



**COLDWELL
BANKER
COMMERCIAL**

Las Colinas



VACANT LAND AVAILABLE - TRACT MM-1B

FOR SALE

SEC of Cottonwood Drive & Old Airport Road
Albuquerque, NM 87114

Coldwell Banker Commercial
Las Colinas

Greg Foltz
505-563-4650 Office
GFoltz@LCRealty.com

4801 Lang Ave NE, Suite 110, Albuquerque, NM 87109

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Vacant Land Available

VACANT LAND AVAILABLE - TRACT MM-1B

THE PROPERTY

SEC of Cottonwood Drive & Old Airport Road
Albuquerque, NM 87114

PROPERTY DETAILS

- Property can be split to accommodate smaller users
- All utilities at site

PROPERTY SPECIFICATIONS

Property Type:	Vacant Land
Zoning:	MX-M
Lot Size:	+/- 3.7193 Acres
Lot Frontage:	+/- 800 Ft (Cottonwood Dr.) +/- 150 Ft (Old Airport Rd.)
Intersection	Cottonwood Drive & Old Airport Road
Located:	SE Corner
City:	Albuquerque
Submarket:	Cottonwood
County:	Bernalillo

PRICE

Price/SF:	\$1,944,153
Tract MM-1-B-1 (3.1692 acres)	\$13.00 PSF
138,050.352 SF	\$1,794,655
Tract MM-1-B-2 (0.5500 acres)	\$15.00 PSF
23,958 SF	\$ 359,370

LOCATION INFORMATION

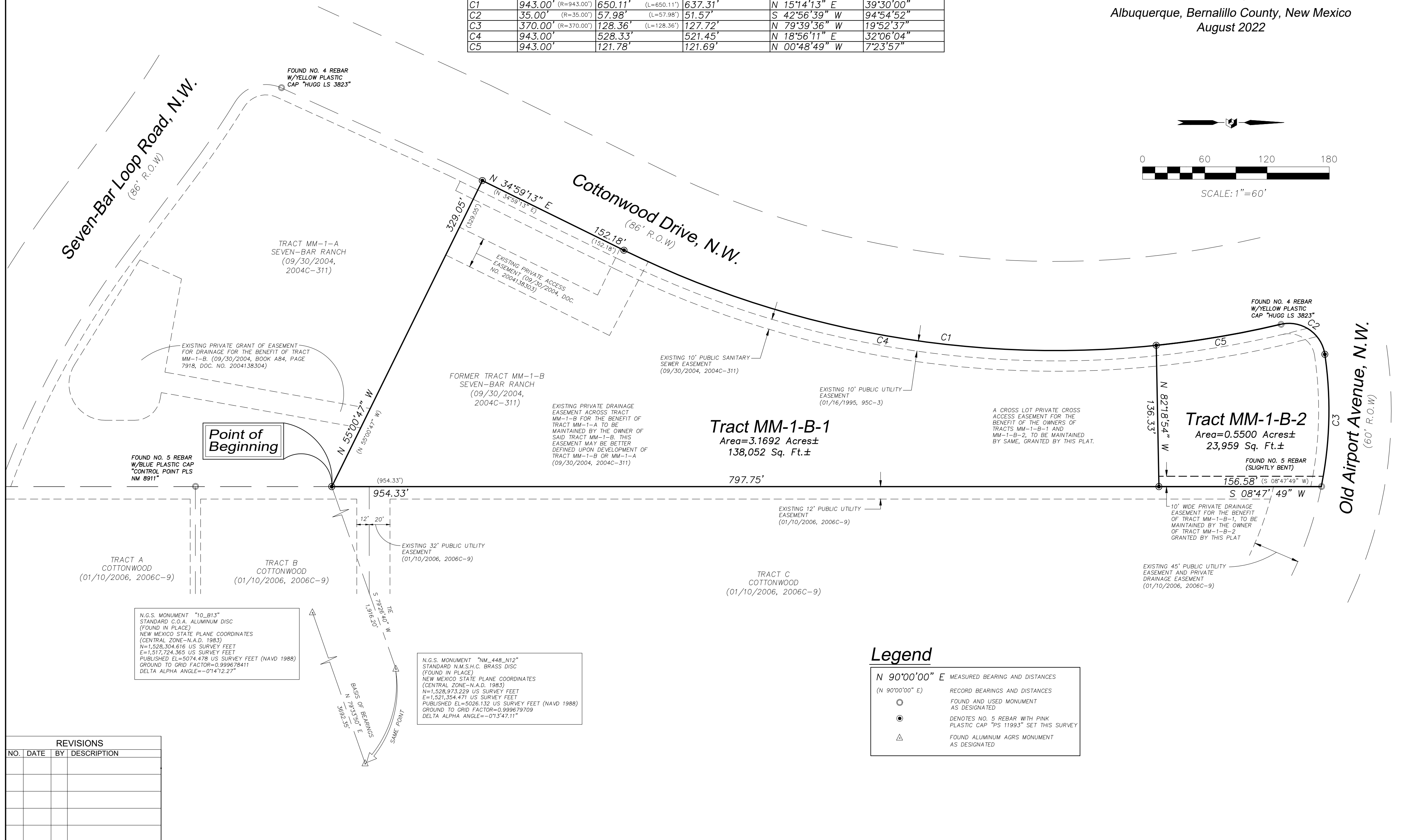
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AERIAL



Plat of
Tracts MM-1-B-1 and MM-1-B-2
Seven-Bar Ranch
Town of Alameda Grant, Projected Section 8,
Township 11 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2022

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	943.00' (R=943.00')	650.11' (L=650.11')	637.31'	N 15°14'13" E	39°30'00"
C2	35.00' (R=35.00')	57.98' (L=57.98')	51.57'	S 42°56'39" W	94°54'52"
C3	370.00' (R=370.00')	128.36' (L=128.36')	127.72'	N 79°39'36" W	19°52'37"
C4	943.00'	528.33'	521.45'	N 18°56'11" E	32°06'04"
C5	943.00'	121.78'	121.69'	N 00°48'49" W	7°23'57"



COORDINATE AND DIMENSION INFORMATION										PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				<div><div><div><div></div><div></div><div></div></div><div><div>PRECISION</div><div>SURVEYS, INC.</div></div></div><div><div>OFFICE LOCATION:</div><div>9200 San Mateo Boulevard, NE</div><div>Albuquerque, NM 87113</div></div><div><div>505.856.5700</div><div>PHONE</div></div><div><div>505.856.7900</div><div>FAX</div></div></div>				PROJECT INFORMATION			
STATE PLANE ZONE:		GRID /GROUND COORDINATES:		GEIOD:		LAND GRANT				PROPERTY OWNER				CREW/TECH:		DATE OF SURVEY									
NM-C		GRID		ABQ GEIOD		TOWN OF ALAMEDA				RSF LAND & CATTLE COMPANY LLC				OT		JUNE 2022									
HORIZONTAL DATUM:		VERTICAL DATUM:		ROTATION ANGLE:		MATCHES DRAWING UNITS		SECTION		TOWNSHIP		RANGE		MERIDIAN		SUBDIVISION NAME						DRAWN BY:		CHECKED BY:	
NAD83		NAVD88		0° 00' 00.00"		YES		05/08		11 NORTH		03 EAST		NMPDM		SEVEN-BAR RANCH						JK		LM	
CONTROL USED:				BASE POINT FOR SCALING AND/OR ROTATION:				CITY		COUNTY		STATE		UPC		ADDRESS						PSI JOB NO.		SHEET NUMBER	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM				N = 0				ALBUQUERQUE		BERNALILLO		NM		101406505748020207		SEVEN BAR LOOP, NW						228185P		2 OF 2	
COMBINED SCALE FACTOR:				E = 0																					
				DISTANCE ANNOTATION:																					
				GROUND																					
GRID TO GROUND: 1.000320393				BEARING ANNOTATION:				ELEVATION TRANSLATION:																	
GROUND TO GRID: 0.999679709				GRID				±0.00'																	
								ELEVATIONS VALID:																	
								NO																	