

SALE

Paradise Blvd NW and Eagle Ranch Rd NW

**PARADISE BLVD AND EAGLE RANCH
RD NW**

Albuquerque, NM 87114

PRESENTED BY:

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Paseo Del Norte

Also Available

Also Available

Also Available

**TRACT
A-2-A**

Paradise Blvd NW

SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Zoned NR-C
- High visibility from Paradise Blvd NW
- Easy Access to Major Transportation Corridors
- Utilities Nearby

PROPERTY DESCRIPTION

Introducing an exceptional infill development opportunity on Albuquerque's Westside. This property boasts excellent visibility from Paradise Blvd NW and easy access from Nunzio Ave NE. With utilities nearby and flexible zoning, this site is perfect for your next project. Adjacent 2.72 Acre parcel also available for sale.

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LAND LOTS



STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Available	A-2-A	Paradise Blvd NW and Eagle Ranch Rd NW	101206442739810602	1.54 Acres	\$1,006,236	NR-C
Available	A-2-B	Paradise Blvd NW and Nunzio Ave NW	101206441637310607	2.72 Acres	\$1,777,248	NR-C
Available	E	4021 Paseo del Norte Blvd NW	101206446026611902	1.86 Acres	\$1,620,432	NR-C
Available	C	4584 Nunzio Ave NW	101206446728911907	1.68 Acres	\$1,097,712	NR-C

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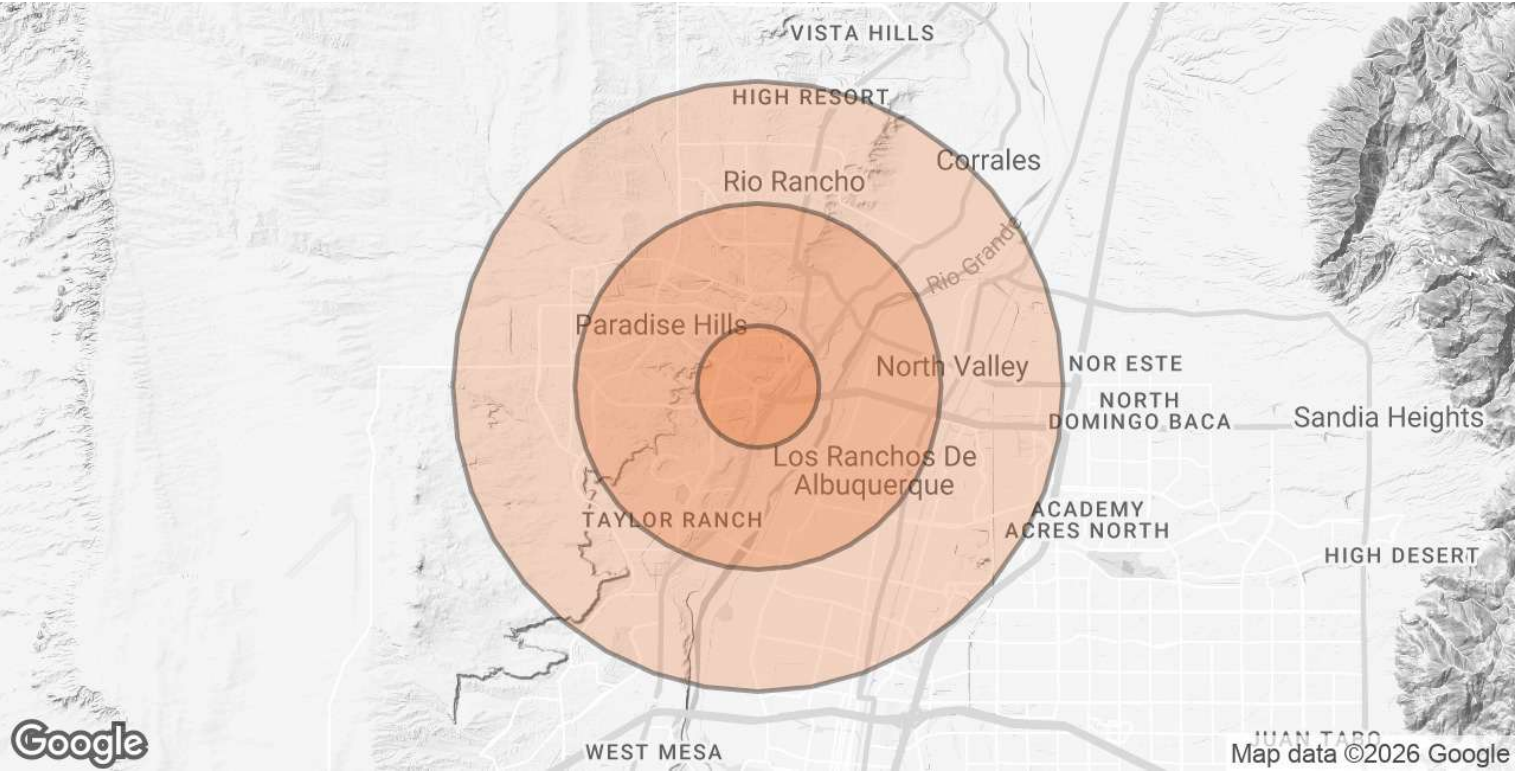
AERIAL MAP



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,339	76,899	181,700
AVERAGE AGE	37.5	41.1	42.1
AVERAGE AGE (MALE)	33.0	39.8	40.3
AVERAGE AGE (FEMALE)	43.7	43.3	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,443	31,328	74,444
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$120,929	\$109,299	\$104,184
AVERAGE HOUSE VALUE	\$379,615	\$350,233	\$330,183

2023 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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