

West Central Avenue Land Albuquerque, NM 87121



One Sun Plaza NE Suite 650, Albuquerque, NM 87109

The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither exp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.



Presented By:
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Property Summary

Central Ave SW

Available:	±11.27 Ac	
Central Parcel 1:	8.0605 Ac	\$12 SF
Central Parcel 2:	0.8022 Ac	\$16 SF
Bridge Parcel 3:	2.4120 Ac	\$ 7 SF
Zoning:	MX-M	

Features:

- Central Avenue SW between 98th Street and Unser I-40 exits.
- 2027 CABQ installation of bike lane and sidewalk planned.
- Signalized intersection at 90th and Central due in 2027.
- Bridge Blvd from 90th to Central decommissioning planned.
- Clear Channel/Lamar Billboard income \$2370 per year.
- Growing west Albuquerque Industrial, Retail & Rooftops.
- City water and sewer in the street.
- Electric and Fiber Optic at the property.



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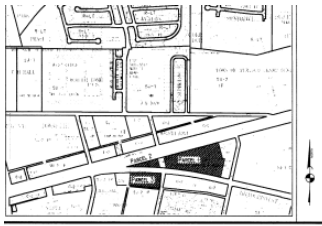
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Property Survey

Parcel 1 8.0605 Ac. $\pm$ 929' Central Frontage
 Parcel 2: 0.8022 Ac. $\pm$ 422' Central Frontage
 Parcel 3: 2.4120 Ac. $\pm$ 490' Bridge Frontage
 Total Available: 11.27 Acres

ORIGINAL TOWNSITE OF WESTLAND
 TOWN OF ATRISCO GRANT
 SECTION 21, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO, NEW MEXICO
 JULY 2008



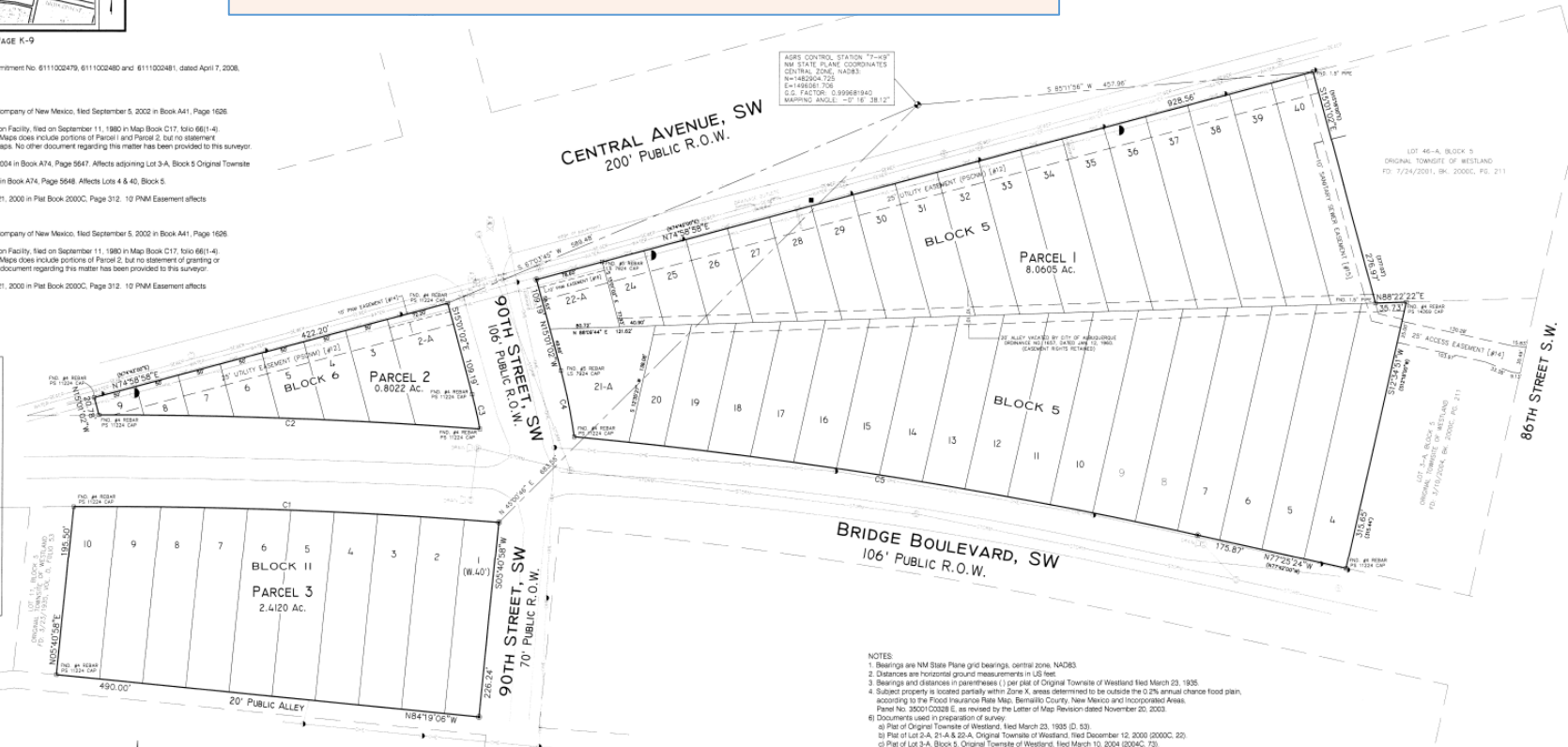
VICINITY MAP-ZONE ATLAS PAGE K-9

EXCEPTIONS per SCHEDULE B, PART II, of the commitment No. 6111002479, 6111002480 and 6111002481, dated April 7, 2008, prepared by New Mexico Title of Albuquerque.

- Parcel I (6111002479)
 (#11) Reservations contained
 (#12) 25' Utility Easement in favor of Public Service Company of New Mexico, filed September 5, 2002 in Book A41, Page 1626
 PLOTTED ON SURVEY
 (#13) Right of Way Maps for Amole Del Norte Diversion Facility, filed on September 11, 1980 in Map Book C17, folio 66(1-4).
 The right of way shown on sheet 3 of 4 of said Maps does include portions of Parcel 1 and Parcel 2, but no statement of granting or conveyance is shown on said Maps. No other document regarding this matter has been provided to this surveyor.
 NOT PLOTTED ON SURVEY
 (#14) Access Easement Agreement filed March 18, 2004 in Book A74, Page 5647. Affects adjoining Lot 3-A, Block 5 Original Townsite of Westland. PLOTTED ON SURVEY
 (#15) Sanitary Sewer Easement filed March 18, 2004 in Book A74, Page 5648. Affects Lots 4 & 4S, Block 5
 PLOTTED ON SURVEY
 (#16) Easements shown on the plat filed December 21, 2000 in Plat Book 2000C, Page 312. 10' PMM Easement affects Lot 22-A, Block 5. PLOTTED ON SURVEY
 Parcel II (6111002480)
 (#12) 25' Utility Easement in favor of Public Service Company of New Mexico, filed September 5, 2002 in Book A41, Page 1626
 PLOTTED ON SURVEY
 (#13) Right of Way Maps for Amole Del Norte Diversion Facility, filed on September 11, 1980 in Map Book C17, folio 66(1-4).
 The right of way shown on sheet 3 of 4 of said Maps does include portions of Parcel 2, but no statement of granting or conveyance is shown on said Maps. No other document regarding this matter has been provided to this surveyor.
 NOT PLOTTED ON SURVEY
 (#14) Easements shown on the plat filed December 21, 2000 in Plat Book 2000C, Page 312. 10' PMM Easement affects Lot 22-A, Block 5. PLOTTED ON SURVEY
 Parcel III (6111002481)
 No items affecting Parcel III are listed.

SYMBOLS LEGEND

- = HIGH VOLTAGE PP
- = POWER POLE
- = OVERHEAD ELECTRIC LINE
- +—+— = UNDERGROUND STORM DRAIN
- S—S— = UNDERGROUND SEWER LINE
- W—W— = UNDERGROUND WATER LINE
- = ANCHOR
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = WATER VALVE
- ⊙ = TELEPHONE RISER
- ⊙ = FIRE HYDRANT



- NOTES:
1. Bearings are NM State Plane grid bearings, central zone, NAD83.
 2. Distances are horizontal ground measurements in US feet.
 3. Bearings and distances in parentheses () per plat of Original Townsite of Westland filed March 23, 1935.
 4. Subject property is located partially within Zone K, areas determined to be outside the 0.2% annual chance flood plain, according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas.
 5. Parcel No. 20001002028-E, as revised by the Letter of Map Revision dated November 22, 2003.
 6. Documents used in preparation of survey:
 - a) Plat of Original Townsite of Westland, filed March 23, 1935 (D, 53).
 - b) Plat of Lot 2-A, 21-A & 22-A, Original Townsite of Westland, filed December 12, 2000 (2000C, 22).
 - c) Plat of Lot 3-A, Block 5, Original Townsite of Westland, filed March 10, 2004 (2004C, 73).

Flexible MX-H zoned land on Old Route 66 in growing West Central commuter and business corridor.

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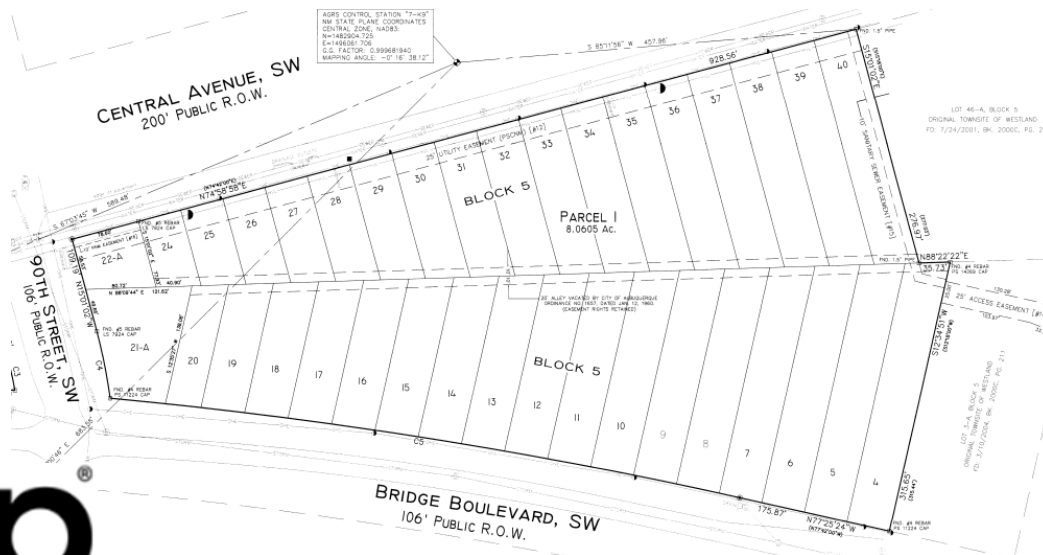
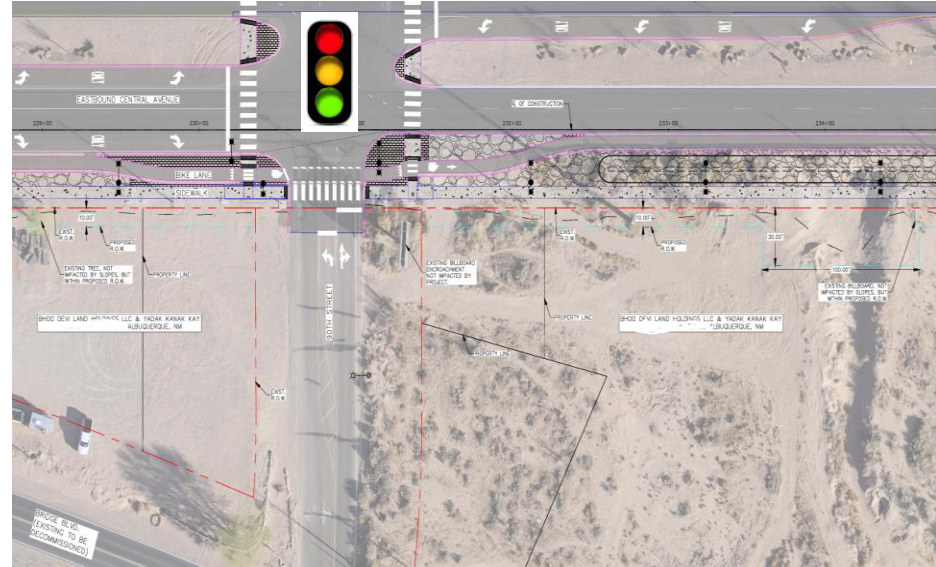
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Parcel 1 Summary

Parcel 1 8.0605 Ac. with ± 929 feet of Central Frontage

- Offered at \$12 SF or \$3,823,624.
- Clear Channel/Lamar Billboard income \$2370 per year.
- Dollar General and DK Alon neighboring tenants.
- 25' utility easement along Central Avenue will be expanded to 35' in 2027, (32,480 SF) for new bike lane and sidewalk.
- Signalized intersection at 90th and Central due in 2027.

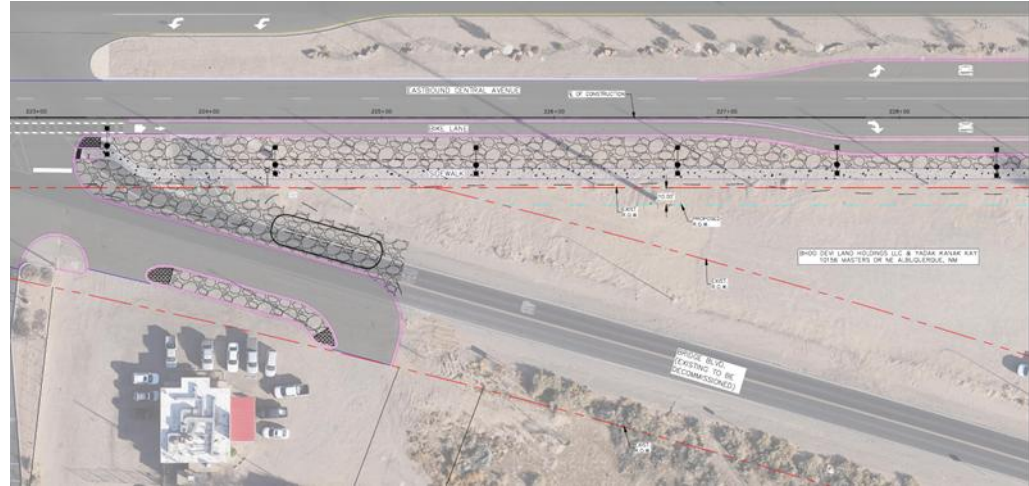


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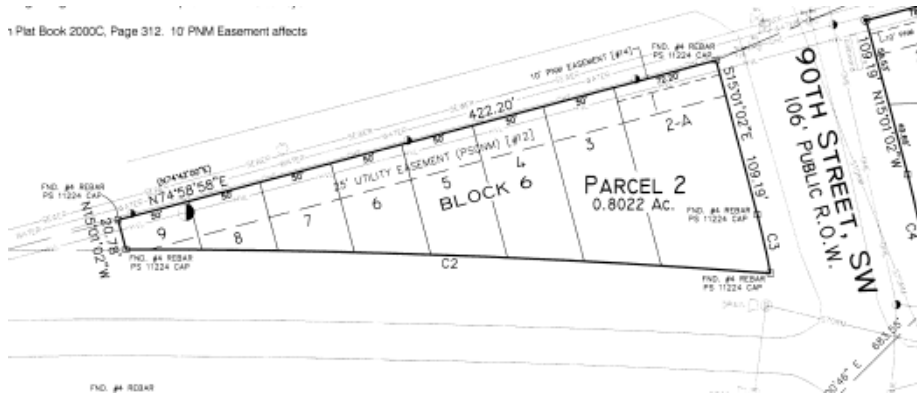
Parcel 2 Summary

Parcel 2: 9110 Central Ave. ± 0.8022 Ac.

- +422' Central Frontage
- Offered at \$16 SF or \$559,101
- Central and 90th Street access
- 35' utility, bike lane and sidewalk easement along Central Ave.
- Bridge will be detoured to 90th Street in 2027 so this parcel can be combined with the 2.4 acres across Bridge by requesting Bridge Blvd be vacated by CABQ.
- Food Truck Parking ready



1 Plat Book 2000C, Page 312. 10' PNM Easement affects

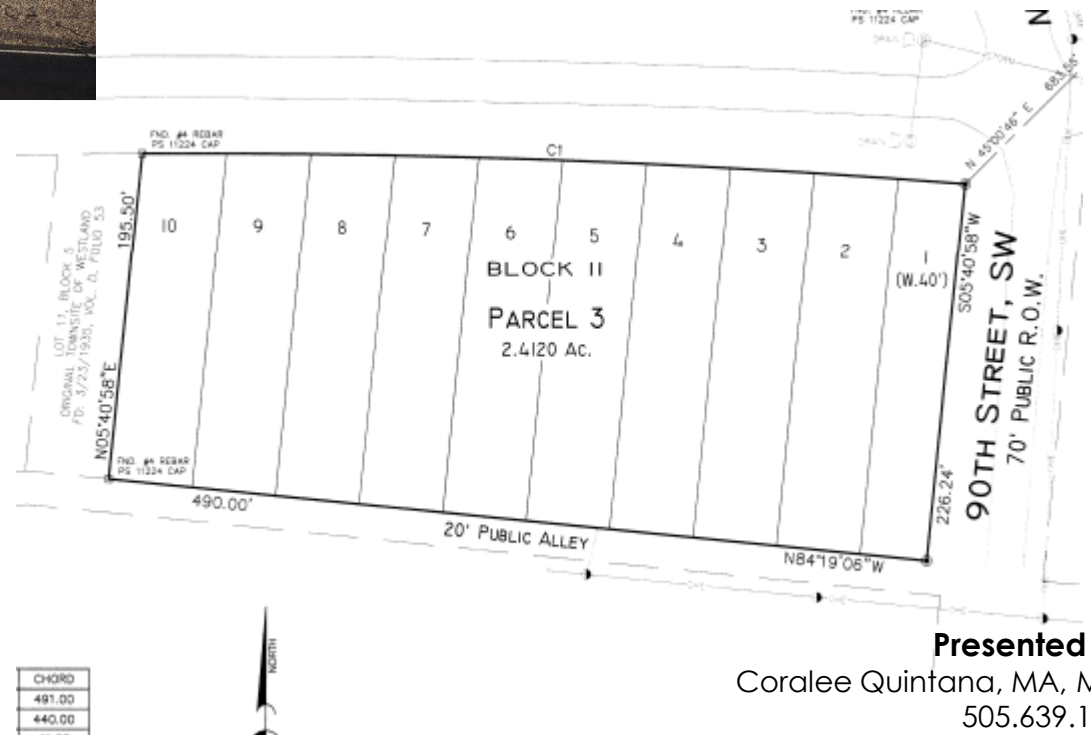


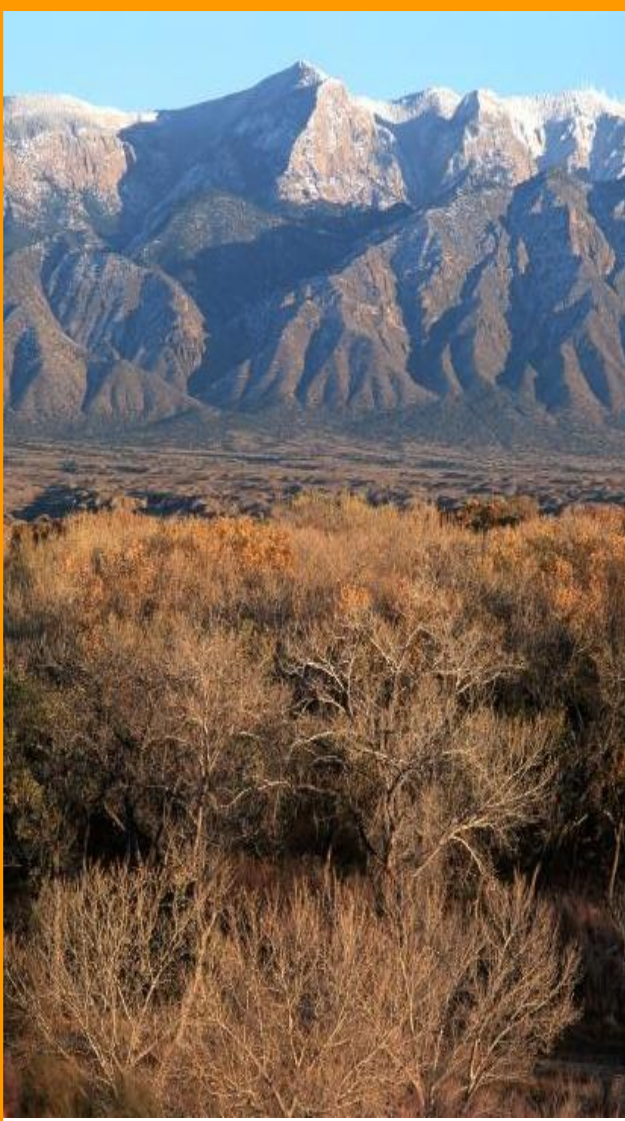
Parcel 3 Summary



Parcel 3: 2.4120 Ac.

- +226' 90th Street Frontage.
- Offered at \$7 SF or \$735,367
- Includes ten city parcels.
- Access on Bridge, 90th and rear alley.
- Bridge Blvd will be detoured to 90th Street in 2027 so this parcel can be combined with the 0.8022 acres across Bridge because Bridge Blvd will be decommissioned by the City of Albuquerque.





Why Albuquerque?

Albuquerque is the urban center of New Mexico and one of America's best mid-sized cities. The 32nd largest city in the country, Albuquerque's economy is emerging with strength in space technology, directed energy, smart community technologies, and film and digital media.

Albuquerque is a top city in which to start, expand, or relocate a business and offers a skilled workforce and a business-friendly environment. Companies like Netflix, NBCUniversal, LSI, RiskSense, Carenet, and many others have selected Albuquerque because it is a great place to do business and provides a healthy and affordable quality of life. Albuquerque welcomes businesses of all sizes and types, from startups to expansions and relocations of global businesses. <https://www.abqedd.com/reasons-why-albuquerque/>

Overview

Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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