

UNSER AND PASEO DEL NORTE

Albuquerque, NM 87114



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



SALE PRICE:
\$800,000



PRICE/ACRE
\$160.1K per acre



AVAILABLE SPACE:
5 Acres Available



ZONING:
MX-T, MX-H & MX-M

Christian File

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Joseph Maez

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

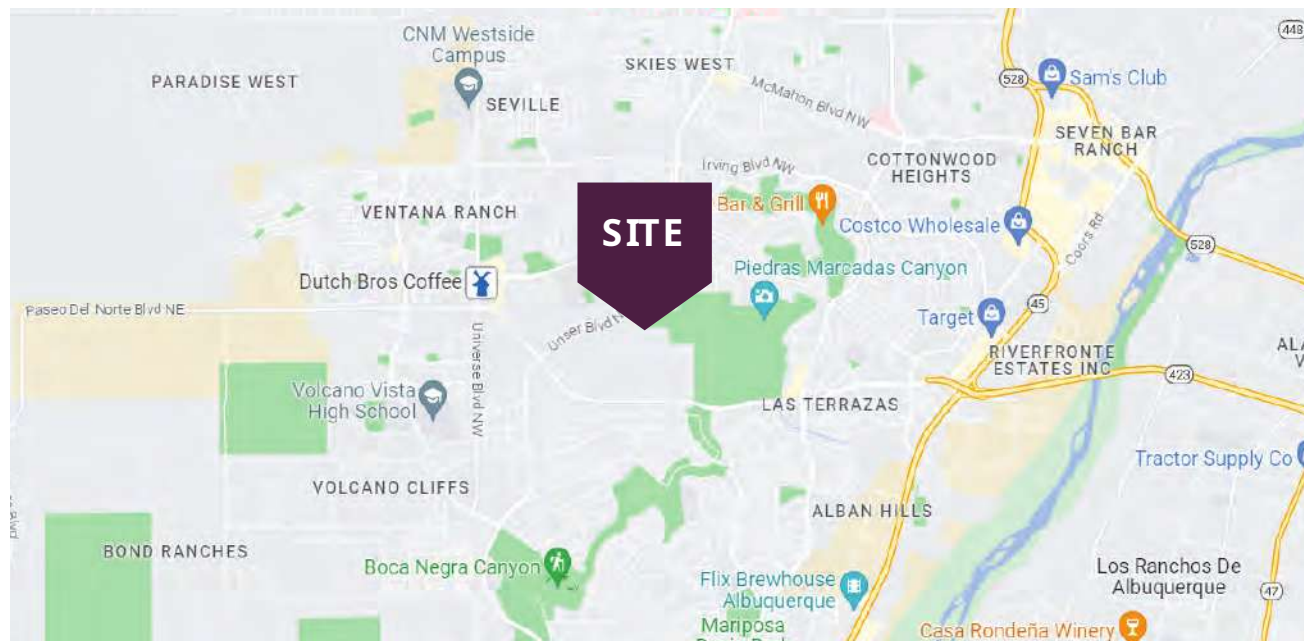
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PROPERTY HIGHLIGHTS

- » Zoning - MX-M & MX-T
- » .75 Miles away from Paseo & Unser
- » 17,300 VPD - Traffic Counts Going East & West - Paseo del Norte NW & Golf Course Rd NW - 0.81 miles away
- » 16,600 VPD - Traffic Counts Going North & South - Unser Blvd NW & Blue Feather Ave NW - 0.42 miles away
- » Nearby Retailers - Smiths, Walmart Neighborhood, Walgreens, Dollar Tree
- » Nearby Industrial/ Office/ Tech Companies - Amazon, Intel, Tempurpedic, Shamrock Foods, Presbyterian
- » Ave HH income w/ 3 Miles - \$90,600
- » Total Population w/ 3 Miles - 115,400
- » The Westside of Albuquerque is one of the highest employment and income areas in the Albuquerque/ Rio Rancho Metro Areas
- » Development Ready Land
- » Spectacular Views



AREA TRAFFIC GENERATORS



Christian File

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DEMOGRAPHIC SNAPSHOT



115,400
POPULATION
3-MILE RADIUS



\$90,600
AVG HH INCOME
3-MILE RADIUS



32,952
DAYTIME POPULATION
3-MILE RADIUS



Paseo del Norte: 17,306 VPD
TRAFFIC COUNTS
(RPR 2025)

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PROPERTY OVERVIEW

This 5 Acre property is strategically located .75 Miles away from Paseo Del Norte & Unser, both major bloodlines to take around 16,600 VPD North/South & 17,300 VPD East/West between Albuquerque & Rio Rancho.

Positioned right in the middle of the desirable Volcano Heights Development, various retailers & tech companies in the area that are already in business are Smiths, Walmart Neighborhood, Walgreens, Dollar Tree, Amazon, Intel, Tempurpedic, Shamrock Foods & Presbyterian.

The Westside of Albuquerque, with 39% of the Albuquerque Metro Population, is one of the highest employment and income areas in the Albuquerque/Rio Rancho Metro Areas. Perfect opportunity to capitalize and develop an area with low vacancy for all asset classes.



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EXECUTIVE SUMMARY (Continued)

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LOCATION OVERVIEW

Volcano Heights Development is situated in Albuquerque's sought-after Northwest quadrant. Volcano Heights has obtained approval for multiple mixed use development. Within prime inter-sections, its favorable demographics, a central metro location, and stunning views, this land opportunity is the perfect starting point for Albuquerque's upcoming mixed-use development.

PORTFOLIO OVERVIEW

Available space:	5 Acres
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Sale price:	\$800,000
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Zoning:	MX-M & MX-T
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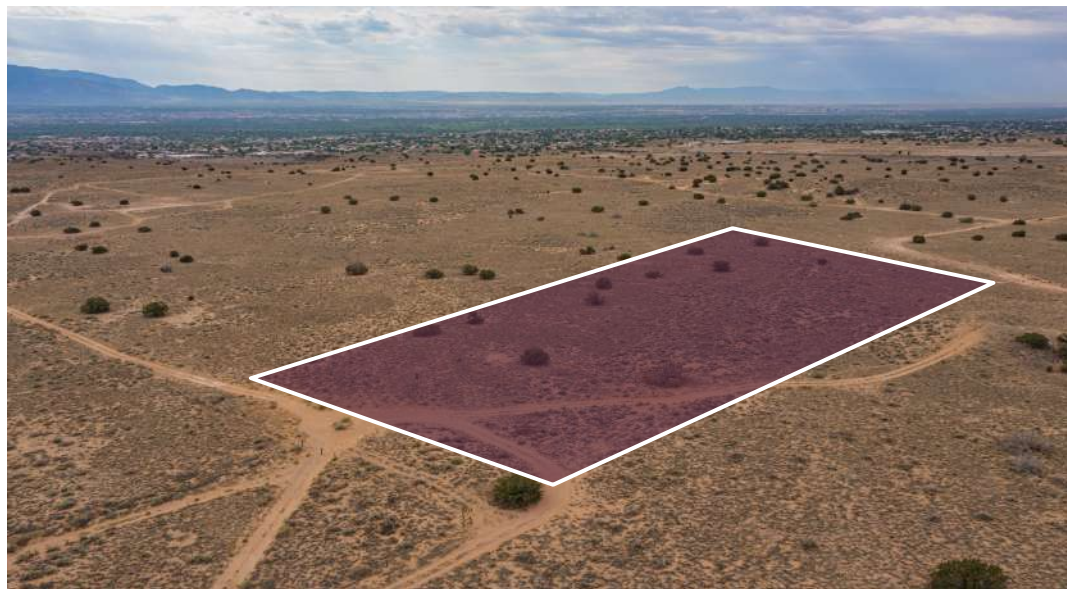
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PHOTOS

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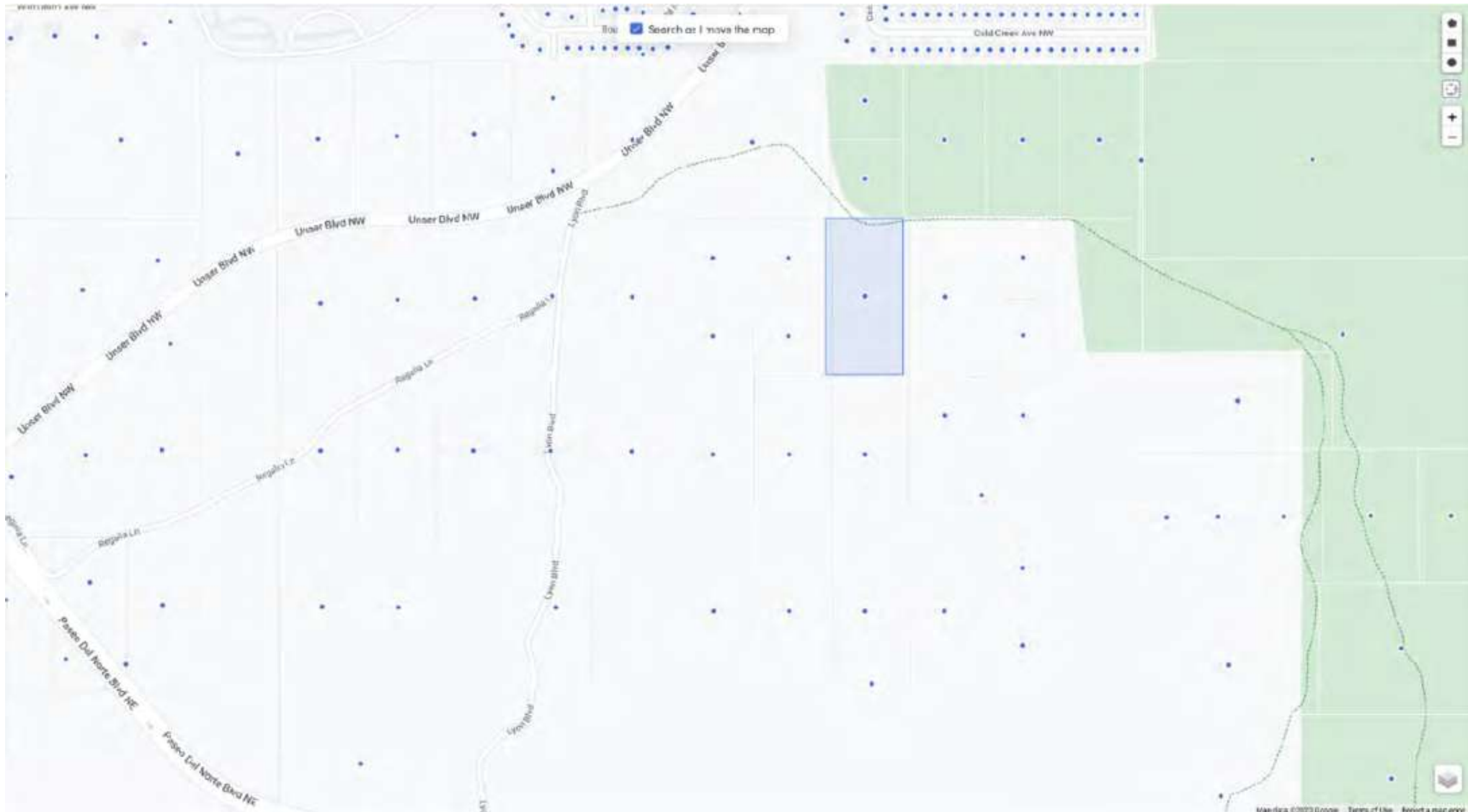
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SITE PLAN

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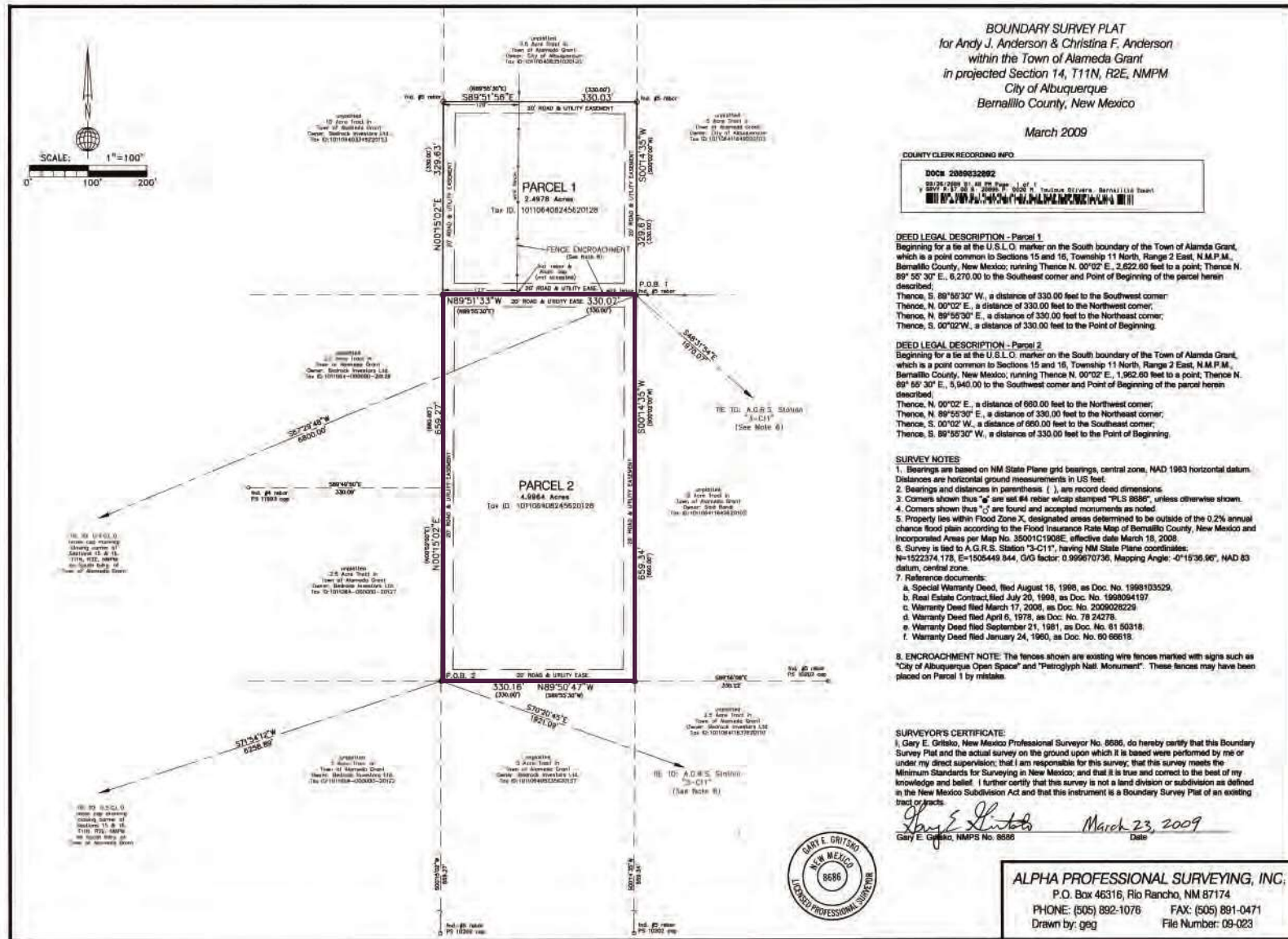
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SITE PLAN

(Continued)

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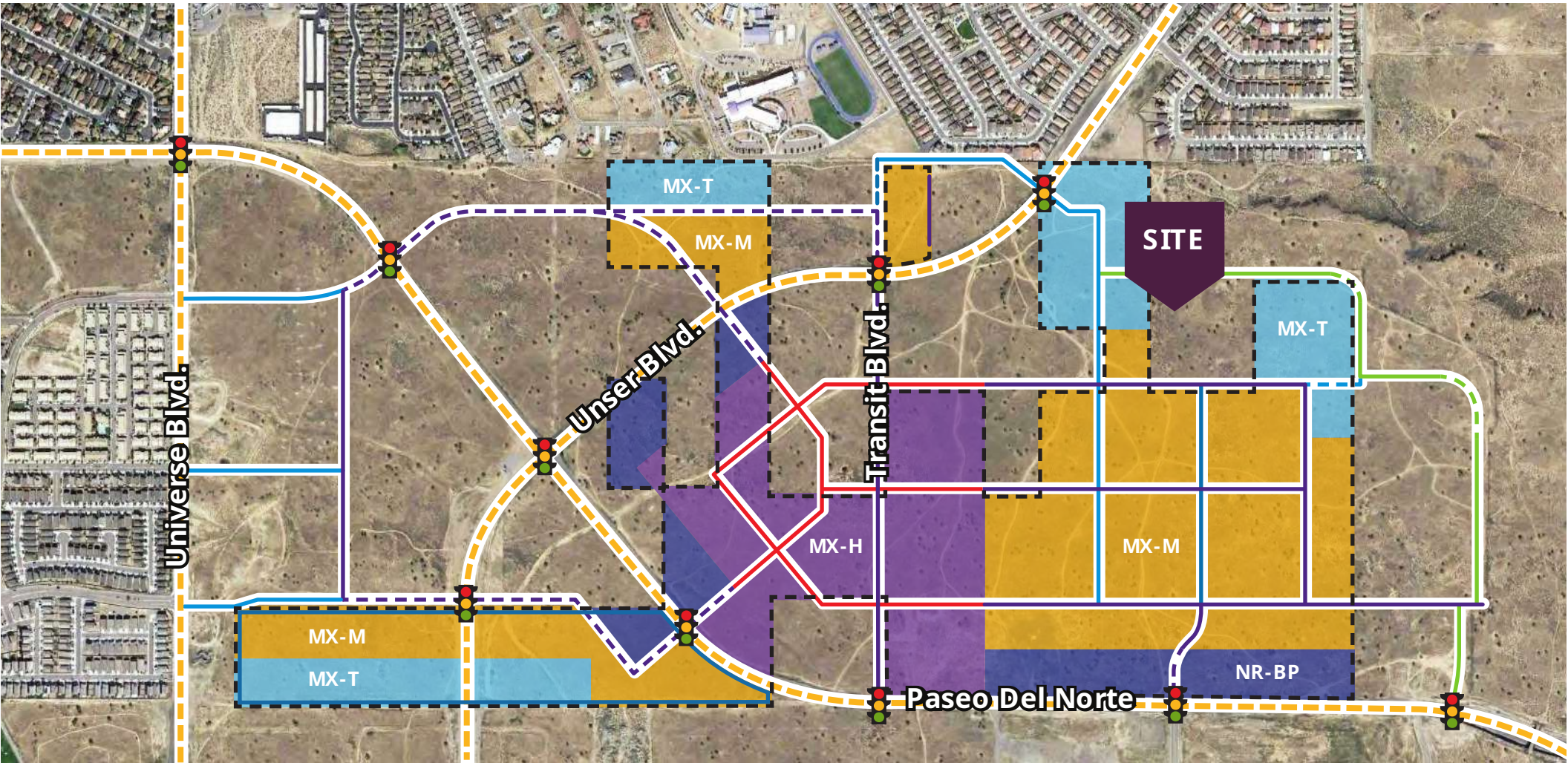


SECTOR DEVELOPMENT PLAN

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PROPOSED TRANSIT PLAN

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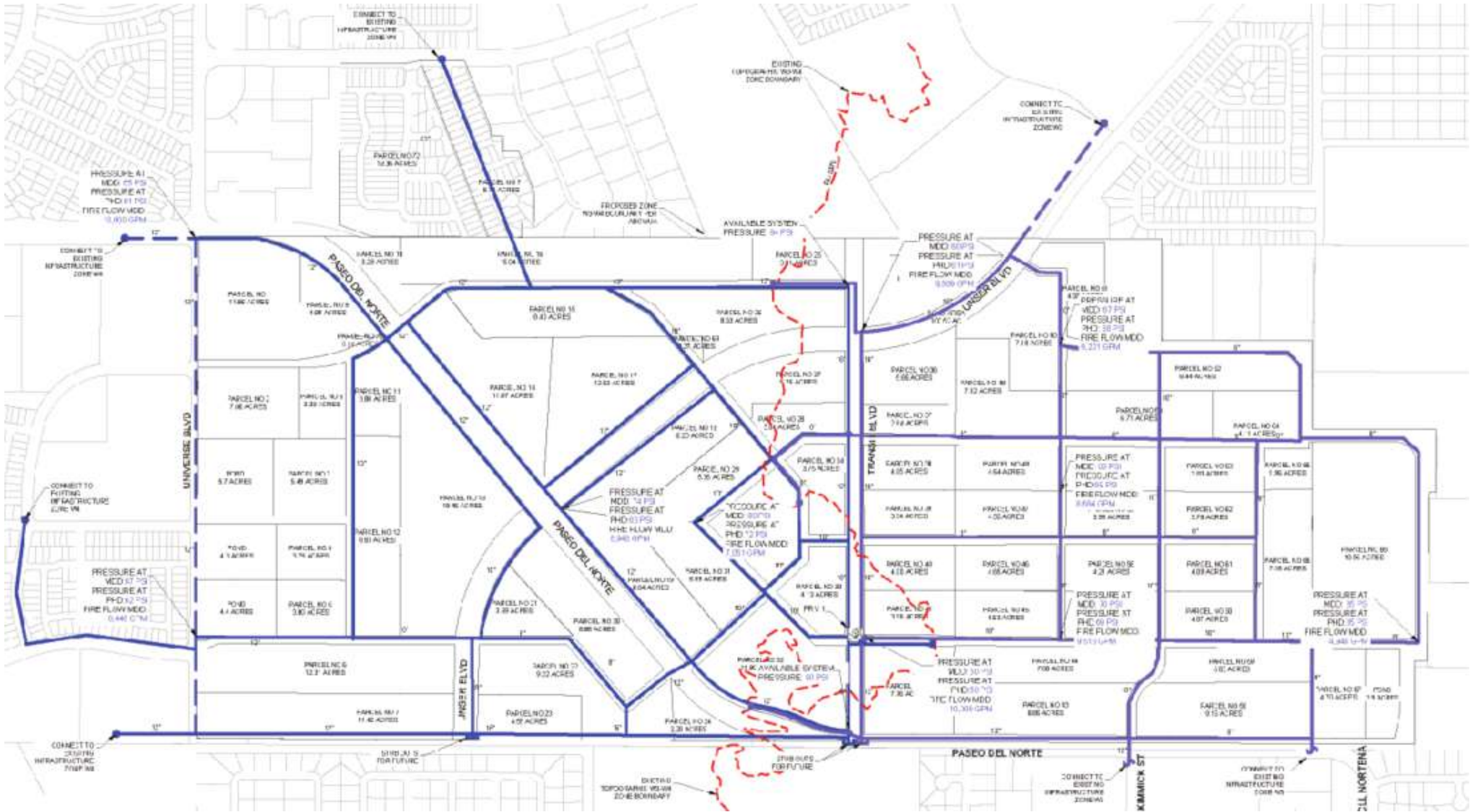
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WATER LINE AVAILABILITY

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LOCATION OVERVIEW

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