

SALE

Paseo Del Norte and Eagle Ranch Rd. NW

**PASEO DEL NORTE AND EAGLE RANCH RD.
NW**

Albuquerque, NM 87114

FOR SALE

PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

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NM #9117

COURTNEY LEWIS

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Paseo Del Norte

Tract E

Tract C

Tract A-2-C

Tract A-2-A

Paradise Blvd NW

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Zoned NR-C for versatile development opportunities
- Convenient access from Paradise Blvd. and Eagle Ranch Rd. NW
- All utilities readily available for seamless development
- Prime location within the thriving Albuquerque area
- Proximity to a wealth of amenities for added convenience

OFFERING SUMMARY

SALE PRICE:	\$895,158 - \$1,664,863
LOT SIZE:	7.64 Acres
ZONING:	NR-C

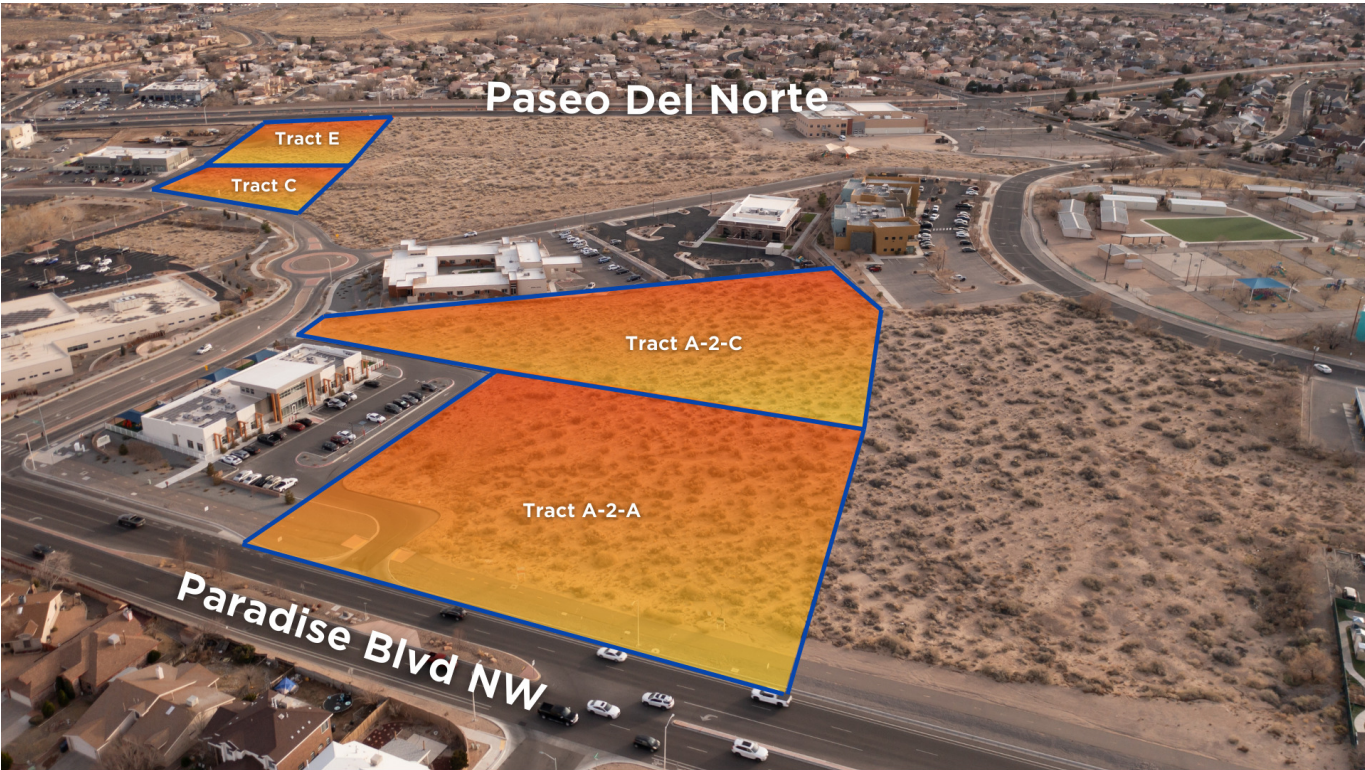
PROPERTY DESCRIPTION

Introducing an exceptional development opportunity in the bustling city of Albuquerque. This prime property, zoned NR-C, offers unmatched potential for development or investment in the thriving Albuquerque area. With all utilities readily available and convenient access from Paradise Blvd. and Eagle Ranch Rd. NW, this location is primed for success. Situated near a host of amenities, the property presents a lucrative prospect for investors seeking a strategic addition to their portfolio. Don't miss the chance to secure a valuable asset in one of Albuquerque's most sought-after areas.

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LAND LOTS



OF LOTS 4 | TOTAL LOT SIZE 1.37 - 2.73 ACRES | TOTAL LOT PRICE \$895,158 - \$1,664,863 |

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	Tract A-2-A	1-012-064-420-384-1-06-07	1.37 Acres	\$895,158	NR-C
Available	Tract A-2-C	1-012-064-420-384-1-06-07	2.73 Acres	\$1,664,863	NR-C
Available	Tract C	1-012-064-467-289-1-19-07	1.68 Acres	\$1,097,712	NR-C
Available	Tract E	1-012-064-460-266-1-19-02	1.86 Acres	\$1,620,432	NR-C

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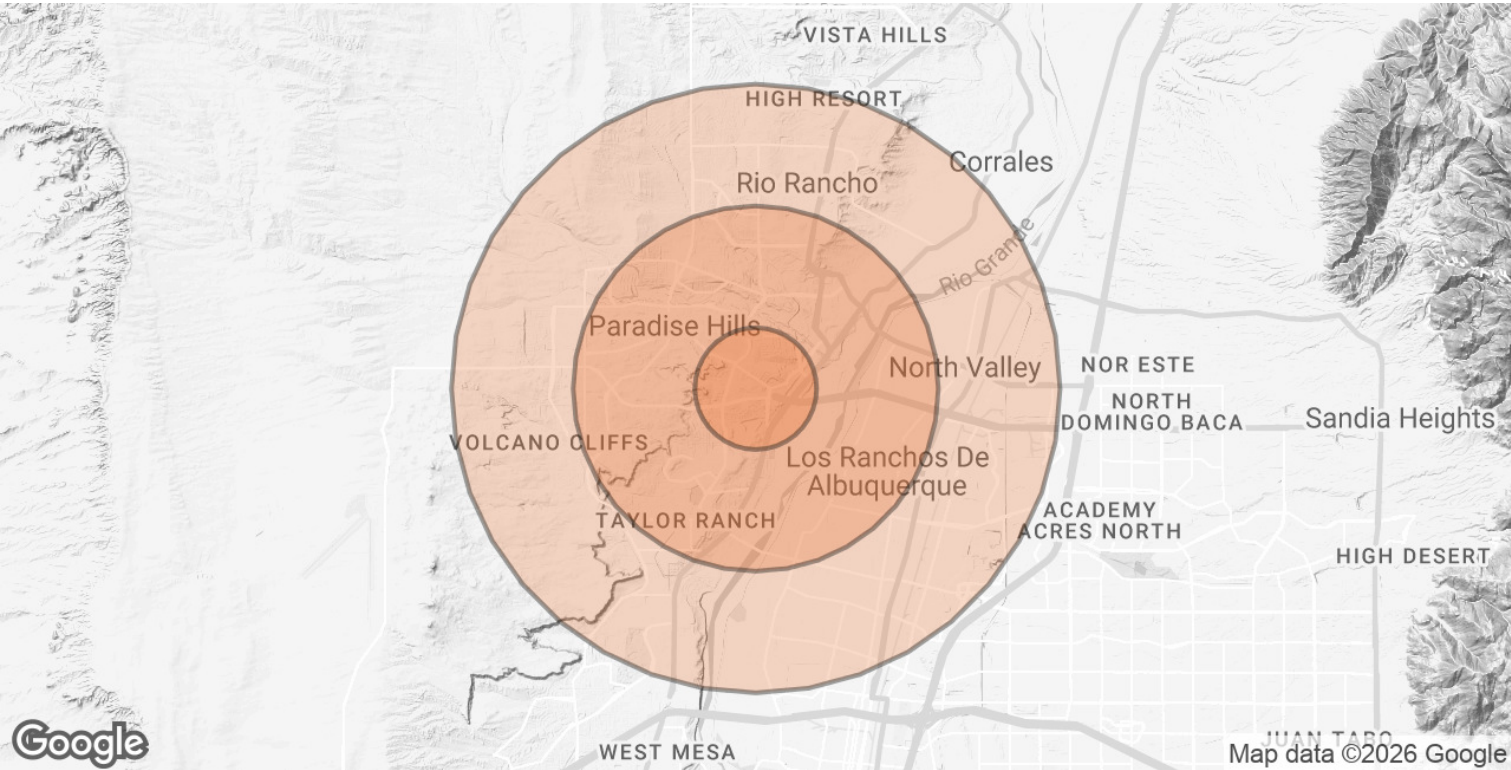
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AERIAL MAP



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,490	80,981	190,237
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,517	32,613	76,955
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$114,551	\$114,363	\$107,770
AVERAGE HOUSE VALUE	\$419,737	\$396,546	\$376,095

Demographics data derived from AlphaMap

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