

# Vacant Land at Fountain Hills

LOCATED ON ALBUQUERQUE'S GROWING WESTSIDE

For Sale



SWC Vista Fuente Rd. & Nunzio Ave. | Albuquerque, NM 87114

NWQ Coors Blvd. & Paseo del Norte NW



## AVAILABLE

Lot B-3: ±1.928 Ac.



## SALE PRICE

\$9.50/SF

- Developed site with utilities to the lot
- Highly-visible corridor on Paseo del Norte
- Near residential neighborhoods

- Surrounded by schools, churches and services
- Access from Eagle Ranch and Paradise Blvds.
- IDO Zoning: NR-C

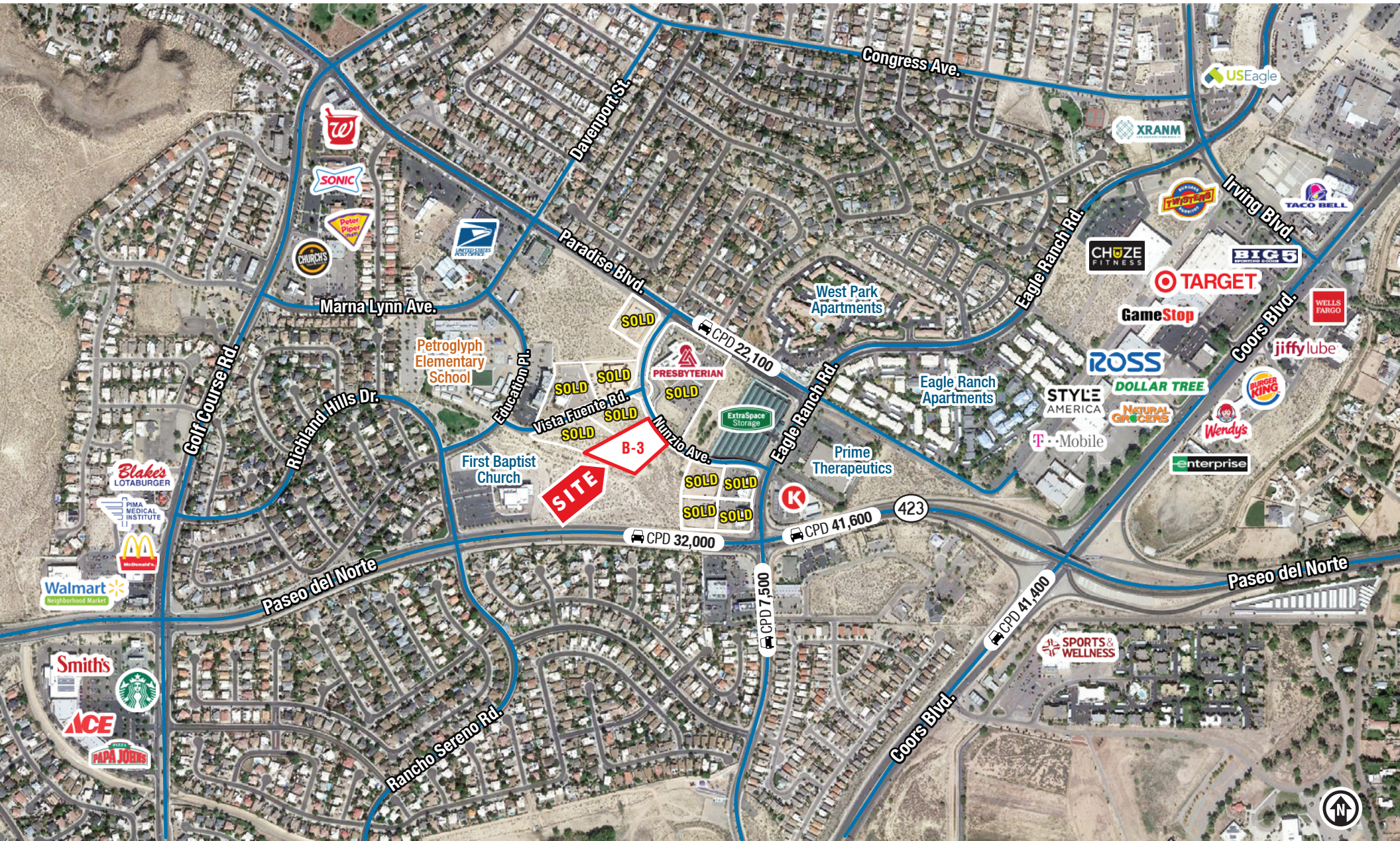


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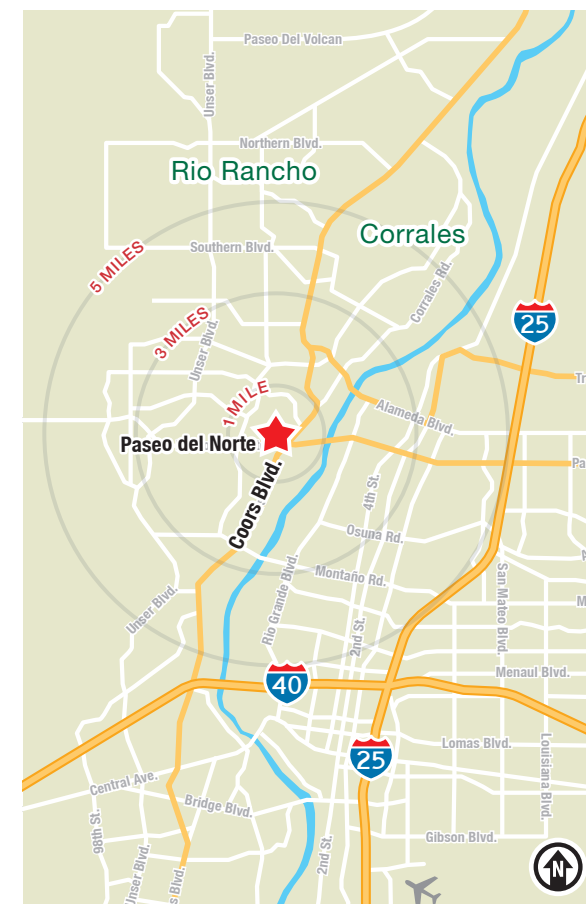
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	11,464		79,631		186,339	
Households	4,482		32,607		76,292	
Families	3,041		20,632		47,927	
Average Household Size	2.52		2.42		2.42	
Owner Occupied Housing Units	3,437		23,572		57,789	
Renter Occupied Housing Units	1,045		9,035		18,503	
Median Age	40.3		39.9		41.1	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	154	3.4%	1,620	5.0%	4,787	6.3%
\$15,000 - \$24,999	123	2.7%	1,602	4.9%	4,304	5.6%
\$25,000 - \$34,999	182	4.1%	1,391	4.3%	4,056	5.3%
\$35,000 - \$49,999	455	10.2%	3,130	9.6%	7,436	9.7%
\$50,000 - \$74,999	618	13.8%	5,338	16.4%	12,719	16.7%
\$75,000 - \$99,999	856	19.1%	5,333	16.4%	11,709	15.3%
\$100,000 - \$149,999	1,180	26.3%	7,443	22.8%	16,141	21.2%
\$150,000 - \$199,999	504	11.2%	3,368	10.3%	8,004	10.5%
\$200,000+	410	9.1%	3,378	10.4%	7,129	9.3%
Median Household Income	\$94,464		\$88,238		\$83,560	
Average Household Income	\$113,585		\$112,529		\$107,537	
Per Capita Income	\$44,886		\$46,109		\$43,988	

### DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	11,464	79,631	186,339
 Average HH Income	\$113,585	\$112,529	\$107,537
 Daytime Employment	2,892	23,365	81,380

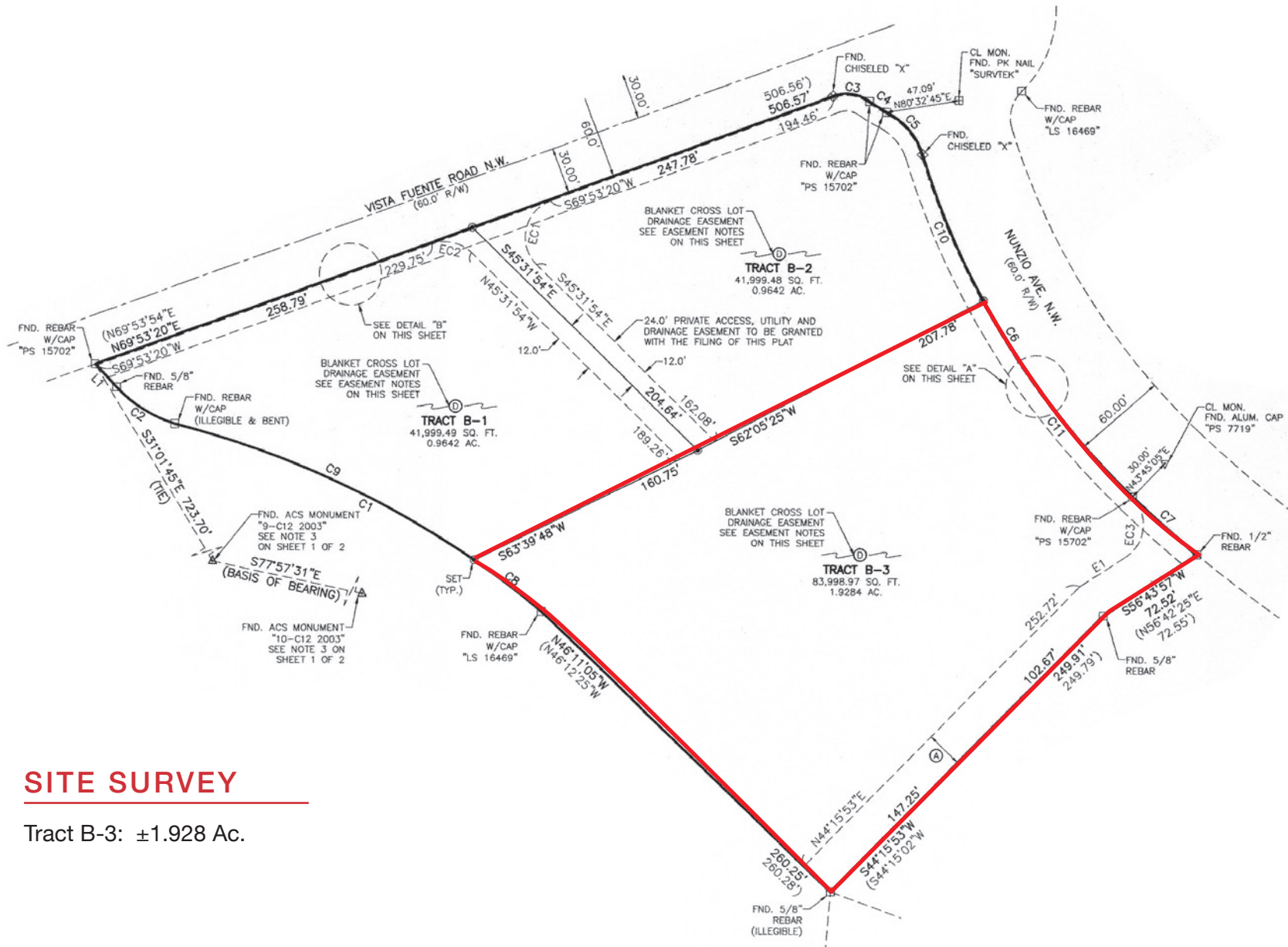
2024 Forecasted by Esri



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### SITE SURVEY

Tract B-3: ±1.928 Ac.

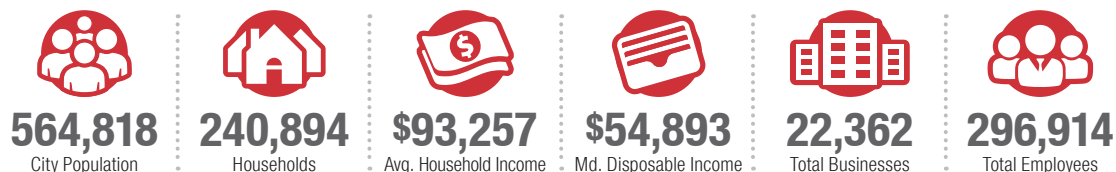
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | WESTSIDE

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.






#### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



#### 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*

#### IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



**926,835**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State



#### WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



#### WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



#### WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.