

PARADISE WEST LAND FOR DEVELOPMENT

5 Acres County Trail and Del Oeste NW



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: \$498,8000
- 5 Acre Lot SF: 217,800
- Price/SF: \$2.29
- Situs Address: Rio Rancho NM 87114
- Area: 120 - Paradise West
- County: Bernalillo
- UPC: 100806615502530102
- VPD: 2800 on Irving Blvd.



PROPERTY SURVEY

PAGE 2 of 2
JANUARY 9, 2005

This is to certify that on January 9, 2005 an accurate inspection was made by me or under my direction and control of the premises at of this five Acre tract of land, BERNALILLO COUNTY, NEW MEXICO, described as follows.

Legal Description:

A tract of land situate within the Town of Alameda Grant, located in Projected Section 5, T.11 N., R.2 E., N.M.P.M., Bernalillo County, New Mexico and described on Warranty Deed Book 961 Page 576 dated April 22, 1974 as the South 495.00 feet of Tract 15, in that portion of the property known as the BLACK RANCH within the ALAMEDA GRANT and being more particularly described as follows: Beginning as a Tie at the Southeast corner of said Section 5, thence as a tie N.89°47'00"W. (3504.73) feet along the south line of said Section 5, to the Southeast corner of this tract and the Point of Beginning; Thence continuing N.89°47'00"W. 441.17 feet to the Southwest corner; Thence N.00°20'06"E. 495.61 feet to the Northwest corner; Thence S.89°42'15"E. 440.83 feet to the Northeast corner; Thence S.00°17'45"W. 495.00 feet to the point of beginning.
This tract of land contains 5.0144 Acres.

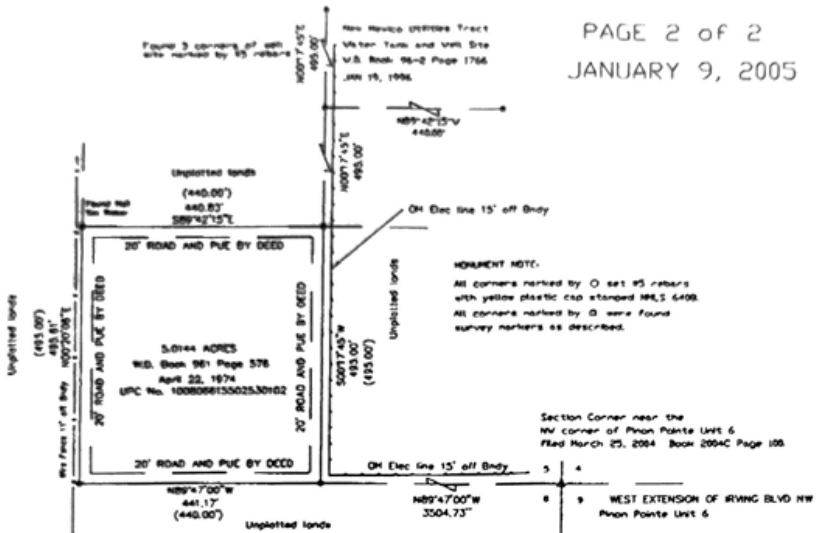
Easements shown hereon are as listed in Title Commitment No. NM04-509300-AL01, MLF provided by Title Company. This tract is subject to all easements, restrictions and reservations of record which pertain. Improvement location is based on previous property surveys. Monuments were SET and this STAKED SURVEY report is for loan and title purposes and may be relied on for the establishment of fences, buildings and other future improvements.

Flood Note: This property is within Zone X, (which is an area outside of the 500 year floodplain), Located on Map 35001C0100-D of the Albuquerque, Bernalillo County FIRM MAPS dated November 19, 2003.

Surveyor's Staked Survey Plat was filed in the Bernalillo County Clerks Office on January 11, 2005 in Survey Plat Book 2005S Page 3.

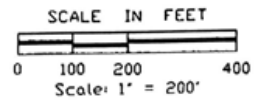
- Evidence of right-of-way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or pipe lines on or crossing said premises (show location, if none visible, so indicate):
There are existing 24" water lines along the East & South boundaries within the 20' PUE.
- Springs, streams, rivers, ponds or lakes located bordering on or through said premises:
NONE VISABLE
- Evidence of cemeteries or family burial grounds located on said premises. (show Location)
NONE VISABLE
- Overhead utility poles, anchors, pedestals, wire or lines overhanging or crossing said premises and serving other properties. (show location) None crossing tract, there is an Overhead Electric Line just to the East of this tract, see drawing.
- Joint driveways or walkways, joint garages, party walls or rights of support, stops or roofs used in common or joint garages. NONE
- Apparent encroachments. If the buildings, projections or cornices thereof or signs affixed thereto, fences other indication of occupancy appears to encroach upon or overhang adjoining property or like appear to encroach upon or overhang inspected premises, specify all and show location
NONE
- Specific physical evidence of boundary lines on all sides:
There are no improvements along the property lines.
- Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances)
No improvements are on this tract, it is VACANT and undeveloped land.
- Indications of recent building construction, alteration or repairs
NONE
- Approximate distance of structures from at least two lines must be shown on drawing.
NONE

Terro P. Culak N.M.L.S. 6408. 303 Hermosa Dr. SE, Albu. NM 87108 PH 256-0014



STAKED SURVEY REPORT
FOR FIRST AMERICAN TITLE CO
BOUNDARY SURVEY
OF AN UNPLATTED 5 ACRE PARCEL
Projected Section 5, T11N, R2E, NMPM
A PORTION OF TRACT 15 IN THE BLACK RANCH
AREA OF PARADISE HILLS WEST
WITHIN THE ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO

- NOTES:
- Zone Atlas Page A-8-Z
 - This 5 acre tract is described and recorded in Warranty Deed Book 961 Page 576 April 22, 1974. UPC No. 100806615502530102
 - The Twenty (20) foot Road and Utility easement as shown around tract is recorded in Warranty Deed Book 961 Page 576 April 22, 1974.
 - Sewer and Water Agreements are described and recorded in Miscellaneous Volume 35 Page 527 and 559.
 - The official boundary survey plat of this tract was filed in the Bernalillo County Clerks Office on January 11, 2005 in Survey Book 2005S Page 3.



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TRADE AREA



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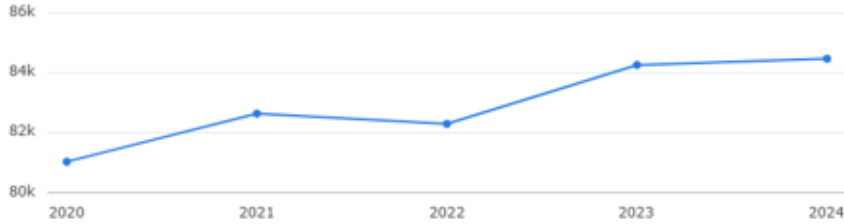
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Demographics within 3 Miles

Population

84.5k

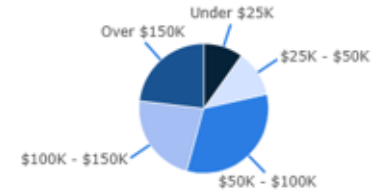
↑ 4% Compared to 81k in 2020
0% Compared to 84.3k in 2023



Household Income

\$91.8k
Median Income

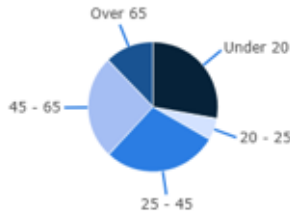
\$104.6k
2029 Estimate
↑ 14% Growth Rate



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

Occupied 
Vacant 

Renter to Homeowner Ratio

1:5
1:4 predicted by 2029

Renters 
Homeowner 



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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)