

SALE

4021 Paseo del Norte Blvd NW

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Albuquerque, NM 87114

PRESENTED BY:

**WALT ARNOLD, CCIM,
SIOR**

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NM #9117

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TRACT E

Also Available

Also Available

Also Available

Paradise Blvd NW

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

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

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



STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Available	Tract E		1-012-064-460-266-1-19-02	1.86 Acres	\$1,620,432	NR-C
Available	C	4584 Nunzio Ave NW	101206446728911907	1.68 Acres	\$1,097,712	NR-C
Available	A-2-B	Paradise Blvd NW and Nunzio Ave NW	101206441637310607	2.72 Acres	\$1,664,863	NR-C
Available	A-2-A	Paradise Blvd NW and Eagle Ranch Rd NW	101206442739810602	1.54 Acres	\$1,006,236	NR-C

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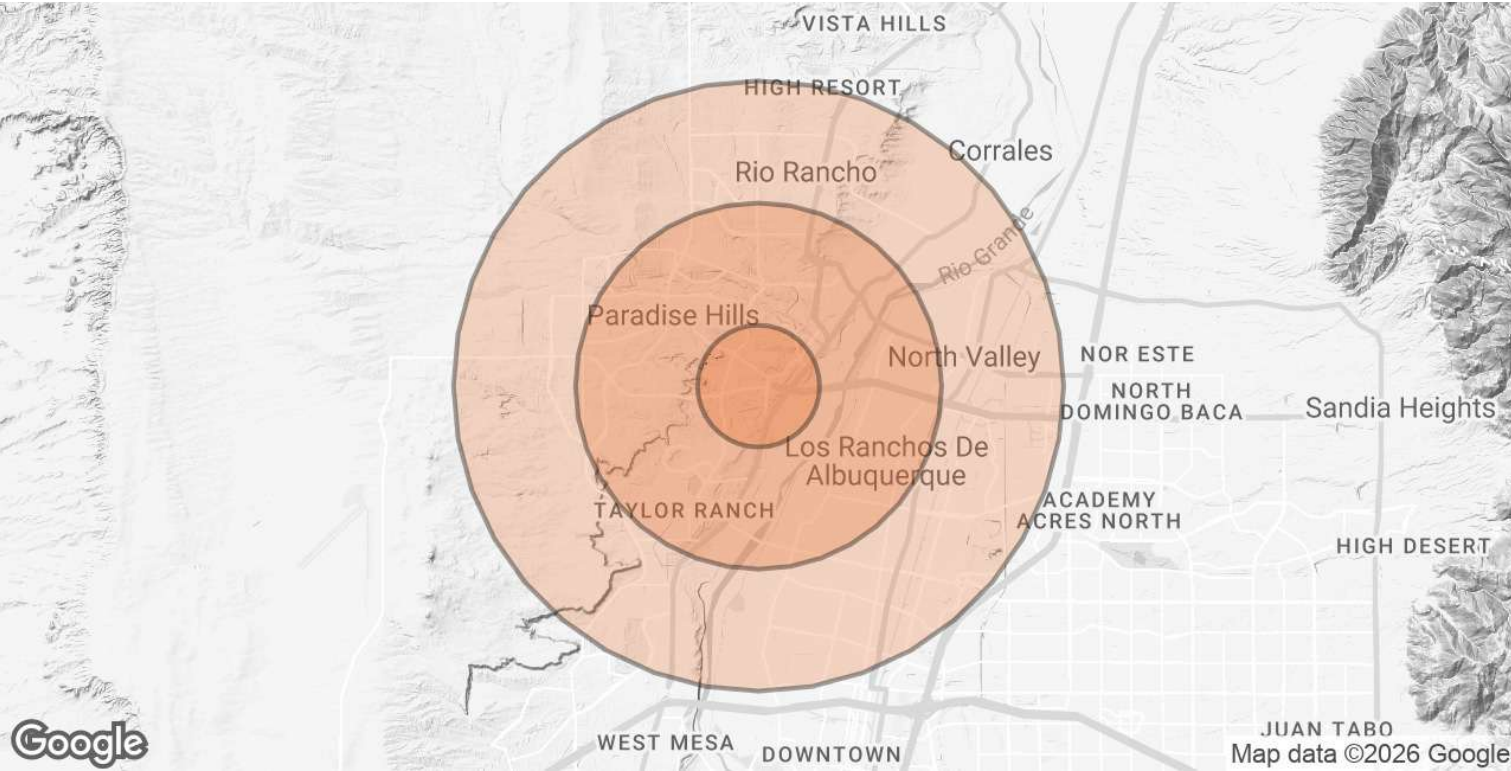
AERIAL MAP



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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

2020 American Community Survey (ACS)

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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