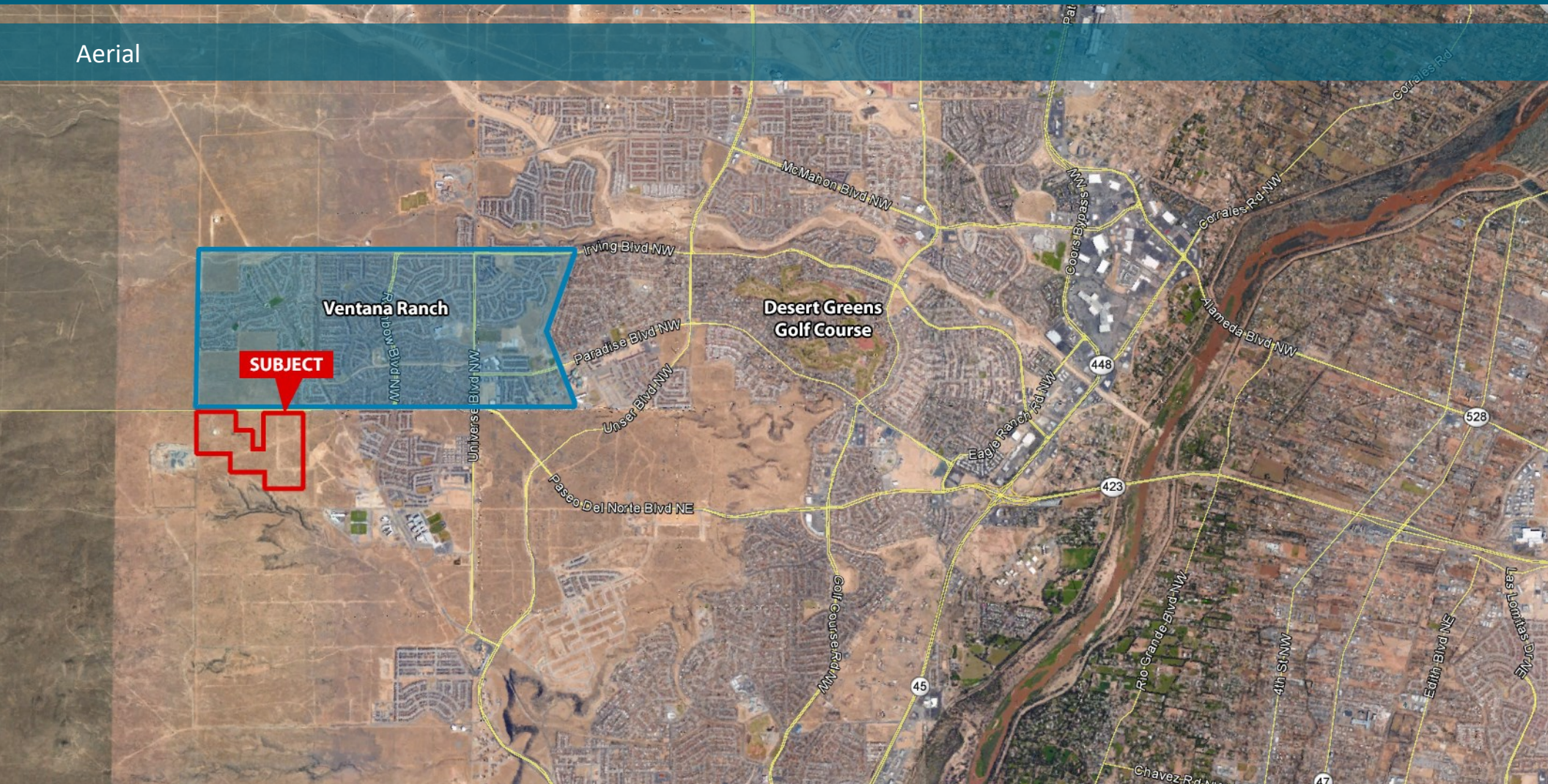


70± Acres for Sale - JV Possible

Albuquerque, NM

Aerial



THOMAS PROPERTIES

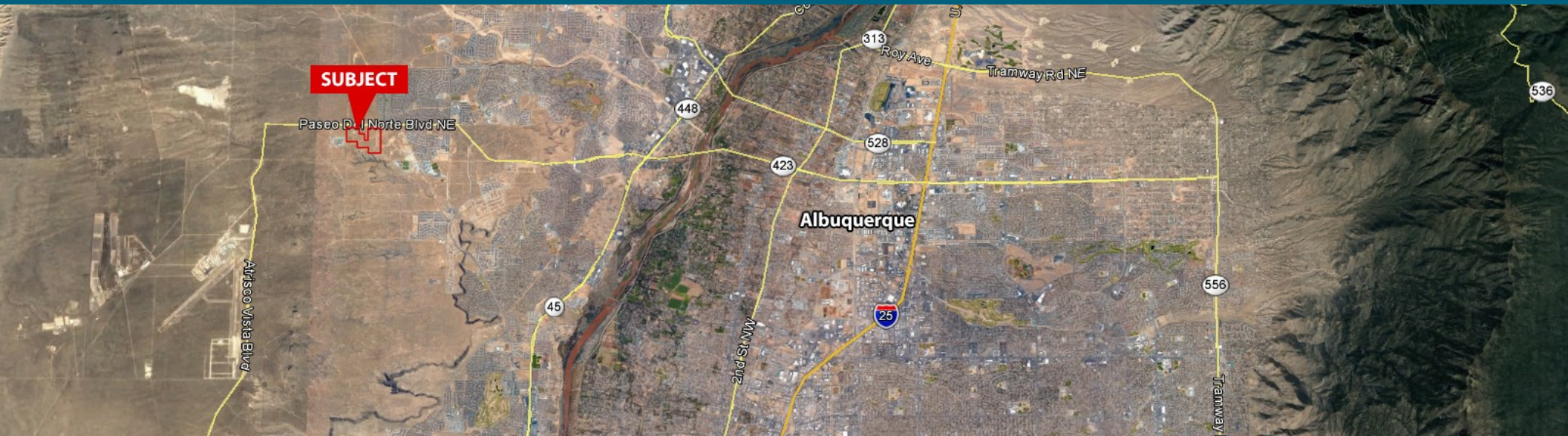
Forrest R. Thomas

thomasprop@newmexico.com

(505) 984-1188 office

70± Acres for Sale

Albuquerque, NM



Property Highlights

- For sale; will consider joint venture with proven developers/builders
- 70 acres – A1 (Bernalillo County)
- Located along path of growth and future development
- Adjacent to Petroglyph National Monument
- Strategically located between Ventana Ranch & Volcano Cliffs
- Excellent views
- Principle Arterial Roadway – Paseo del Norte

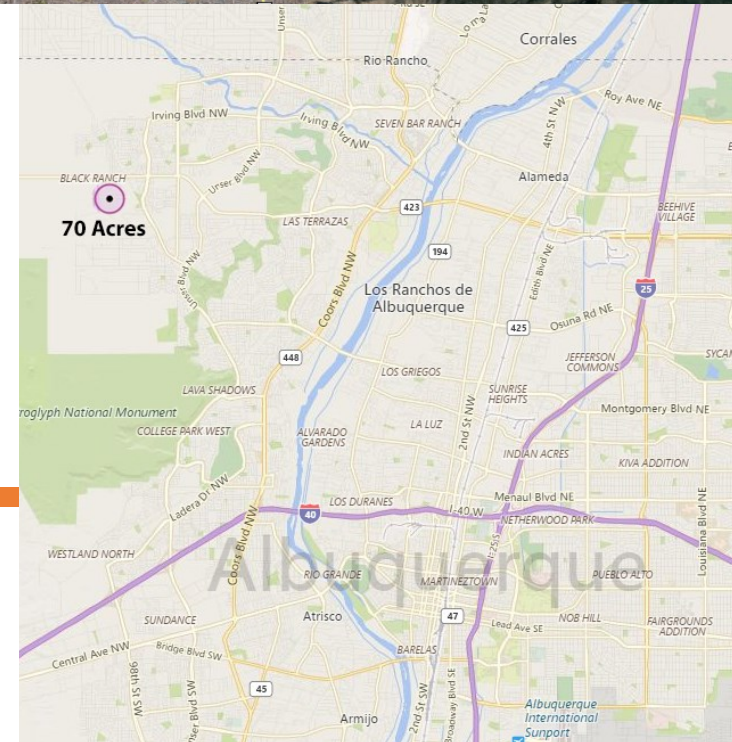


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View of Property—Looking SW from Ventana West Pkwy./Paseo del Norte Intersection



DIRECTIONS FROM COORS ROAD: From Coors Road head west on Paseo del Norte Blvd.
Continue west on Paseo del Norte Blvd. approx. 4.2 miles to Rainbow Blvd.
Continue west on Paseo del Norte Blvd. approx. 0.6 miles to Ventana West Pkwy.
Property is on your left approx. 600 feet past the Ventana West Pkwy./Paseo del Norte intersection.



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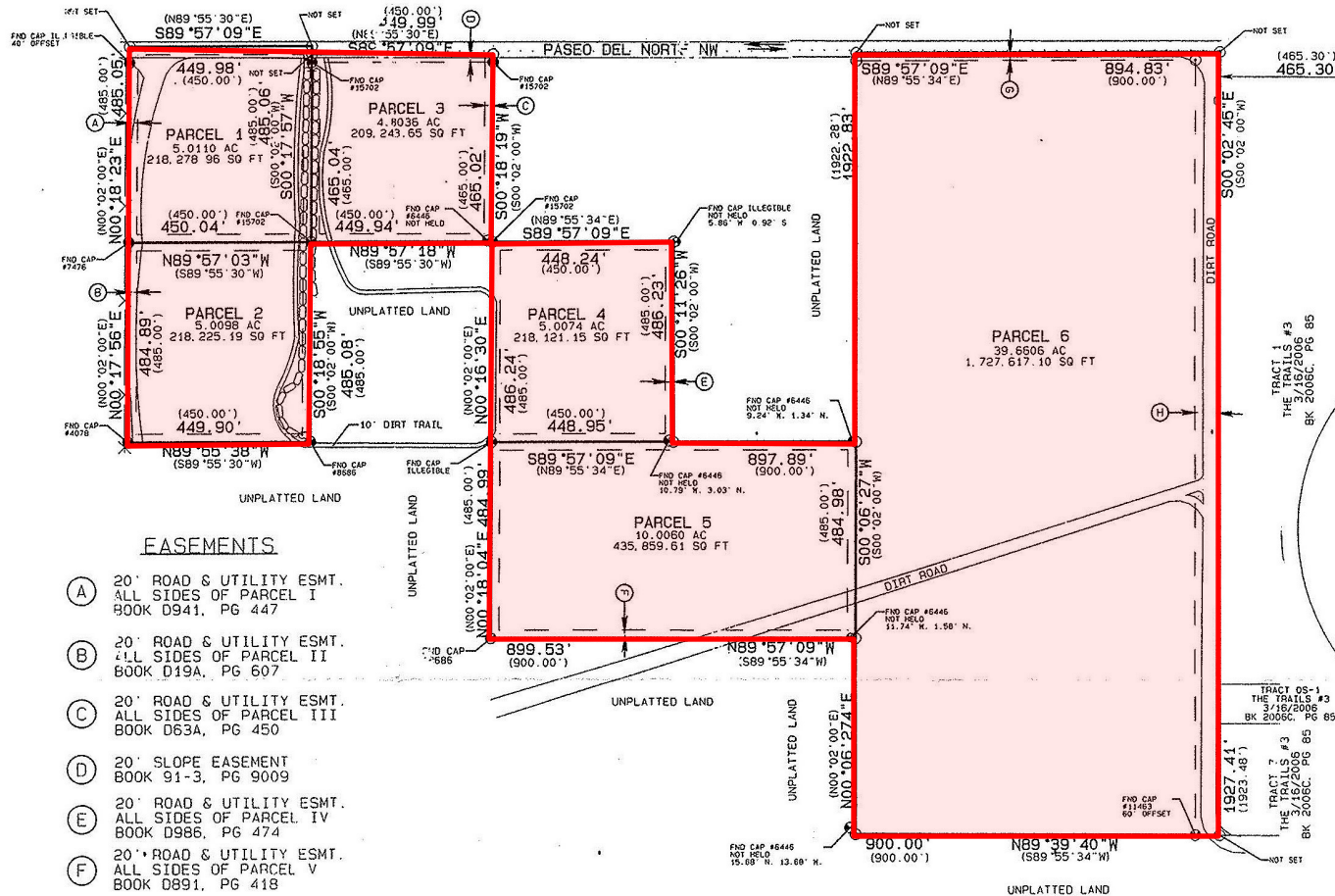
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Survey Plat



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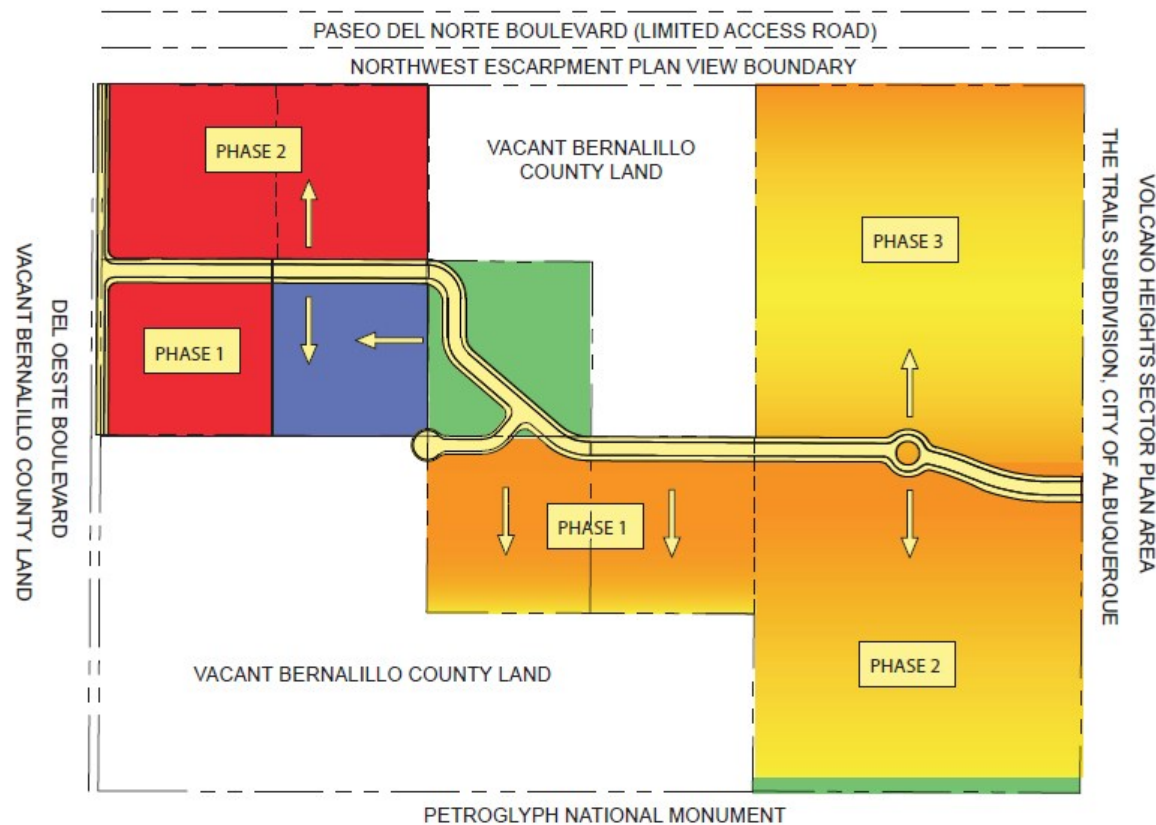
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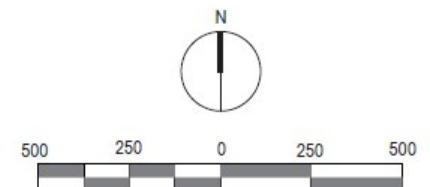
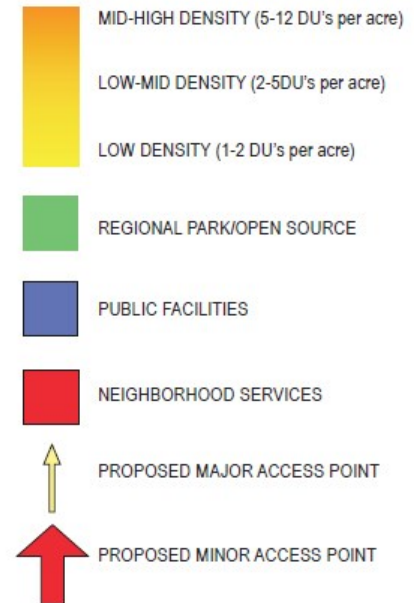
70± Acres for Sale

Albuquerque, NM

Preliminary Master Plan – Land Uses



NEIGHBORHOOD DENSITY ANALYSIS



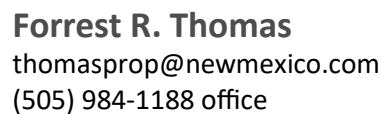
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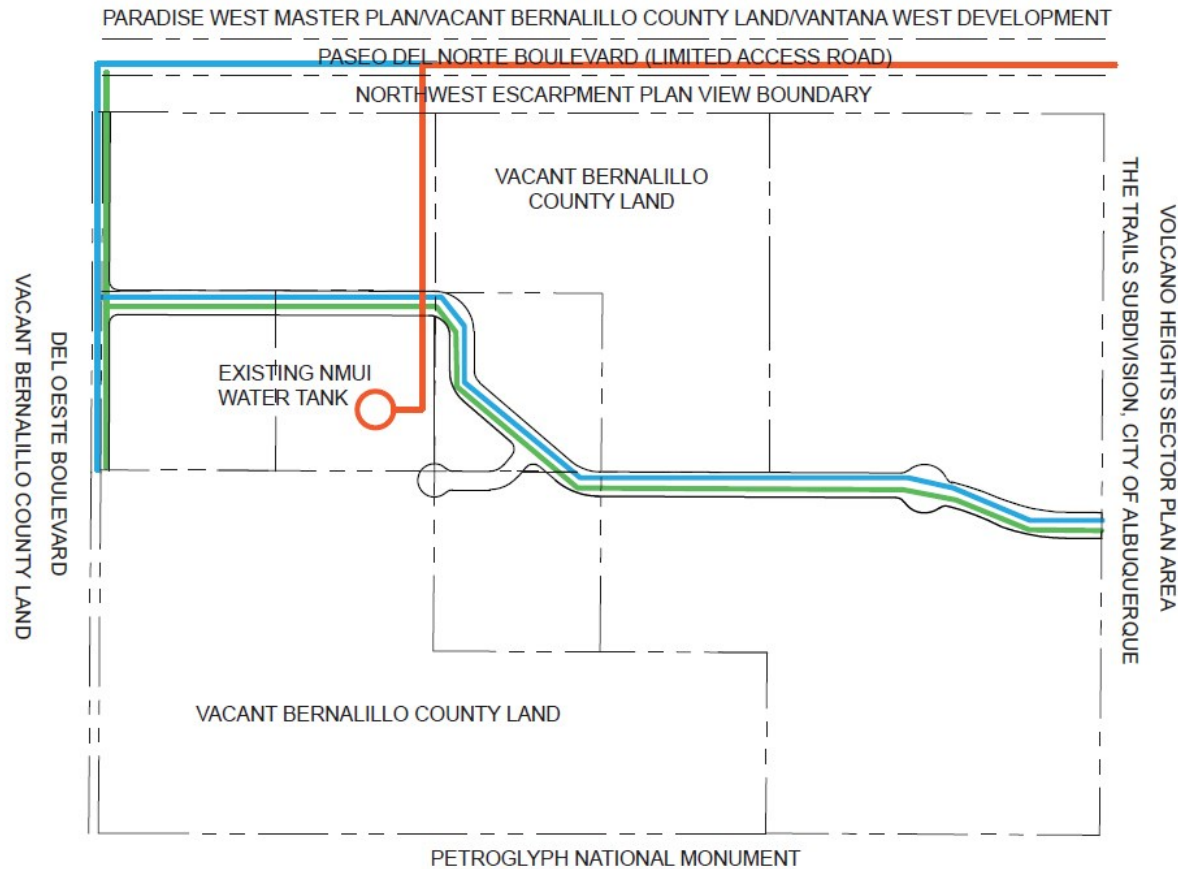
Albuquerque, NM

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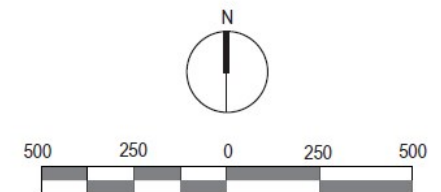
70± Acres for Sale

Albuquerque, NM

Preliminary Subdivision Utility Plan



PROPOSED MASTER UTILITY PLAN



Forrest R. Thomas
thomasprop@newmexico.com
(505) 984-1188 office