RESOLUT BE

FOUNTAIN HILLS - WESTSIDE LAND

NWQ PASEO DEL NORTE & EAGLE RANCH Albuquerque, NM 87114



FOR SALE

AVAILABLE LAND 1.37 AC - 4.1 AC

RATE \$10.00 - \$18.00 PSF

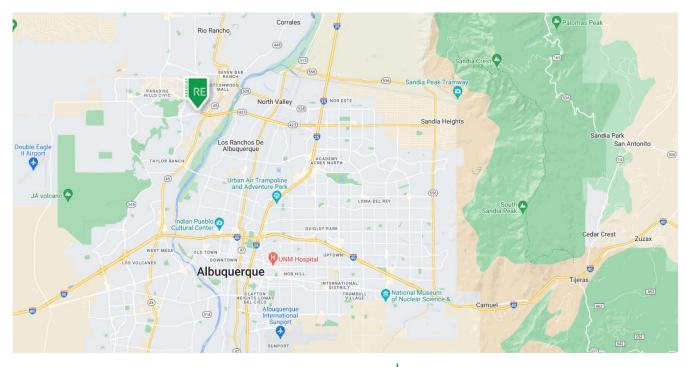
Austin Tidwell, CCIM atidwell@resolutre.com 505.337.0777

Daniel Kearney dkearney@resolutre.com 505.337.0777



PROPERTY HIGHLIGHTS

- Fully developed lots with access and utilities to site
- Join Presbyterian, Kiddie Academy, The Learning Center, Smiles for Kids Dentistry & Ortho, and Olympus Event Center
- High traffic counts and opportunity for visibility on Paseo del Norte and Paradise
- Great demographics with population over 77,000 and \$115,000 average household income within 3 miles
- Flexible parcel sizes ranging 1.37-4.1 acres
- Zoning: NR-C



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



76,956 POPULATION3-MILE RADIUS



\$126,226.00 AVG HH INCOME 3-MILE RADIUS



42,459 DAYTIME POPULATION3-MILE RADIUS



TRAFFIC COUNTS

Paseo del Norte: 29,390 VPD Paradise: 23,561 VPD (Costar 2023)



PARCEL DETAILS			
Tract Price List	Size	Price PSF	Price
Tract A-2-B-1-A	+/- 3.00 AC	\$12.00	\$716,126
Tract A-2-B-1-B	+/-2.73 AC	\$10.00	\$1,189,188
Tract C	+/-1.68 AC	\$12.00	\$878,126
Tract E	+/- 1.86 AC	\$18.00	\$1,458,388







JOIN THE NEW CONSTRUCTION AT FOUNTAIN HILLS!







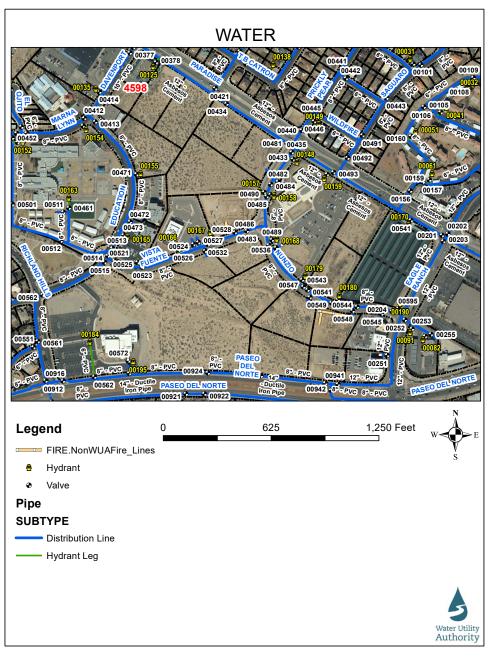
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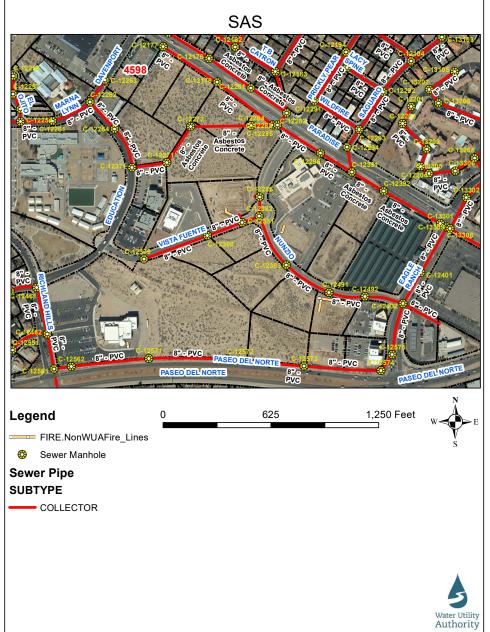




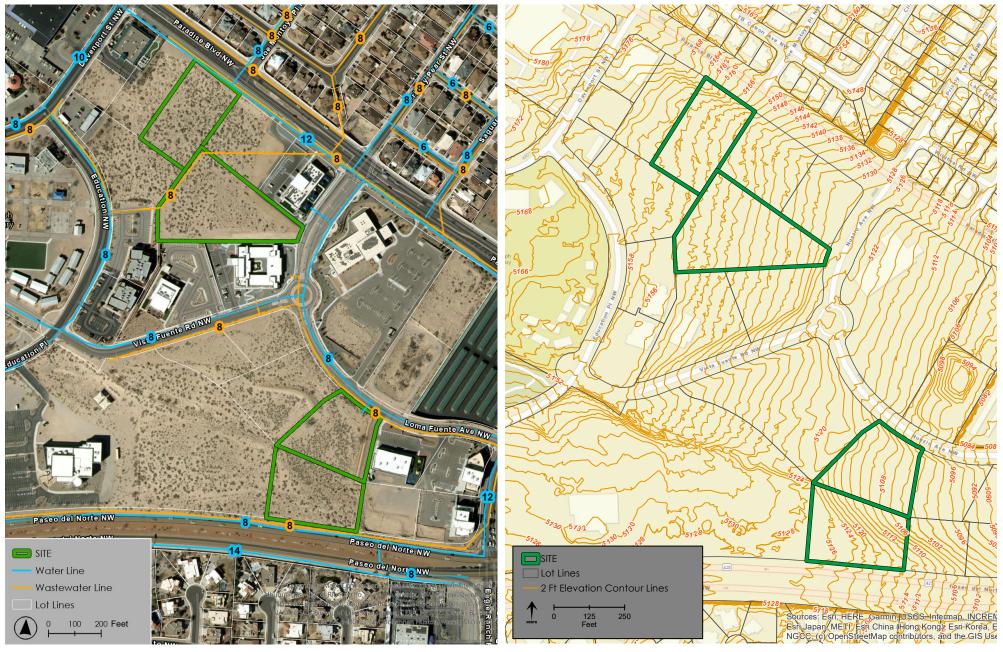
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