategies, potential



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benefits, projected costs, potential funding sources, and compliance with current or proposed zoning and building regulations.

- b. **Development Team:** Submissions should include a summary of the project team and past successful projects. This can include photos, location, and a description of each project. Optionally, submissions may include resumes or short bios of key team members; and news clippings, press releases, annual reports, and/or financial reports that show success on past projects.
- c. **Format:** Submissions should be provided in written format, including supporting documents such as schematic site plan, renderings, proposed floor plans and other relevant materials including a recommended high-level budget showing project feasibility.
- d. **Deadline:** All submittals must be received on or before **5:00 PM, Monday, June 8, 2026**.
- e. **Delivery:** Proposals should be submitted electronically to CRD@NMSLO.GOV or delivered in hard copy to New Mexico State Land Office, Attn: Commercial Resources Division, 310 Old Santa Fe Trail, Santa Fe, NM 87501.

4. TERMS AND CONDITIONS:

- a. **Intent:** After the RFI period is closed and proposals are reviewed, NMSLO may solicit applications for a long-term business lease of one or all of these sites through a public auction process (NMAC 19.2.9.11) incorporating none, some or all of the ideas submitted in response to this RFI. A request for purchasing a site will not be considered.
- b. **Intellectual Property:** Applicants acknowledge that all submittals will become public information. The NMSLO may, at its discretion, use or further develop an idea without compensation to the submitter.
- c. **Liability:** The NMSLO shall not be responsible for any loss or damage arising from the use of any submitted ideas or the inability to implement any submission.
- d. **Non-Binding Nature:** Nothing in this RFI shall be construed as a contractual commitment or an offer to enter into a binding agreement with any party as a result of the submission. Any resulting lease will be done through a competitive bidding process. Submittal of an expression of interest does not provide any advantage in being a successful bidder, other than the possibility that proposed lease terms may reflect that proposer's ideas.
- e. **Evaluation:** All proposals will be reviewed.

5. ATTACHMENTS:

- A. Request for Expression of Interest
- A.1. Proposal Information
- B.1. Relevant Area & Site Details – Bataan Dr. SW

- B.2.** Relevant Area & Site Details – 10408 Central Ave. SW
- B.3.** Relevant Area & Site Details – 421 Cutler Ave. NW
- B.4.** Relevant Area & Site Details– 230 Truman St. NE
- D.** Financial Summary

6. INQUIRIES AND CONTACT INFORMATION:

Questions or clarifications regarding this RFI must be submitted in writing to:
CRD@NMSLO.GOV

All submittals are due by 5:00 PM, Monday, June 8, 2026.

Deadline for questions to be submitted is 5:00 PM, Monday, April 27, 2026. NMSLO will respond to questions in writing one week or less after question submission. Answers may be shared with all potential submitters on our website at <https://www.nmstatelands.org/special-projects/>

7. GOVERNING LAW:

This RFI and any subsequent actions taken by the NMSLO will be governed by and construed in accordance with the applicable laws of State of New Mexico.

IMPORTANT: Participation in this process implies acceptance of all the terms and conditions stated herein. The NMSLO reserves the right to amend the RFI, change the deadline as necessary, or cancel the RFI. All decisions made by the NMSLO shall be final and non-appealable.

By submitting a proposal in response to this Request, you acknowledge that you have read, understood, and agreed to abide by the terms and conditions outlined above and have conducted your own due diligence.

For further details and to submit your proposal, please visit <https://www.nmstatelands.org/special-projects/>