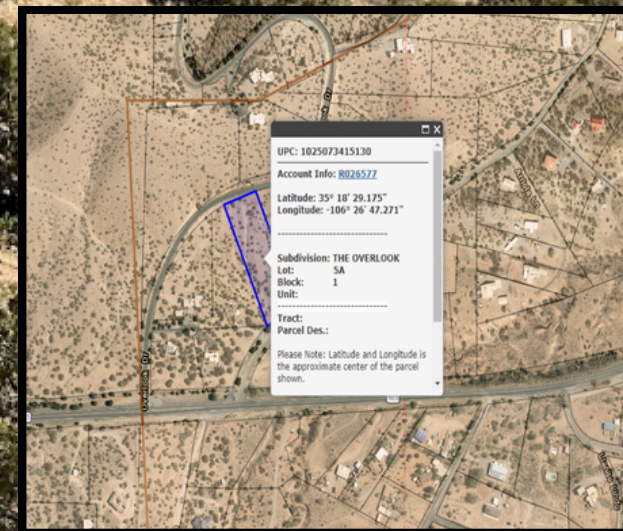


CUSTOM HOME LOT FOR SALE

Overlook Dr, Placitas, NM 87043




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505.554.3873 | One Sun Plaza NE Suite 650 | Albuquerque, NM 87109

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PROPERTY OVERVIEW

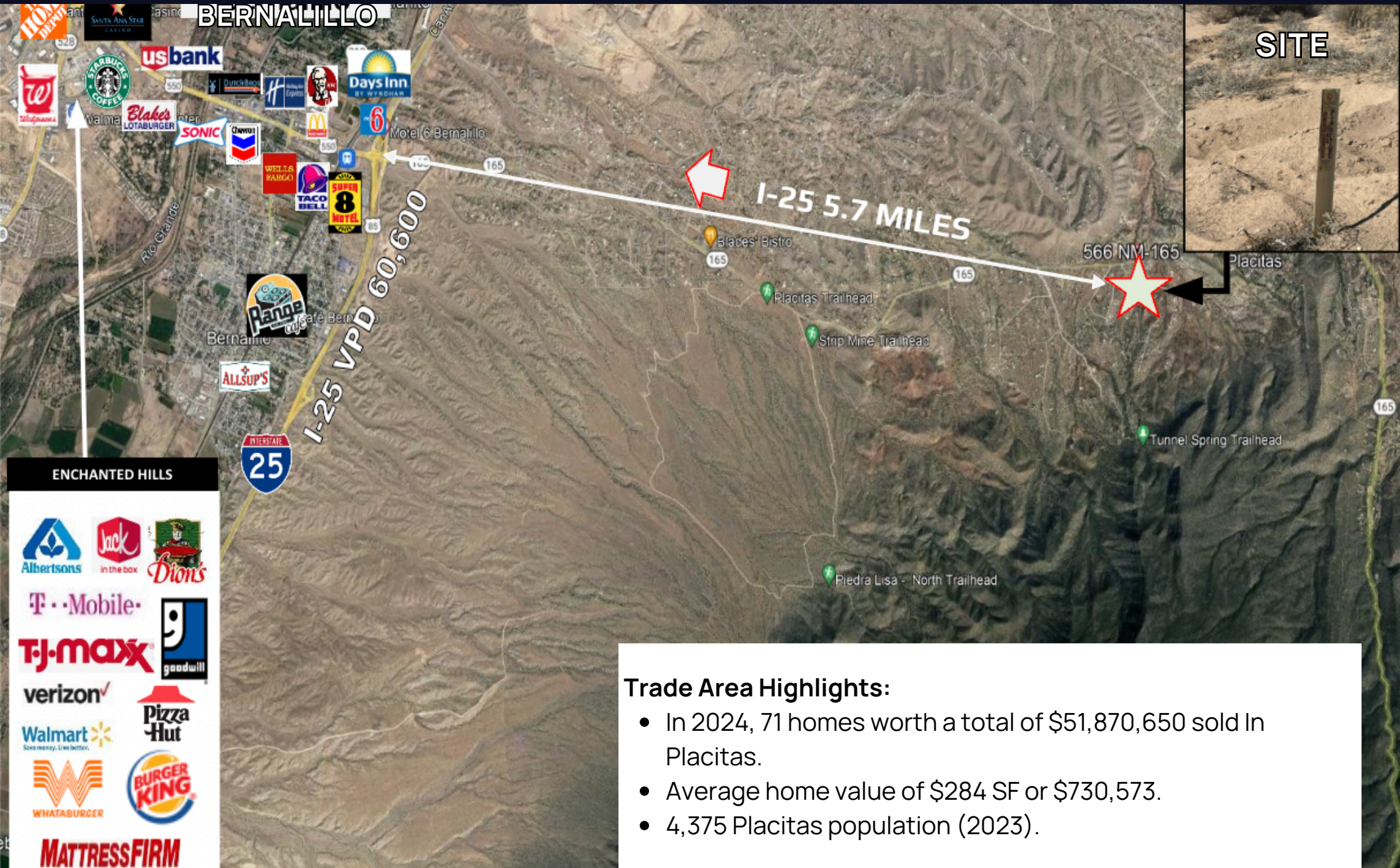
Asking Price: \$168,000
Acres: 1.96
SF: 85,377
Price per Acre: \$85,714
Price per SF: \$1.96
Zoning: R-1 

DETAILS:

- 1.96 acres in The Overlook, a premier Placitas subdivision.
- Commanding views of the Sandia Mountains, Santa Fe, Jemez, Cabazon, and the Rio Grande Valley.
- Ready for development.
- Graded gravel road access.
- Electricity on property.
- Only 5.7 Miles from I-25.



TRADE AREA



DEMOGRAPHICS



Population

1 Mile	6,014
3 Miles	7,896
5 Miles	12,900



Age

Median Age	51
Under 20	2,193
25 - 45	2,791
45 - 65	3,352
Over 65	3,204



Household Income

Median Income	\$78,800
2028 Estimate	\$114,000
\$25k - 50k	967
\$50k - 75k	1,355
\$100k & Over	2,084



Employees

Total	11,100
Top Industries	Management, Business, Science, Arts Occupations



Housing Occ. Ratio

Occupied	5,161
Vacant	542



LOCATION OVERVIEW: PLACITAS, NM



Lying at the foot of Sandia Peak between pueblos to its north and south, the historic Village of Placitas has maintained its unique character through many decades. Even before its original twenty-one founding families received their land grant from the Spanish crown in 1767, native peoples had inhabited this land. Sandia Cave and the surrounding area contain historic remains from nearly every settlement period of the past ten thousand years. The ruins of San Jose de las Huertas – the original “las Placitas,” a mile north of today’s Village – is now an Archaeological Conservancy site and is considered to be the last undisturbed Hispanic colonial site in New Mexico to be well preserved.

Along the sleepy lanes of the Village can be found decades of southwest history in the true adobe houses, the San Antonio de Padua Mission, the Las Placitas Presbyterian Church and the ditches of the Las Acequias de Placitas which snake across the hillsides. Many of today’s villagers, descendants of the grantees, carry on the traditions of their ancestors while adjusting to today’s new influences. During the 1960s and 1970s the “Counter Culture” (“Hippie”) movement arrived in Placitas and its youthful members established several communes. Tawapa, Lower and Little Farms, Domesa and others introduced a new lifestyle. In 1970, along Las Huertas Creek, San Francisco’s Medicine Ball Caravan rolled into Placitas to kick off its international tour. The quiet roads of the Village were inundated with mile upon mile of vehicles. As Blues legend B.B. King’s helicopter circled the outdoor stage in the valley along the Creek, hundreds of fans cheered wildly.

Over the years the “ZIP Code” known as Placitas has grown. U.S. Army Generals Dwight Eisenhower and Douglas MacArthur are rumored to have visited. The Thunderbird Bar became a “go-to” place with entertainers such as Bluesmen Sonny Terry and Brownie McGhee, Mason Williams of “Classical Gas” fame and songwriter Kris Kristofferson performing on its stage. Internationally-known poet Robert Creeley lived in the Village and hosted such literary notables as Allan Ginsberg and cowboy poet Kell Robertson (who also lived in the Village). Artists, poets, authors, sculptors and craftsman had found – and continue to find – this “magical” place drawn by the beauty of its foothills climbing to Sandia Peak and by the historic pull of mountain village lifestyle.

–Bob Gajkowski, 2019

