



February 2, 2026

***Big O Tires – Albuquerque New Mexico – Project Description***

To ABQ Planning Department:

Address: McMahon Blvd NW, Albuquerque, NM 87114

This Letter of Intent (“LOI”) outlines the proposed development of a new Big O Tires facility located on an approximately 1.7526-acre undeveloped parcel along McMahon Blvd NW in Albuquerque, New Mexico. The property is currently zoned MX-L, which permits Light Vehicle Repair as an allowable use.

**Project Summary**

The proposed project consists of the construction of a single building totaling approximately 7,800 square feet. The facility will include 10 vehicle service bays designed to support Big O Tires’ operational needs and customer services.

Site improvements will include 43 total parking stalls, comprised of 41 standard stalls and 2 accessible stalls. The development will also include two site access points off Fineland Drive NW, providing appropriate ingress and egress for the site.

Big O Tires intends to move forward with design development, permitting, and coordination with the City of Albuquerque to ensure compliance with all applicable zoning, engineering, and building requirements.

We appreciate your consideration of this development proposal and look forward to advancing the project.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (720) 722-5996 or [Cole.Watkins@kimley-horn.com](mailto:Cole.Watkins@kimley-horn.com) should you have any questions or concerns with the aforementioned.

Sincerely,

Cole Watkins  
Project Manager