

THIS PROPERTY IS LOCATED IN A  
**Opportunity**  
ZONE



# For Sale

SEC Paseo del Norte & Woodmont Ave  
Albuquerque, NM 87114

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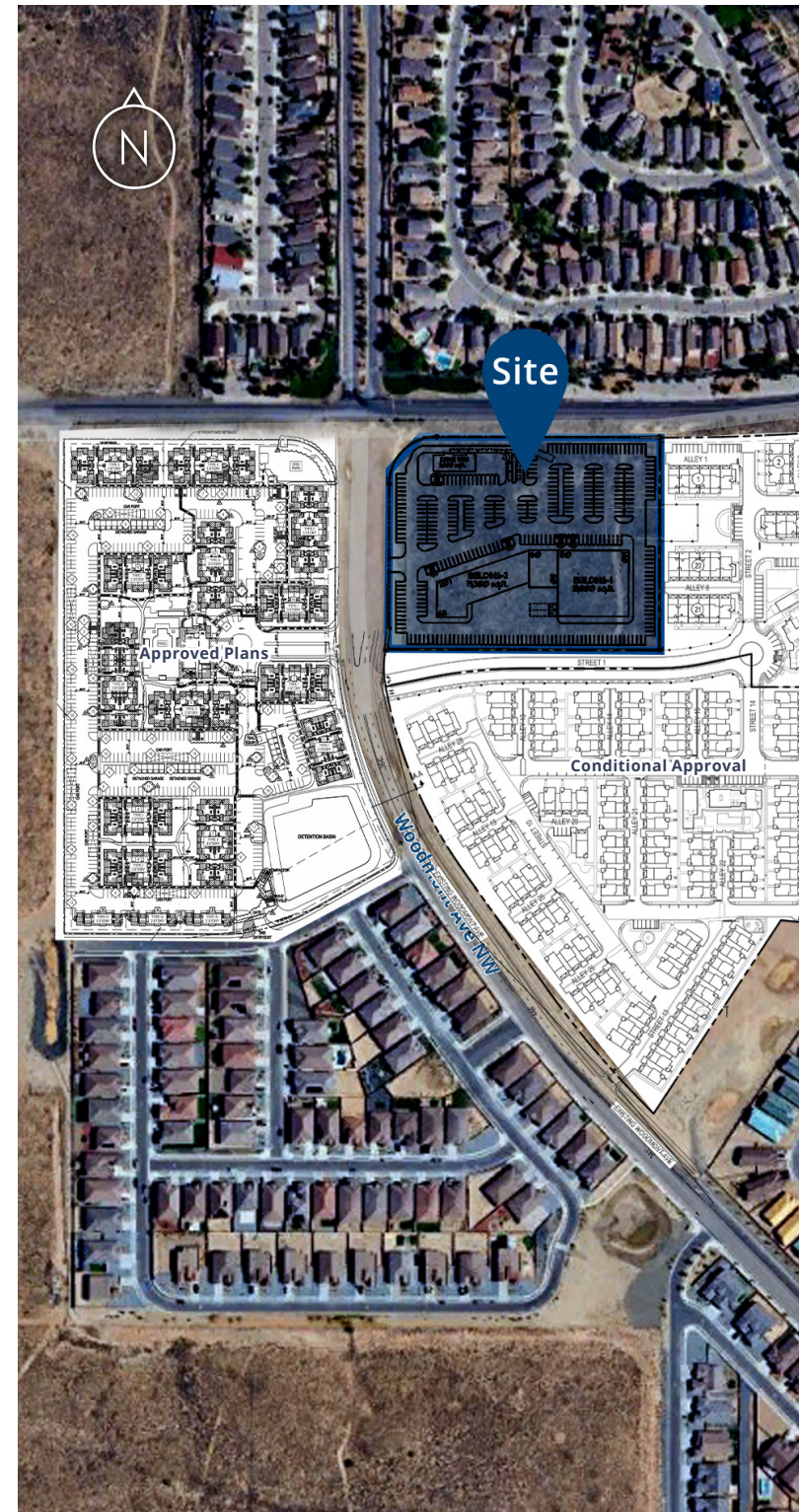
# Property Profile

## Details

Sale Price	\$2,174,499.95
Price PSF	\$8.50 PSF
Lot Size	+/- 5.8729 acres
Zoning	MX-L
Submarket	West Mesa

## Features

- Premier development opportunity in Albuquerque's burgeoning Northwest
- Strategically located between the flourishing Ventana Ranch Community and Volcano Vista High School, with several additional schools in close proximity with an enrollment of over 6,500 students.
- Major residential growth corridor with strong existing and future retail/mixed-use demand
- Adjacent to LaTerra's Bedrock at the Trails, a 344-unit build-to-rent development
- SWC Paseo Del Norte and Woodmont Ave. has been approved for 333 market rate apartment units
- Planned signalized intersection at Paseo Del Norte and Woodmont Ave.
- Paseo del Norte (major arterial) and Woodmont Ave. frontage
- Woodmont to have 4 lanes, double yellow striped lines, with 2 bike lanes
- Excellent visibility with Woodmont Ave. access
- Utilities adjacent with 12" waterline and wet utilities in Woodmont Ave.
- Situated within a Qualified Opportunity Zone



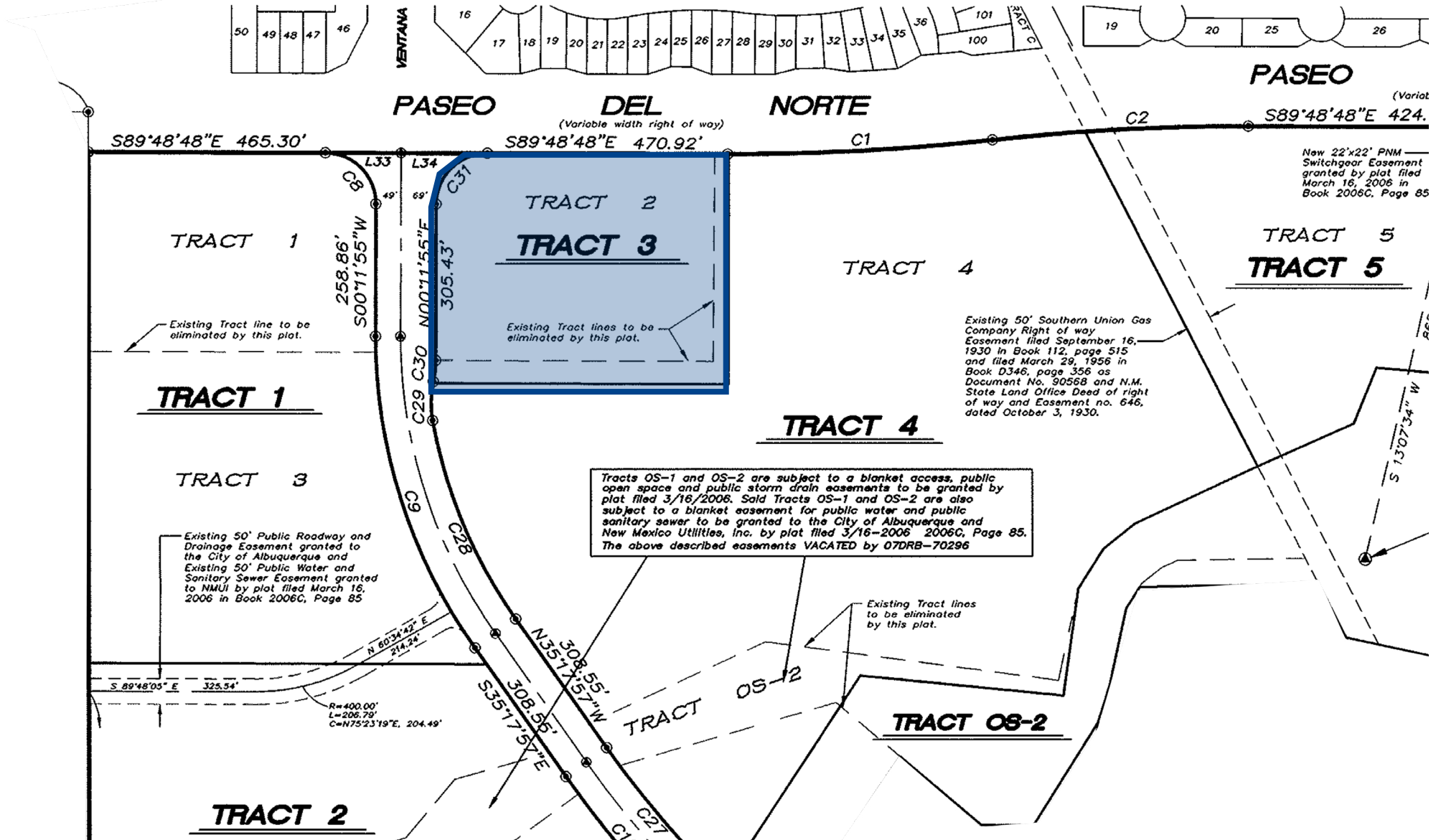
# Trade Area Aerial



# Intersection Aerial

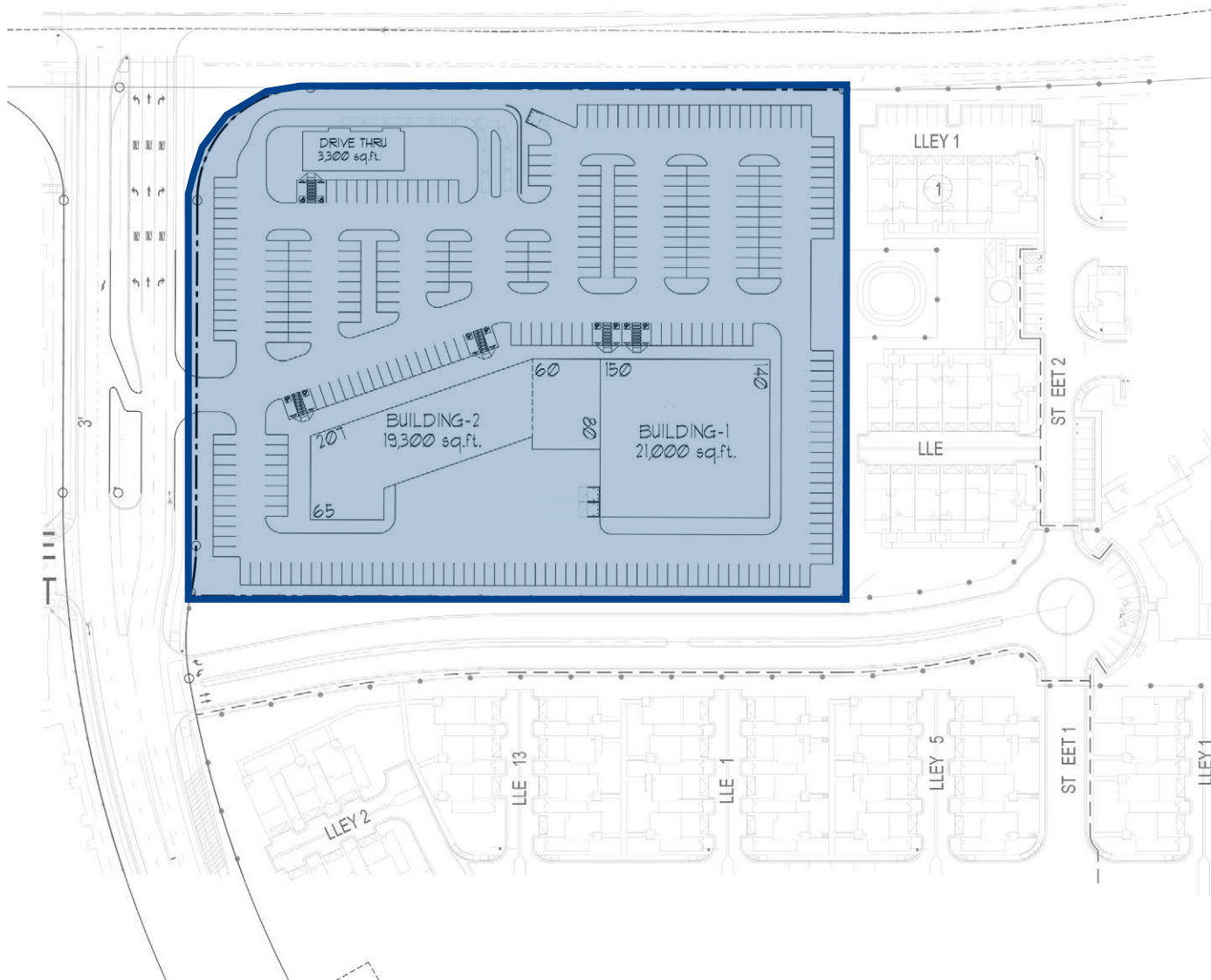


# Plat



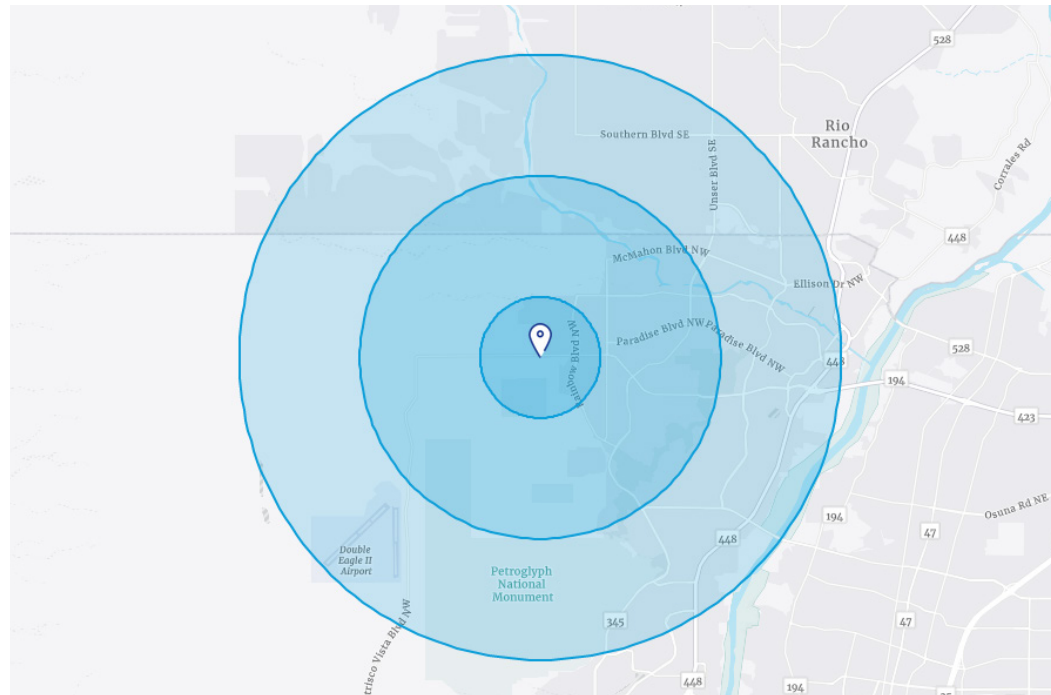
# Site Plan

\*Conceptual



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	12,346	39,857	117,160
Households	4,070	14,245	44,907
Median HH Income	\$97,718	\$97,318	\$85,115
Average HH Income	\$111,154	\$115,159	\$109,953

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