

# For Sale

## Vacant Land at Fountain Hills

LOCATED ON ALBUQUERQUE'S GROWING WEST SIDE

NWQ Paseo Del Norte & Eagle Ranch Rd. NW | Albuquerque, NM 87120



### SALE PRICE

- \$6.95/SF to \$18.00/SF

### AVAILABLE

- Lot Sizes Ranging From: ±1.2 to ±4.1 Acres

### IDO ZONING

- NR-C, Commercial

### PROPERTY HIGHLIGHTS

- Developed lots
- All utilities to the sites
- Highly-visible corridor located on Paseo Del Norte
- Fantastic views of the Sandia Mountains
- Located in a high-growth area
- Near residential neighborhoods with high incomes
- Surrounded by schools, churches, services & residential
- Access from Paradise Blvd. and Eagle Ranch Rd.

FOR MORE INFORMATION:

**NA**SunVista

got space

**Jim Hakeem**  
jim@sunvista.com  
505 878 0006



# For Sale

# Vacant Land at Fountain Hills

LOCATED ON ALBUQUERQUE'S GROWING WEST SIDE

NWQ Paseo Del Norte & Eagle Ranch Rd. NW | Albuquerque, NM 87120

LOCATION



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)  
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

**Jim Hakeem**  
[jim@sunvista.com](mailto:jim@sunvista.com)  
505 878 0006



# For Sale

## Vacant Land at Fountain Hills

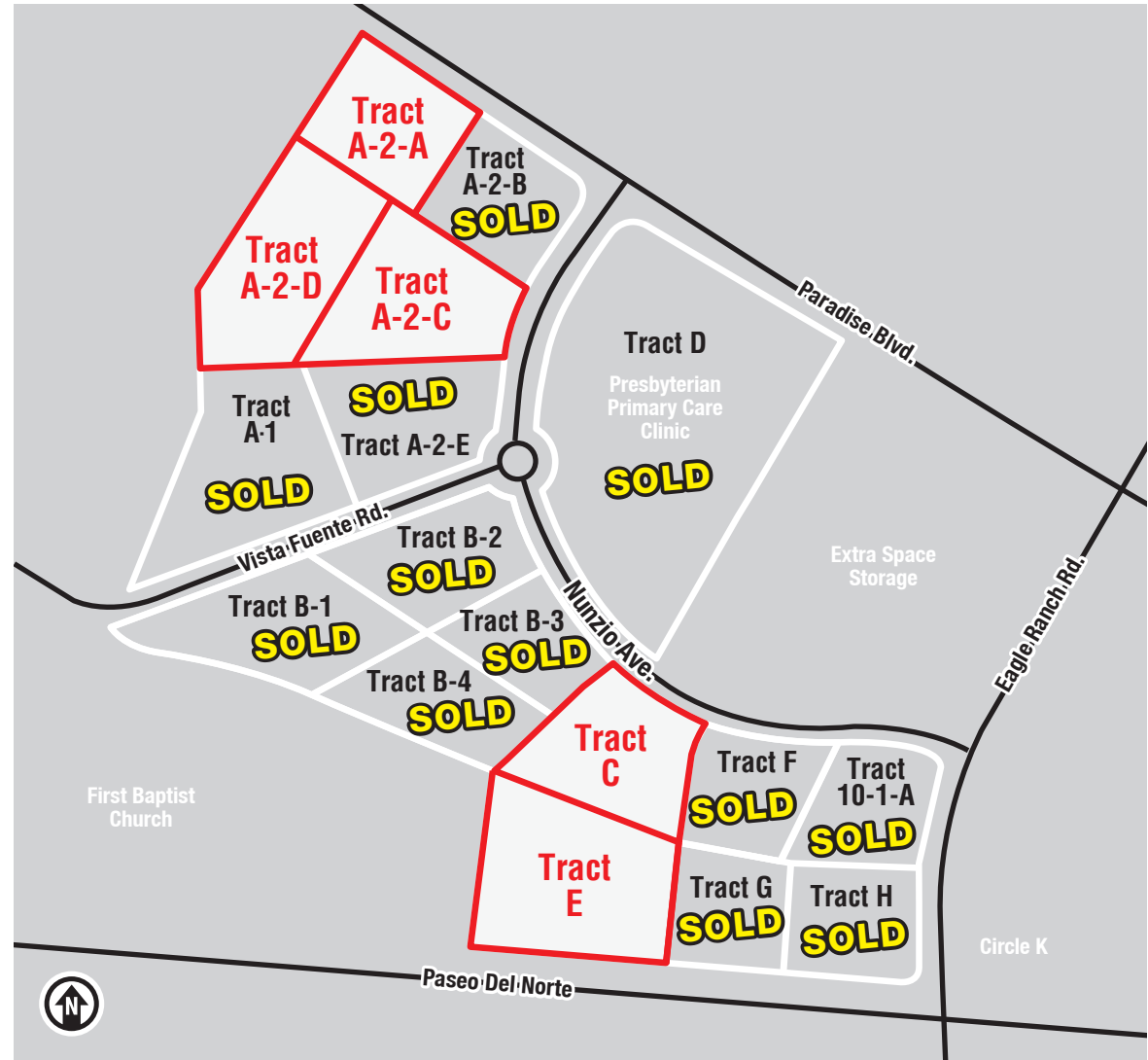
LOCATED ON ALBUQUERQUE'S GROWING WEST SIDE

NWQ Paseo Del Norte & Eagle Ranch Rd. NW | Albuquerque, NM 87120

SITE PLAN

### TRACT PRICE LIST

Tract A	±5.47 Acres	\$6.95/SF	\$1,655,790
Tract A-1	±3.00 Acres	<b>SOLD</b>	
Tract A-2-A	±1.37 Acres	\$8.50/SF	
Tract A-2-B	±1.37 Acres	<b>SOLD</b>	
Tract A-2-C	±1.2 Acres	\$8.50/SF	
Tract A-2-D	±1.53 Acres	\$8.50/SF	
Tract A-2-E	±1.52 Acres	<b>SOLD</b>	
Tract B	±3.86 Acres	\$7.50/SF	\$1,261,062
Tract B-1	±0.964 Acres	<b>SOLD</b>	
Tract B-2	±0.964 Acres	<b>SOLD</b>	
Tract B-3	±0.964 Acres	<b>SOLD</b>	
Tract B-4	±0.964 Acres	<b>SOLD</b>	
Tract C	±1.68 Acres	\$10.00/SF	\$1,458,388
Tract D	±5.13 Acres	<b>SOLD</b>	
Tract E	±1.86 Acres	\$18.00/SF	\$1,458,388
Tract F	±1.22 Acres	<b>SOLD</b>	
Tract G	±0.948 Acres	<b>SOLD</b>	
Tract H	±0.976 Acres	<b>SOLD</b>	
Tract 10-1-A	±1.06 Acres	<b>SOLD</b>	
<b>TOTAL</b>	<b>±14.12 Acres</b>		



**NAISunVista** 505 878 0001 [sunvista.com](http://sunvista.com)

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

**Jim Hakeem**

[jim@sunvista.com](mailto:jim@sunvista.com)

505 878 0006

# Vacant Land at Fountain Hills

LOCATED ON ALBUQUERQUE'S GROWING WEST SIDE

NWQ Paseo Del Norte &amp; Eagle Ranch Rd. NW | Albuquerque, NM 87120

# SURVEY

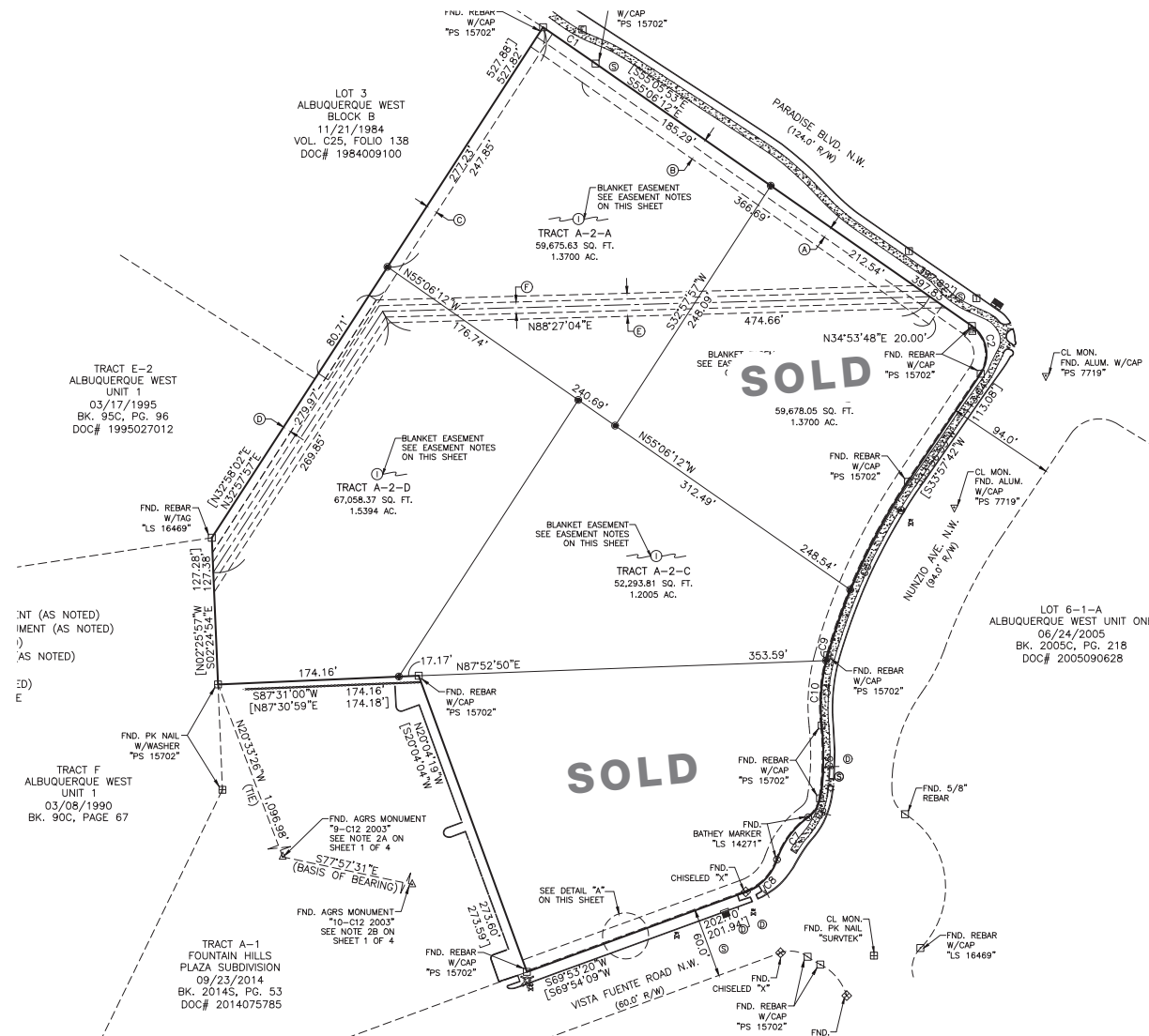
## TRACT A


**Tract A-2-A: ±1.37 Acres**

**Tract A-2-C:    ±1.20 Acres**

**Tract A-2-D:   ±1.53 Acres**

**TOTAL:            ±4.10 Acres**



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)  
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109    

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

Jim Hakeem

jim@sunvista.com

505 878 0006

# For Sale

## Vacant Land at Fountain Hills

LOCATED ON ALBUQUERQUE'S GROWING WEST SIDE

NWQ Paseo Del Norte & Eagle Ranch Rd. NW | Albuquerque, NM 87120

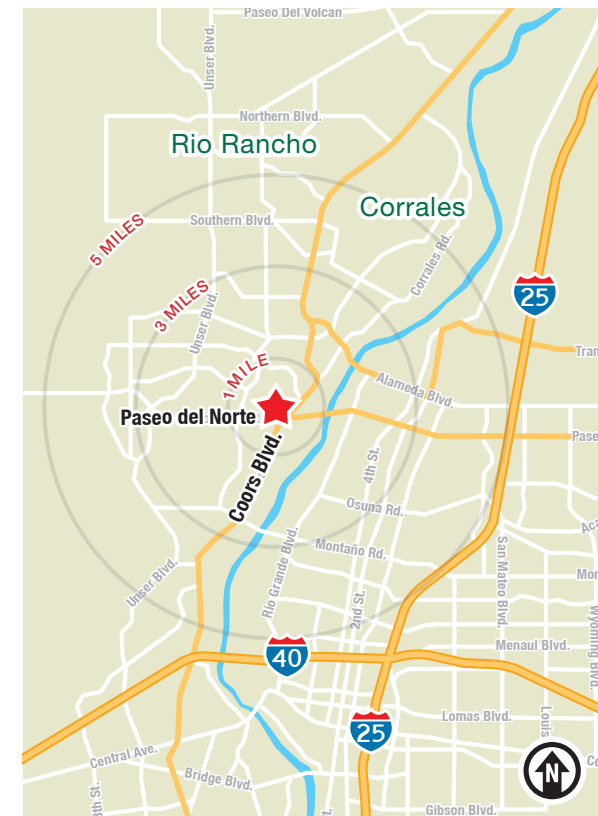
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	12,396		77,330		186,243	
Households	4,847		30,510		73,575	
Families	3,278		20,130		47,615	
Average Household Size	2.52		2.51		2.49	
Owner Occupied Housing Units	3,387		21,977		54,784	
Renter Occupied Housing Units	1,460		8,532		18,791	
Median Age	37.7		38.1		38.7	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	259	5.3%	2,065	6.8%	5,850	8.0%
\$15,000 - \$24,999	186	3.8%	1,641	5.4%	4,836	6.6%
\$25,000 - \$34,999	294	6.1%	1,956	6.4%	5,331	7.2%
\$35,000 - \$49,999	351	7.2%	3,478	11.4%	8,910	12.1%
\$50,000 - \$74,999	967	20.0%	6,189	20.3%	14,109	19.2%
\$75,000 - \$99,999	803	16.6%	4,684	15.4%	11,215	15.2%
\$100,000 - \$149,999	1,107	22.8%	5,656	18.5%	12,987	17.7%
\$150,000 - \$199,999	440	9.1%	2,284	7.5%	4,923	6.7%
\$200,000+	440	9.1%	2,556	8.4%	5,413	7.4%
Median Household Income	\$84,508		\$74,566		\$69,603	
Average Household Income	\$105,679		\$97,061		\$91,466	
Per Capita Income	\$41,475		\$38,089		\$35,699	

### DEMOGRAPHICS

Demographics	1 mile	3 mile	5 mile
 Total Population	12,396	77,330	186,243
 Average HH Income	\$105,679	\$97,061	\$91,466
 Daytime Employment	2,849	22,921	86,079

2021 Forecasted by Esri



**NAI SunVista** 505 878 0001 [sunvista.com](http://sunvista.com)  
 6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109    

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

**Jim Hakeem**  
[jim@sunvista.com](mailto:jim@sunvista.com)  
 505 878 0006

# Albuquerque

## TRADE AREA ANALYSIS

### Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### City of Albuquerque by the Numbers (ESRI 2021 Demographics)



**654,217**

City Population



**264,145**

Households



**\$77,810**

Avg. Household Income



**\$45,730**

Md. Disposable Income



**23,491**

Total Businesses



**332,805**

Total Employees



**936,582**

Albuquerque  
Metro  
Population

**#1**

**The  
Largest**

City in  
the State

### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



#### EDUCATION | SKILLED WORKFORCE

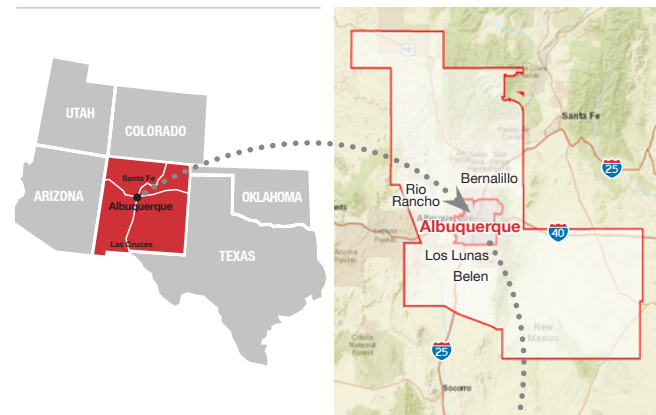
Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



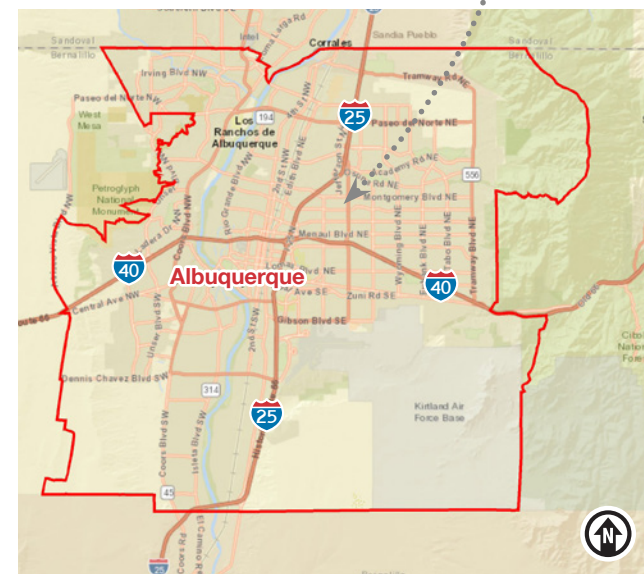
#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

#### ALBUQUERQUE METRO



#### ALBUQUERQUE CITY



**NAI SunVista**

**505 878 0001** [sunvista.com](http://sunvista.com)

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

FOR MORE INFORMATION:

**Jim Hakeem**

[jim@sunvista.com](mailto:jim@sunvista.com)

505 878 0006