

An aerial photograph of a residential neighborhood. A large, rectangular lot is highlighted with a red border. The lot is currently undeveloped, showing reddish-brown soil. Surrounding the lot are various houses, some with swimming pools, and a paved road at the bottom. The text 'Montaño Rd NW' is written in a stylized font along the road.

SALE

Montaño Land

MONTAÑO RD NW

Albuquerque, NM 87111

PRESENTED BY:

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Montaño Rd NW

PROPERTY SUMMARY



SALE PRICE	\$250,000
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PROPERTY OVERVIEW

Two Lots on Montano.

OFFERING SUMMARY

LOT SIZE:	19,079 SF
PRICE / PER SF:	\$13.10
ZONING:	R-A

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	345	1,659	8,472
TOTAL POPULATION	898	3,780	17,089
AVERAGE HH INCOME	\$113,321	\$106,571	\$89,730

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MONTAÑO LAND LOTS | Albuquerque, NM 87111

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BIRD'S-EYE VIEW



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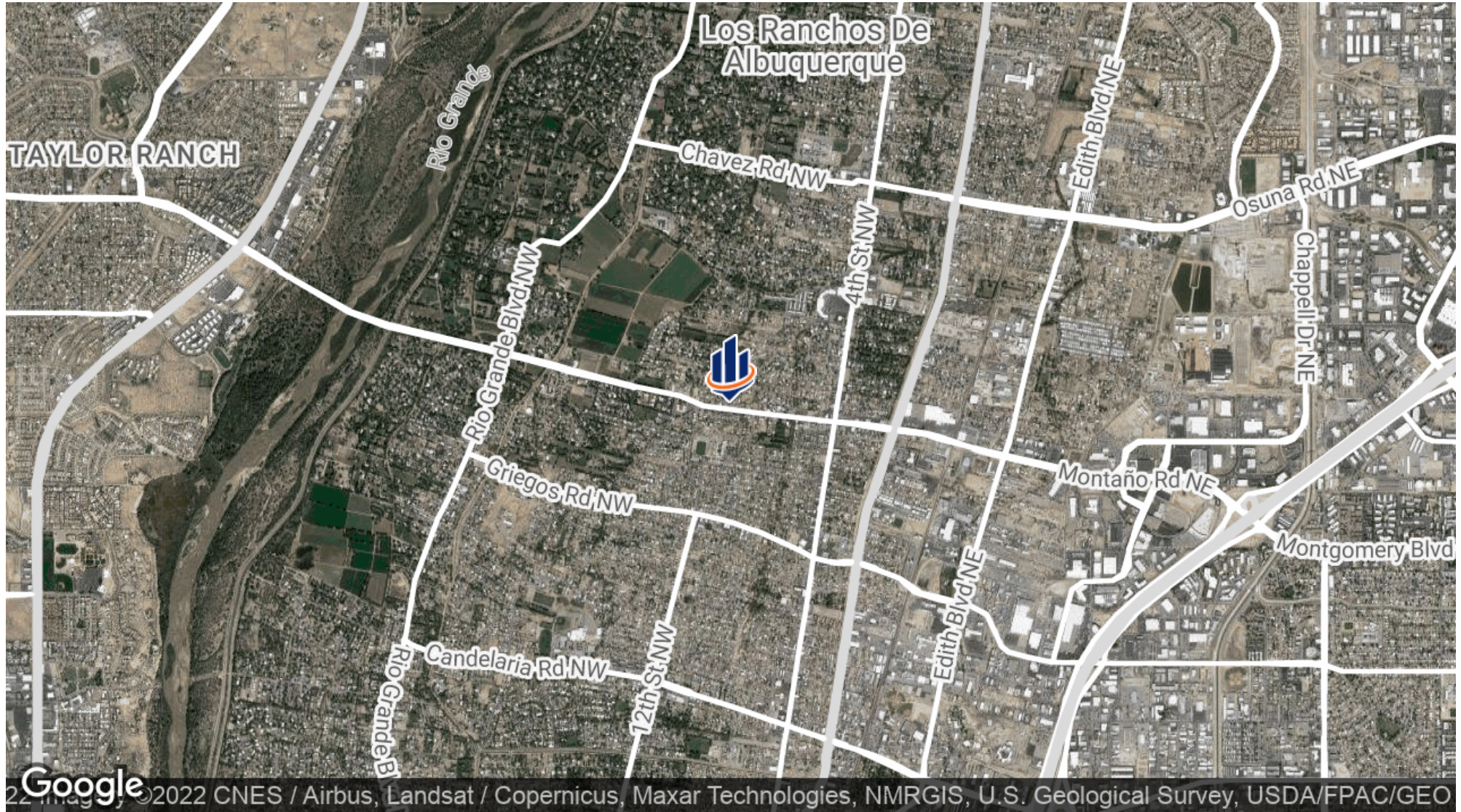
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HIGH UP AERIAL



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CLOSE IN AERIAL



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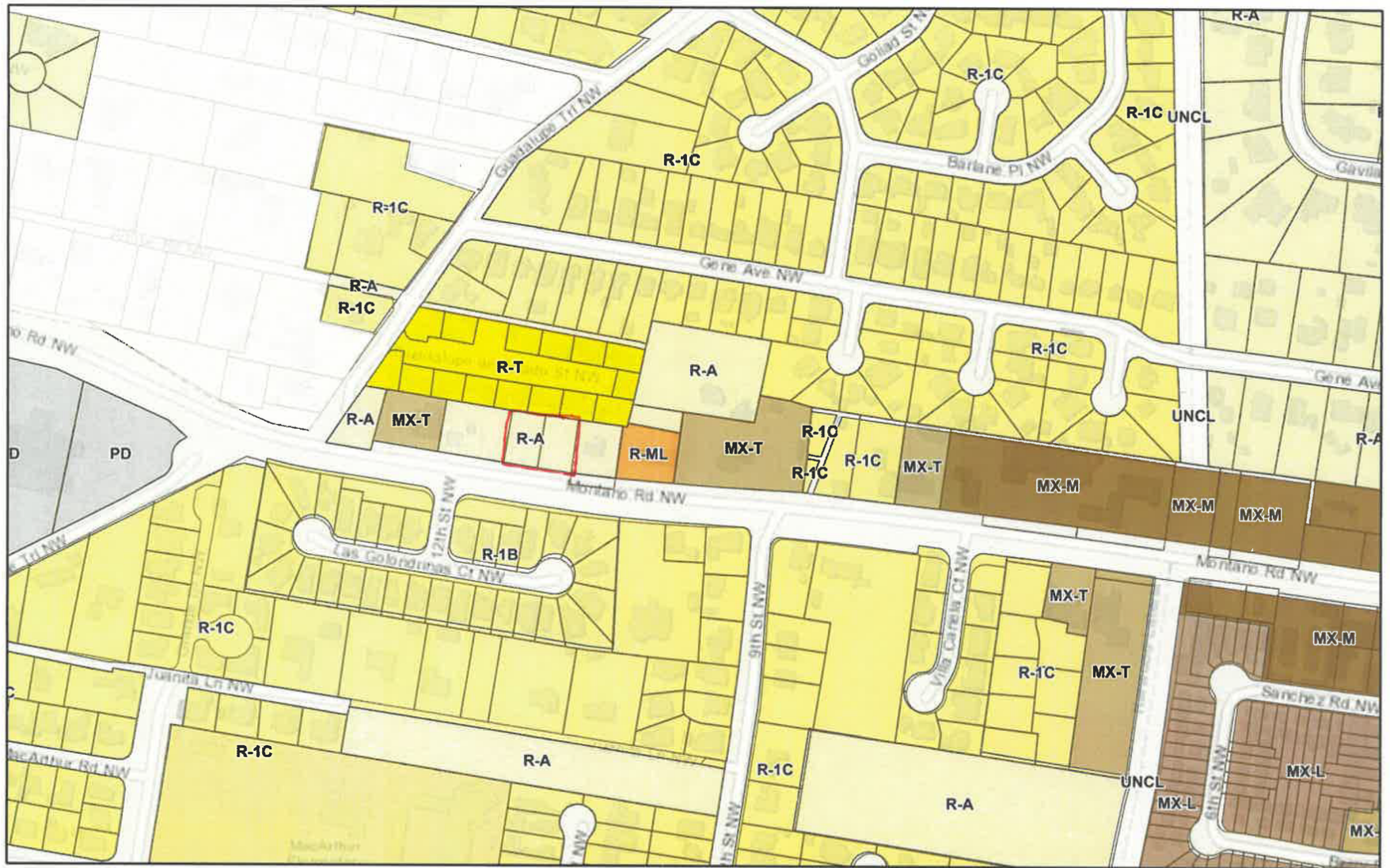
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ZONING MAP - ZONED R-A



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§ 14-16-2-4 RA-1 RESIDENTIAL AND AGRICULTURAL ZONE, SEMI-URBAN AREA.

This zone permits low density houses and uses incidental thereto, including agriculture; clustering of houses is permitted.

(A) Permissive Uses.

- (1) Uses permissive in the R-1 zone.
- (2) Commercial agricultural activity, and incidental structures provided the lot has an area of at least one acre: Cattle, horses, goats, or sheep provided the number of head of cattle or horses does not exceed one for each 10,000 square feet of open lot area, or one sheep or goat for each 4,000 square feet of open lot area, or equivalent combination. Animals shall be so controlled that they cannot graze on any other premises. Animals under four months old are not counted.
- (3) Private Commons Development, not less than one acre in area.

(B) Conditional Uses.

- (1) Uses conditional in the R-1 zone.
- (2) Animal raising, other than those animals which are permissive in this section.
- (3) Kennel.
- (4) Stand and incidental signs for display or sale of agricultural products, including rabbits raised on the premises, provided the number of stands is limited to one for each lot, and provided that the size of the stand does not exceed 400 square feet of floor area.
- (5) Nursery.
- (6) Veterinary hospital.

(C) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(D) Open Space. Twenty thousand or more square feet of open space per dwelling unit shall be preserved. Of the total 20,000 square feet, a minimum amount of 8,000 square feet shall be on the lot with the dwelling unit. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.

(E) Lot Size. Minimum lot area is controlled by division (D) of this section. Minimum lot width shall be 75 feet, except in a Family Housing Development where the minimum lot width shall be 60 feet.

(F) Setback. Setbacks shall be as provided in the R-1 zone.

(G) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

('74 Code, § 7-14-9) (Ord. 80-1975; Am. Ord. 77-1984; Am. Ord. 47-1990; Am. Ord. 10-1995; Am. Ord. 15-1999; O-16-23)

§ 14-16-2-5 RA-2 RESIDENTIAL AND AGRICULTURAL ZONE.

This zone provides sites for low density houses and uses incidental thereto, including agriculture. Clustering of houses is permitted.

(A) Permissive Uses.

- (1) Uses permissive in the RA-1 zone.
- (2) Private Commons Development, not less than one acre in area.

(B) Conditional Uses.

- (1) Uses conditional in the RA-1 zone.

(C) Height. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(D) Lot Size. Minimum lot area shall be 10,890 square feet and minimum lot width shall be 75 feet, except cluster housing lot size shall be as provided in division (B)(2) of this section.

- (1) Cluster housing lot size shall be as provided in division (B)(2) of this section;
- (2) In a Family Housing Development minimum lot size shall be 8,712 square feet and minimum lot width shall be 60 feet.

(E) Setback. The same regulations apply as in the R-1 zone, except the rear-yard setback shall be at least 25 feet. Cluster housing setbacks shall be as provided in (B)(2) of this section.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

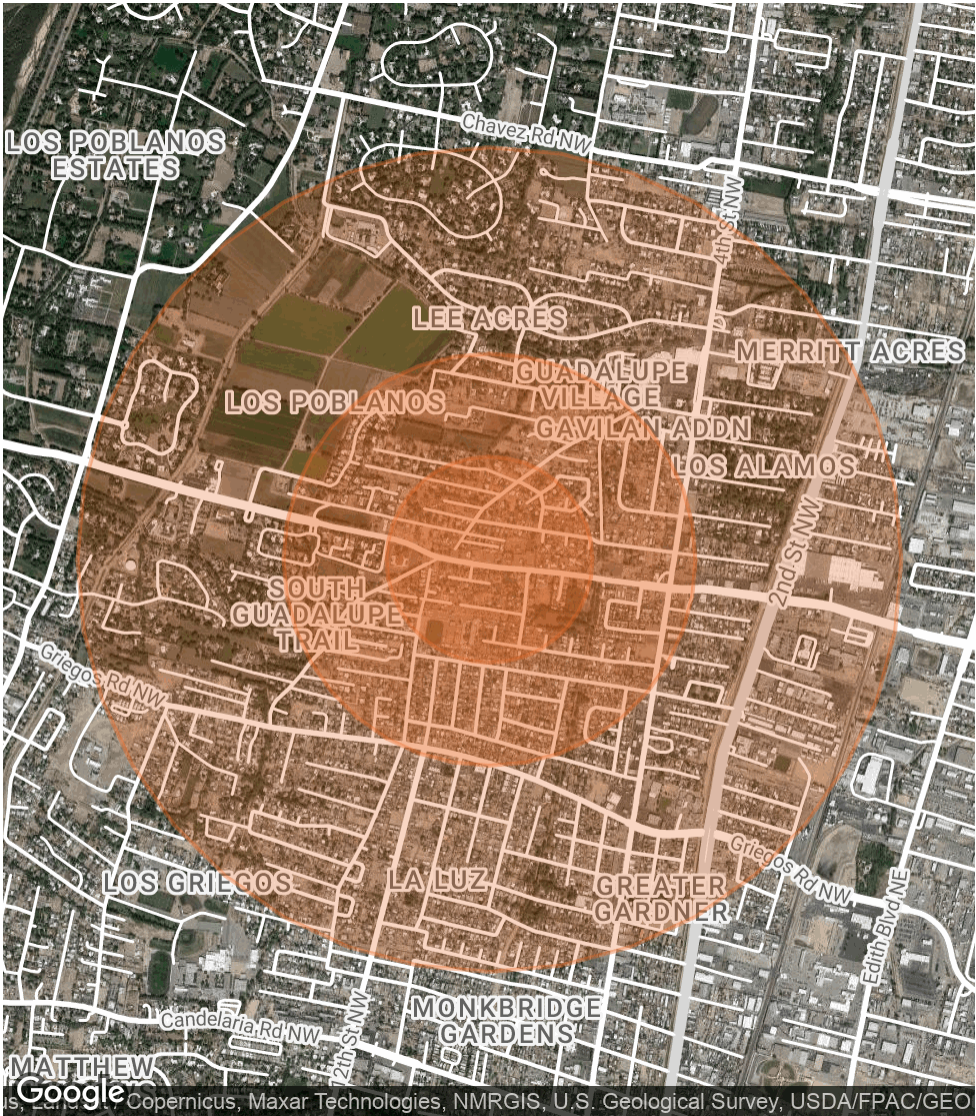
("74 Code, § 7-14-9A) (Ord. 80-1975; Am. Ord. 47-1990; Am. Ord. 10-1995; Am. Ord. 15-1999; O-16-23)

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	898	3,780	17,089
AVERAGE AGE	45.6	46.7	43.6
AVERAGE AGE (MALE)	38.5	44.3	43.2
AVERAGE AGE (FEMALE)	51.0	49.2	44.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	345	1,659	8,472
# OF PERSONS PER HH	2.6	2.3	2.0
AVERAGE HH INCOME	\$113,321	\$106,571	\$89,730
AVERAGE HOUSE VALUE	\$293,555	\$283,014	\$251,814

* Demographic data derived from 2020 ACS - US Census



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