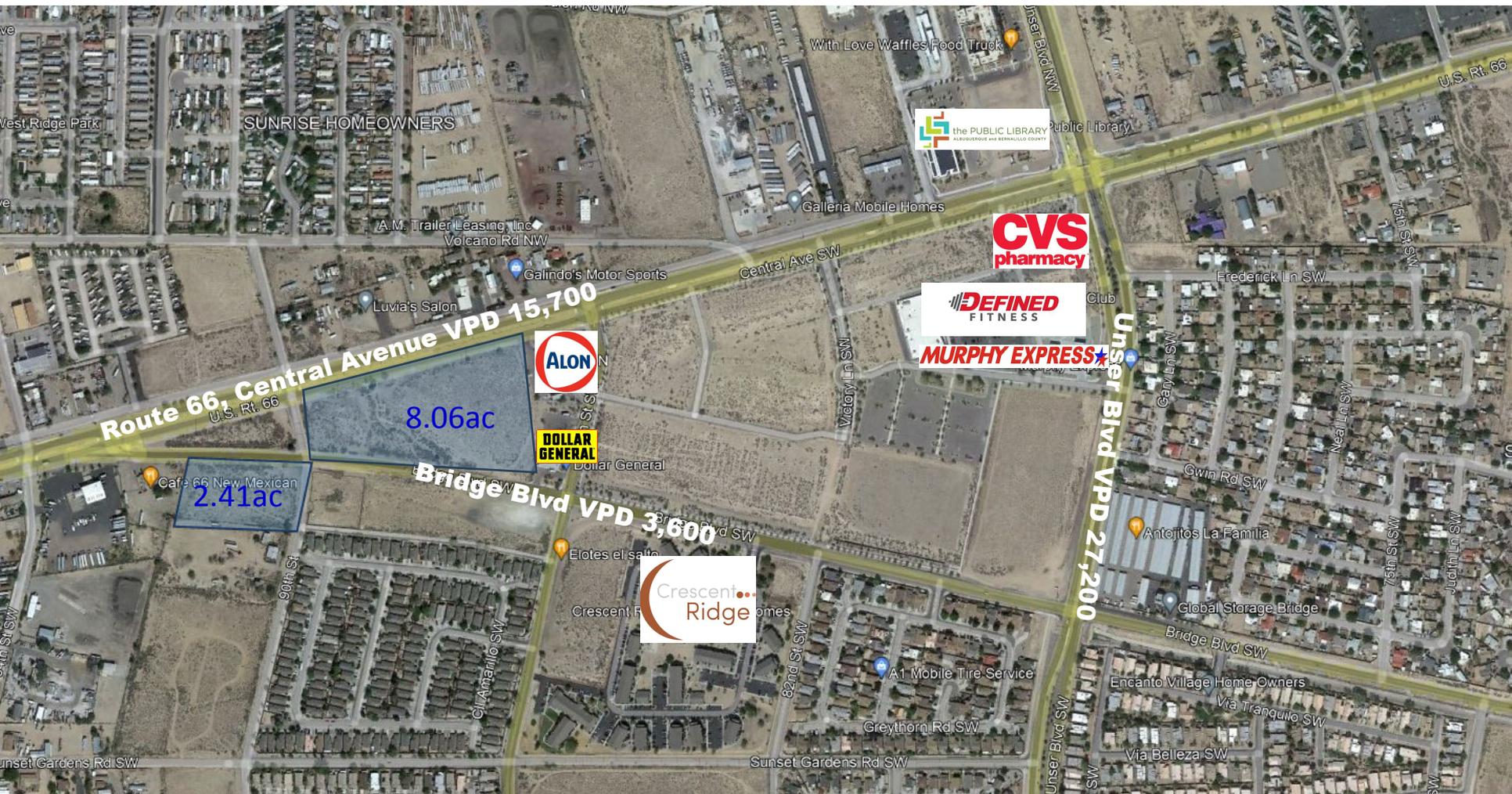


Central NW & 90th Land Albuquerque, NM 87121



505.554.3873
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PROPERTY SUMMARY

Central Ave NW

Available: ±10.47 Ac
Central Parcel 1: 8.0605 Ac \$11 SF
Bridge Parcel 2: 2.4120 Ac \$6 SF
Zoning: MX-M

Features:

- Central Avenue between 98th Street and Unser I-40 exits.
- Clear Channel/Lamar Billboard income \$2370 per year.
- Growing west Albuquerque industrial, retail & rooftops.
- City water and sewer in the street.
- Electric and fiber optic at the property.



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MX-M ALLOWABLE USES

The City of Albuquerque states that the MX-M zone district provides “for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors”. The table below lists a few potential uses, but is not exhaustive.

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5+ years or more T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential				Mixed-use				Non-residential					Use-specific Standards				
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM		NR-GM	NR-SU	NR-PO	
Land Uses															A	B	C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																		
RESIDENTIAL USES																		
Household Living																		
Dwelling, townhouse				P	P	P	P	P	P									4-3(B)(6)
Dwelling, live-work				C	C	P	P	P	P	CA	CA							4-3(B)(7)
Dwelling, multi-family					P	P	P	P	P		CV							4-3(B)(8)
Group Living																		
Assisted living facility or nursing home				C	P	P	P	P	P									
Community residential facility, small	P	P			P	P	P	P	P									4-3(B)(9)
Community residential facility, large					P	P	P	P	P									4-3(B)(9)
Dormitory						P	C	P	P									
Group home, small					C	P	P	P	P									4-3(B)(10)
Group home, medium					C	C	C	P	P									4-3(B)(10)
Group home, large						C			C									4-3(B)(10)

COMMERCIAL USES																		
Agriculture and Animal-related																		
Community garden	P	P	P	P	P	P	P	P	P	P								4-3(D)(1)
Kennel	C									C	C							4-3(D)(4)
Nursery	P									A				P	P	P	P	A
Veterinary hospital	C									C	P	P	P	P	P	P	P	4-3(D)(5)
Other pet services	C									C	P	P	P	P	P	P	P	
Food, Beverage, and Indoor Entertainment																		
Auditorium or theater										A	A	A	P	P	P	P	P	4-3(D)(7)
Bar										C	C	P	P	P	P	P	P	4-3(D)(8)
Catering service													P	P	P	P	P	
Health club or gym				A		A	A	P	P	P	P	P	P	P	P	A		4-3(D)(9)
Mobile food truck court										C	P	P	P	P	P	P	C	4-3(D)(10)
Nightclub													P	P	P	P	P	4-3(D)(8)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P	P	P	P					4-3(D)(11)
Restaurant										C	P	P	P	P	P	P	P	4-3(D)(8)
Tap room or tasting room										C	C	P	P	P	P	P	P	4-3(D)(8)
Other indoor entertainment										C	P	P	P	P	P	P	P	4-3(D)(12)
Lodging																		
Campground or recreational vehicle park															C		P	4-3(D)(14)
Hotel or motel													P	P	P	P	P	4-3(D)(15)
Motor Vehicle-related																		
Car wash													P	P	P	P	P	4-3(D)(16)
Light vehicle fueling station													C	P	P	P	P	4-3(D)(18)

To see the full list of allowable uses on the City of Albuquerque website, please click [here](#).



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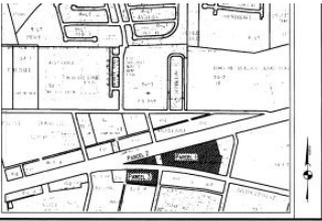
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PROPERTY SURVEY



Parcel 1 8.0605 Ac. ±929' Central Frontage
 Parcel 2: 2.4120 Ac. +490' Bridge Frontage
 Total Available: 10.47 Acres

ORIGINAL TOWNSITE OF WESTLAND
 TOWN OF ATRISCO GRANT
 SECTION 21, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO, NEW MEXICO
 JULY 2008

EXCEPTIONS per SCHEDULE B, PART II, of the commitment No. 6111002479, 6111002480 and 6111002481, dated April 7, 2008, prepared by New Mexico Title of Albuquerque.

PARCEL 1

[#11] Reservations contained
 PLOTTED ON SURVEY

[#12] Utility Easement in favor of Public Service Company of New Mexico, filed September 5, 2003 in Book A41, Page 1626
 PLOTTED ON SURVEY

[#13] Right of Way Maps for Arco del Norte Diversion Facility, filed on September 11, 1980 in Map Book C17, folio 66(1-6).
 The right of way shown on sheet 3 of 4 of said Maps does include portions of Parcel 1 and Parcel 2, but no statement
 of granting or consentance is shown on said Maps. No other document regarding this matter has been provided to this surveyor.
 NOT PLOTTED ON SURVEY

[#14] Access Easement Agreement filed March 18, 2004 in Book A74, Page 5647. Affects adjoining Lot 3-A, Block 5 Original Townsite
 of Westland. PLOTTED ON SURVEY

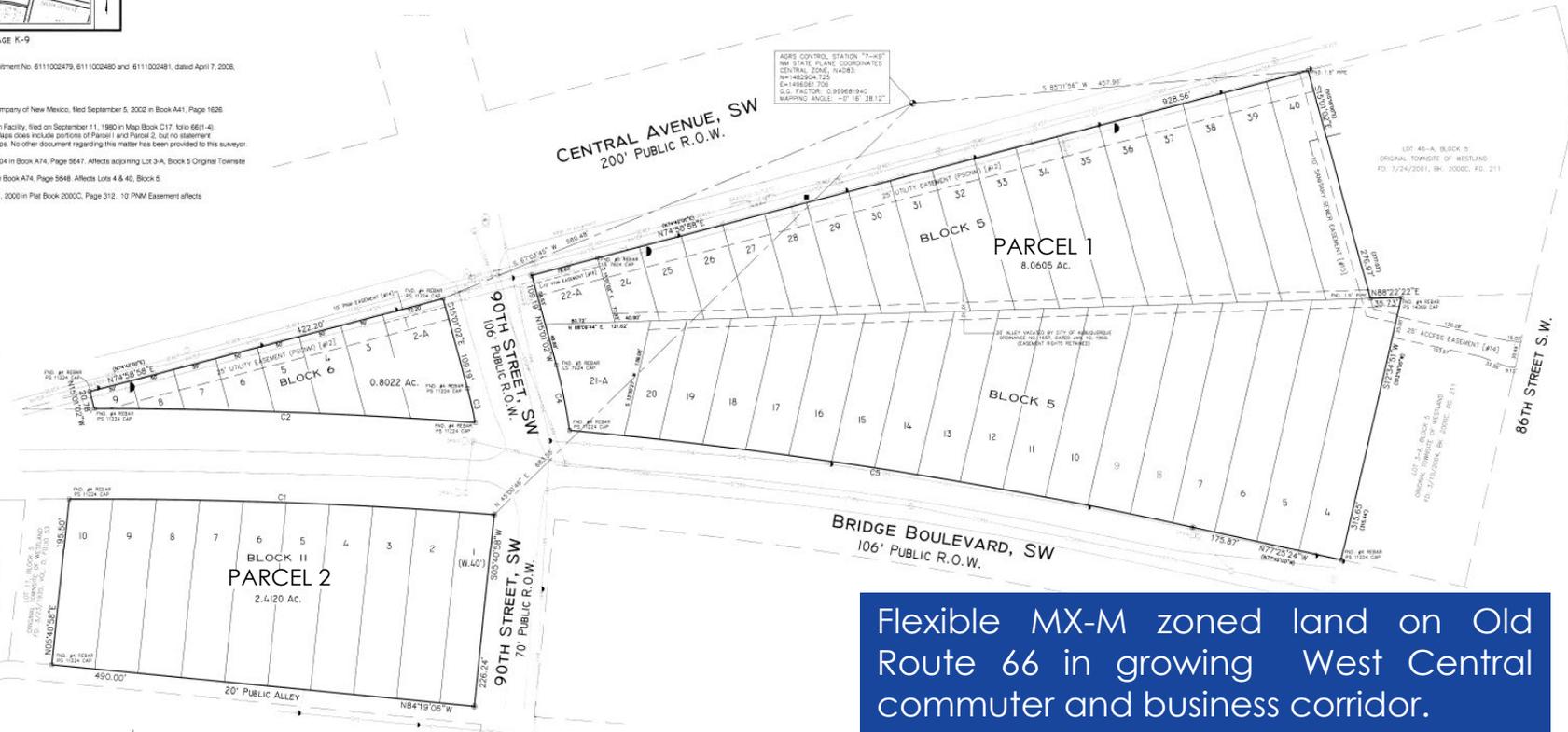
[#15] Sanitary Sewer Easement filed March 18, 2004 in Book A74, Page 5648. Affects Lots 4 & 40, Block 5
 PLOTTED ON SURVEY

[#16] Easements shown on the plat filed December 21, 2000 in Plat Book 2000C, Page 312. 10 PNM Easement affects
 Lot 22-A, Block 5. PLOTTED ON SURVEY

PARCEL 2
 No items affecting Parcel 2 are listed.

SYMBOLS LEGEND

- ⊙ = HIGH VOLTAGE PP
- ⊙ = POWER POLE
- OC- = OVERHEAD ELECTRIC LINE
- SPOW- = UNDERGROUND STORM DRAIN
- SEWER- = UNDERGROUND SEWER LINE
- WATER- = UNDERGROUND WATER LINE
- = ANCHOR
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = WATER VALVE
- ⊙ = TELEPHONE RISER
- ⊙ = FIRE HYDRANT



Flexible MX-M zoned land on Old Route 66 in growing West Central commuter and business corridor.



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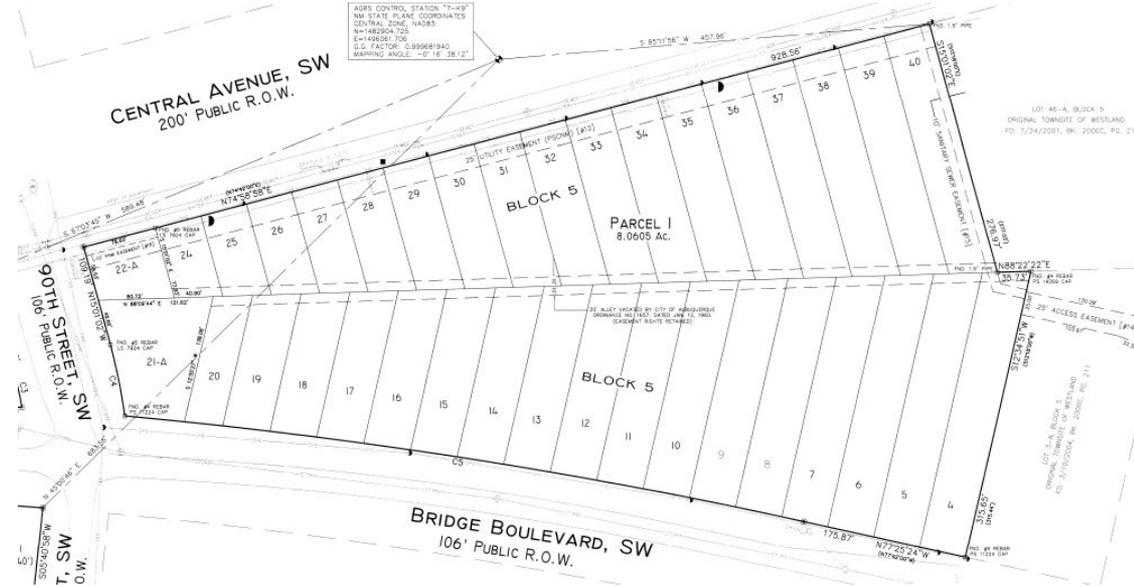
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PARCEL 1 SUMMARY



Parcel 1 8.0605 Ac. with \pm 929 feet of Central Frontage.

- Offered at \$11 SF or \$3,862,269.
- Clear Channel/Lamar Billboard income \$2370 per year.
- Dollar General and DK Alon neighboring tenants.
- 25' utility easement along Central Avenue.



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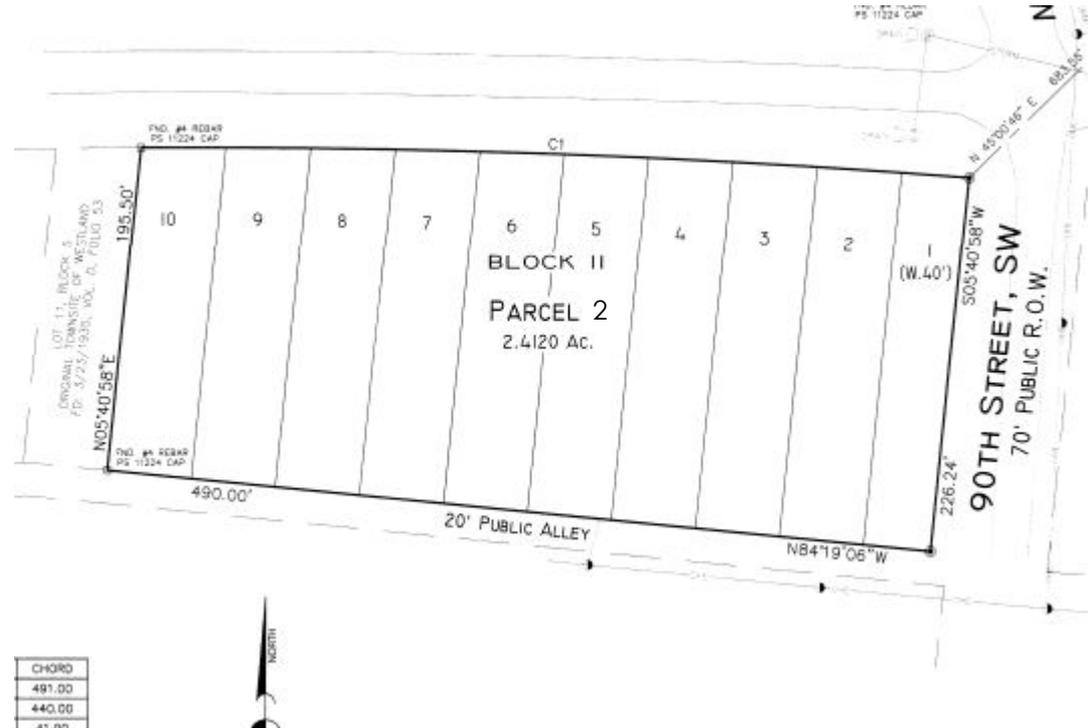
Coralee.Quintana@eXprealty.com

PARCEL 2 SUMMARY



Parcel 2: 2.4120 Ac.

- +490' Bridge Frontage.
- Offered at \$6 SF or \$630,400.
- Includes ten city parcels.
- Access on Bridge, 90th and rear alley.



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TRADE AREA

Trade Area Highlights:

- Growing Albuquerque retail and commuter corridor.
- Located on Central Avenue between I-40 exits of Unser and 98th Streets.
- Close to industry, shopping, restaurants and rooftops.
- 15,700 VPD on Central Ave, Route 66.
- 3,600 VPD on Bridge Boulevard.



West Bluff

Walmart
Save money. Live better.

verizon

THE HOME DEPOT

SUPERCUTS

SALLY BEAUTY

STARBUCKS COFFEE

VALERO

SITE

Pilot TRAVEL CENTERS

Flying J Travel Center

Microtel
Inns & Suites

The Shops @ 98th

DE MEXICO MARKET

SUBWAY eat fresh

cricket

McDonald's

Church's

NUSENDA CREDIT UNION

T-Mobile

Denny's

AutoZone

DOLLAR TREE
EVERYTHING \$1*

VALERO

BURGER KING

13,850 Acre
Future Santolina Mixed-Use Development



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LOCATION OVERVIEW: ALBUQUERQUE, NM



**ONE
ALBUQUE
RQUE** economic
development

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)



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