

# PARADISE WEST LAND FOR DEVELOPMENT

## 7.5 Ac on near Irving NW West of CNM



505.554.3873

Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

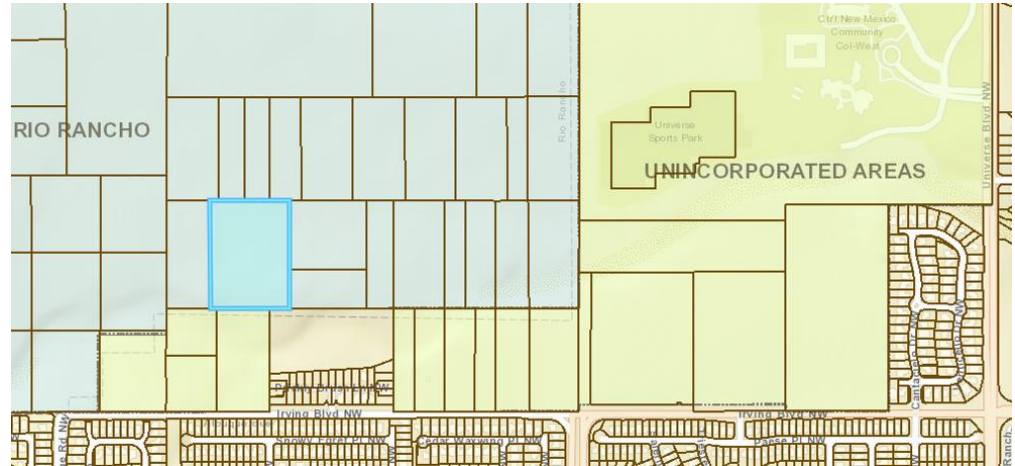


Coralee Quintana  
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# PROPERTY SUMMARY

- Price: \$378,8000
- 7.5 Acre Lot (12.5 ac available)
- Lot SF: 326,700
- Price/SF: \$1.16
- Planned for Medium Density Residential, R-1
- Located 500 feet from Utilities on Prickly Brush St NW.
- Adjacent 5 ac MLS #1004317
- Situs Address: Rio Rancho NM 87114
- Area: 120 - Paradise West
- County: Bernalillo
- UPC: 100906605509930106
- VPD: 2800 on Irving Blvd.



# TRADE AREA



**Ventana Ranch**  
26,747 Occupied Households

**7.5 Acres**

**Irving Blvd VPD 8,300**

**Universer Blvd VPD 13,300**

**Ventana Square**  
Walgreens  
DOLLAR TREE  
O'Reilly AUTO PARTS  
Paradise LIQUORS  
TACO BELL  
Little Anitas NEW MEXICAN FOODS  
Great Clips

Hairapy  
U-HAUL  
Chevron  
Little Caesars  
Valero

**Petroglyph Plaza**  
Smith's FOOD & DRUG STORES  
Walmart  
PIZZA PAPA JOHN'S  
The Little Gym  
K  
Western Union  
Starbucks

**BANK OF ALBUQUERQUE**  
Powered by BOK Financial  
Dion's  
Speedway  
DUTCH BROS  
Blake's LOTABURGER  
URBAN SELF STORAGE  
Domino's Pizza



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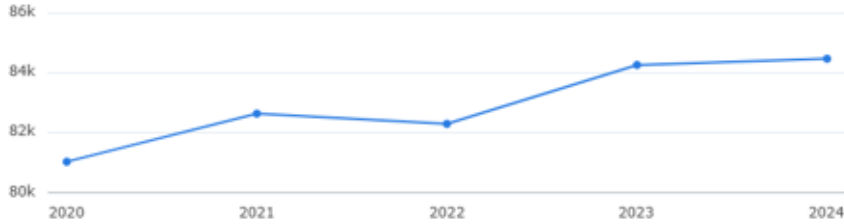
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# Demographics within 3 Miles

## Population

84.5k

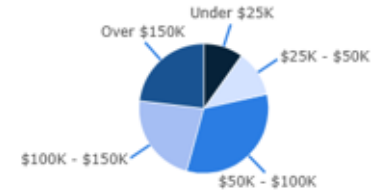
↑ 4% Compared to 81k in 2020  
0% Compared to 84.3k in 2023



## Household Income

\$91.8k  
Median Income

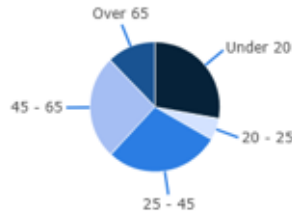
\$104.6k  
2029 Estimate  
↑ 14% Growth Rate



## Age Demographics

38  
Median Age

38  
2029 Estimate  
↓ 1% Growth Rate



## Number of Employees

67.1k

Top Employment Categories



## Housing Occupancy Ratio

30:1  
26:1 predicted by 2029



## Renter to Homeowner Ratio

1:5  
1:4 predicted by 2029



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# 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))