

Overlook Lot 5A  
Overlook Drive  
Placitas, NM 87043

## Custom Home Lots For Sale



3 Pinon Ridge Rd  
Tijeras, NM 87059



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# PROPERTY SUMMARY

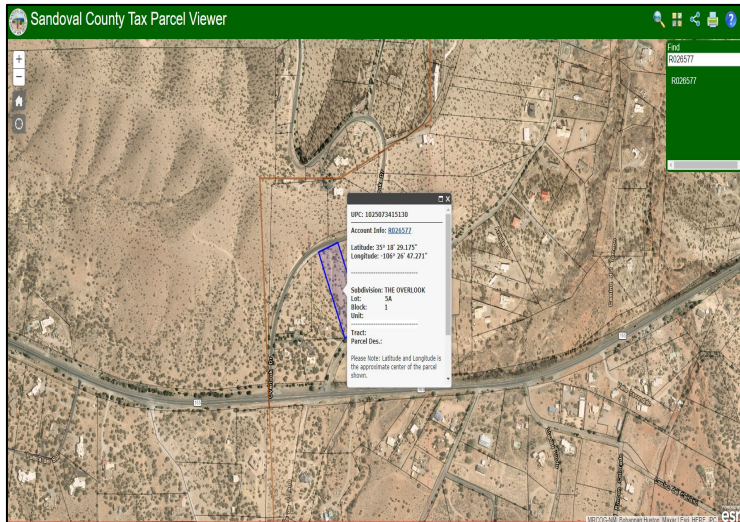
## Overlook Lot 5A

AVAILABLE: 1.96 Acres  
PRICE: \$168,000  
PER ACRE: \$85,714.28  
TOTAL SF: 85,377  
PRICE PER SF: \$1.96  
ZONING: R-1



### Features:

- 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
- Only 5.7 Miles from I-25



## 3 Pinon Ridge Rd

AVAILABLE: 2.0003 Ac  
PRICE: \$78,800  
PER ACRE: \$39,341  
TOTAL SF: 87,132  
PRICE PER SF: \$0.904  
ZONING: A-2

### Features:

- I-40 Sedillo Hill Exit with I-40 visibility
- Highway 306 Frontage
- Accessible corner location
- Entrance to the Woodland Hills subdivision
- Beautiful Mountain Views
- Utilities: Phone and Electric



# DEMOGRAPHICS

## Placitas



### Total Population

1 Mile 3 Miles 5 Miles  
287 1,369 4,506



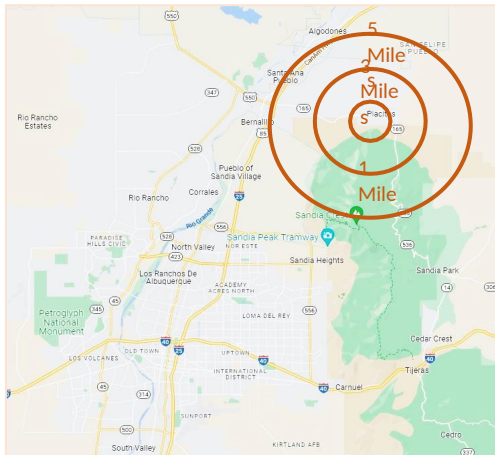
### Est. Households

1 Mile 3 Miles 5 Miles  
198 1,050 2,430



### Avg. Household Income

1 Miles 3 Miles 5 Miles  
\$62,377 \$80,181 \$75,015



## Tijeras



### Total Population

1 Mile 3 Miles 5 Miles  
5,338 15,400 26,600



### Est. Households

210



### Avg. Household Income

\$59,219





# SITE PLAN



eXp Realty is honored to present this 2.003-acre parcel with I-40 visibility and Tijeras A-2 zoning located at the cross streets of Sedillo Hill Road and N. Vista Valle just north of the I-40 exit. Ideal for residential development at the entrance to the Woodlands. This is beautiful acreage for development.

# LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: [www.visitalbuquerque.org](http://www.visitalbuquerque.org))