



For Sale

Paseo del Norte Blvd NW and Eagle Ranch Rd NW

Albuquerque, NM 87114



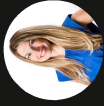
PARCELS AVAILABLE	SIZE	PRICE
TRACT E	1.86 ACRES	\$1,620,432.00
TRACT C	1.68 ACRES	\$1,097,712.00
TRACT A2A	1.54 ACRES	\$1,006,236.00
TRACT A2C	2.72 ACRES	\$1,664,863.00
TOTALS	7.8 ACRES	\$5,389,243.00

PROPERTY HIGHLIGHTS

- - Zoned NR-C for versatile development opportunities
- - Convenient access from Nunzio Ave 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
- - Excellent visibility from Paseo del Norte



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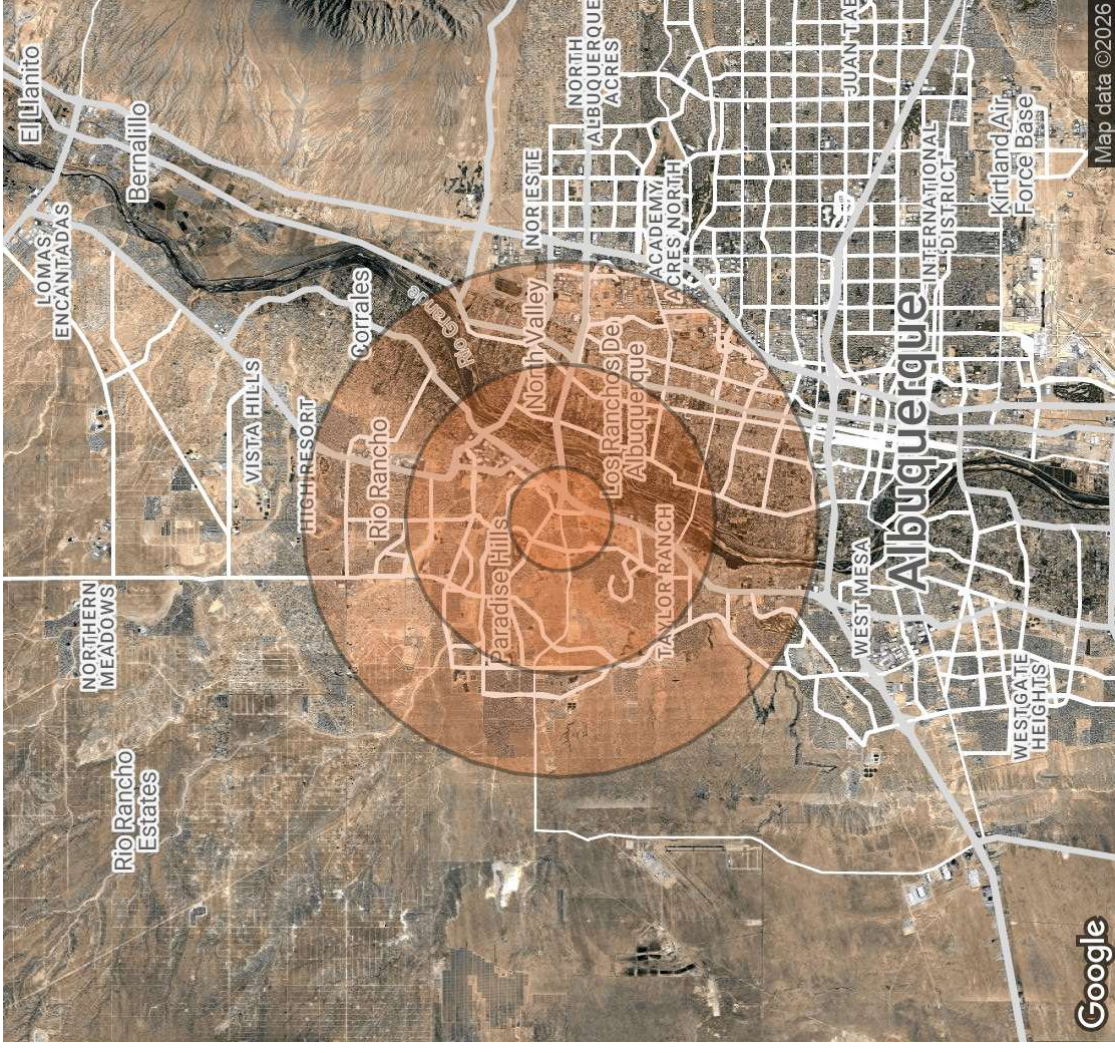


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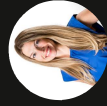


POPULATION		1 MILE	3 MILES	5 MILES
TOTAL POPULATION		11,490	80,981	190,237
AVERAGE AGE		41	41	42
AVERAGE AGE (MALE)		40	40	40
AVERAGE AGE (FEMALE)		42	42	43
HOUSEHOLDS & INCOME		1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS		4,517	32,613	76,955
# OF PERSONS PER HH		2.5	2.5	2.5
AVERAGE HH INCOME		\$114,551	\$114,363	\$107,770
AVERAGE HOUSE VALUE		\$419,737	\$396,546	\$376,095

2020 American Community Survey (ACS)



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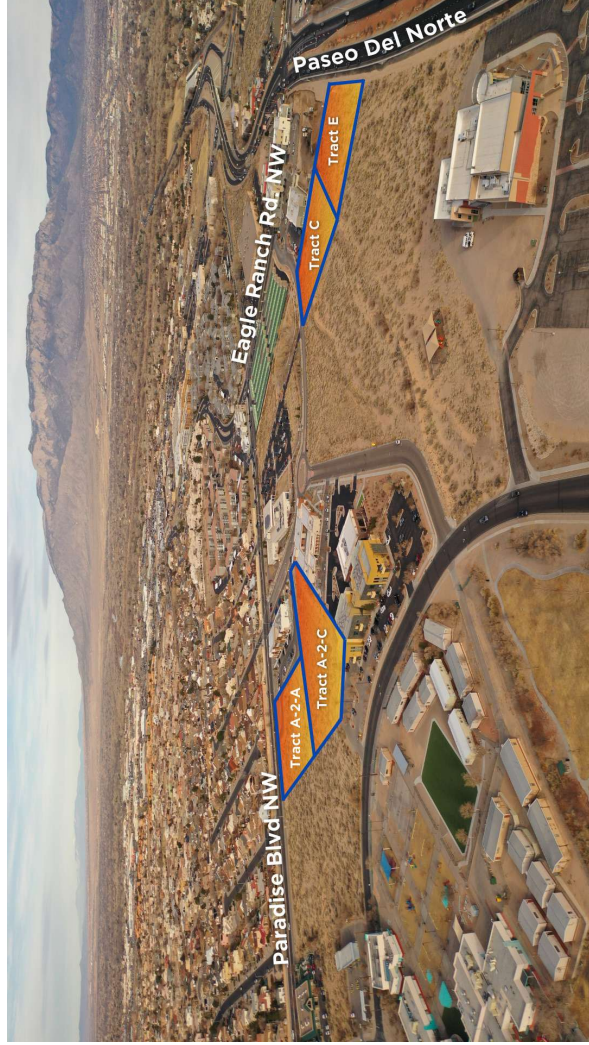
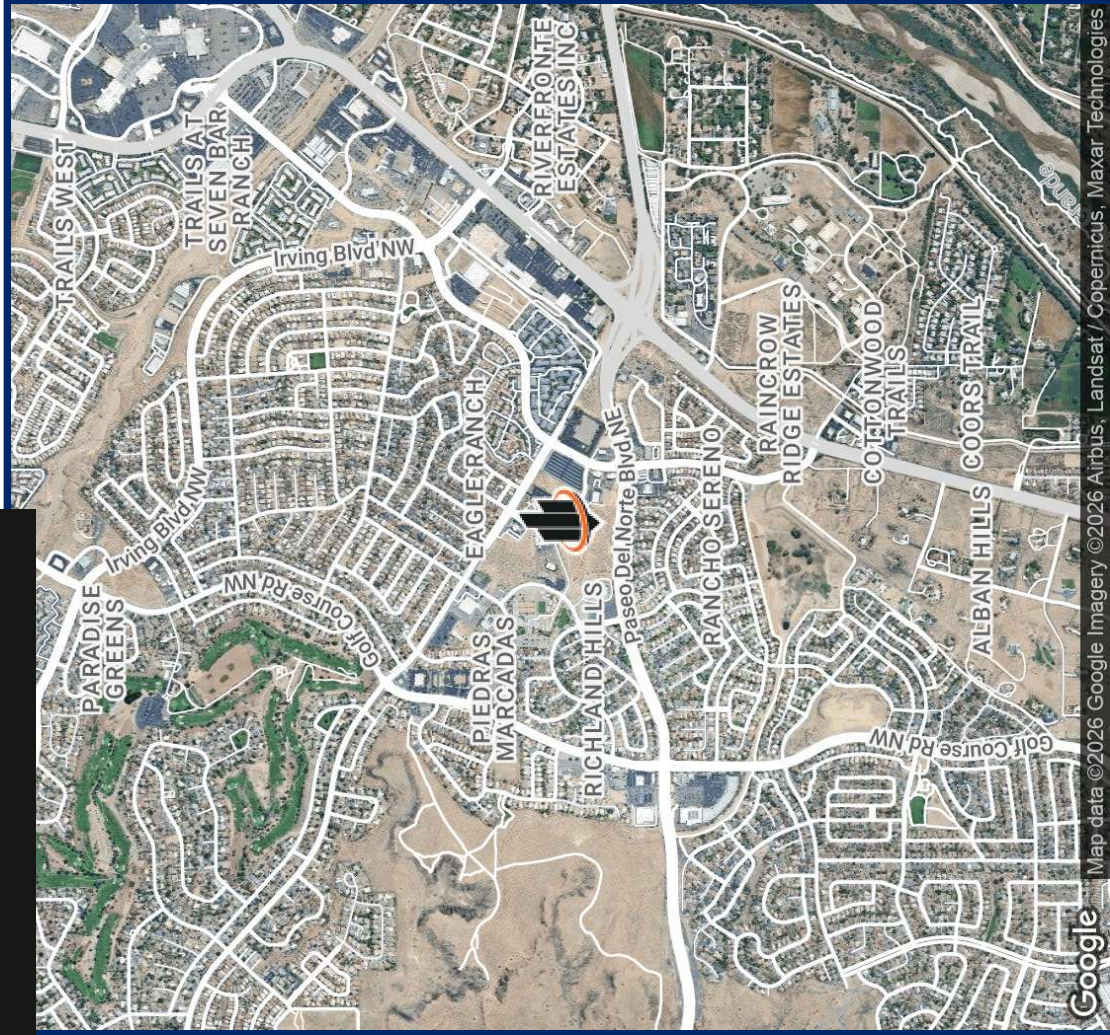
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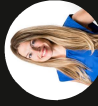
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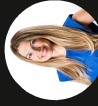
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