

# For Sale

# Vacant Land at Fountain Hills

LOCATED ON ALBUQUERQUE'S GROWING WEST SIDE

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

NWQ Coors Blvd. & Paseo del Norte NW



## AVAILABLE

Lot Sizes From  
±0.96 to 3.85 Ac.



## SALE PRICE

\$9.50/SF

- Developed site with utilities to each lot
- Highly-visible corridor on Paseo del Norte
- Fantastic mountain views
- Near residential neighborhoods
- Surrounded by schools, churches and services
- Access from Eagle Ranch and Paradise Rd.
- IDO Zoning: NR-C

**NA**SunVista

got space™

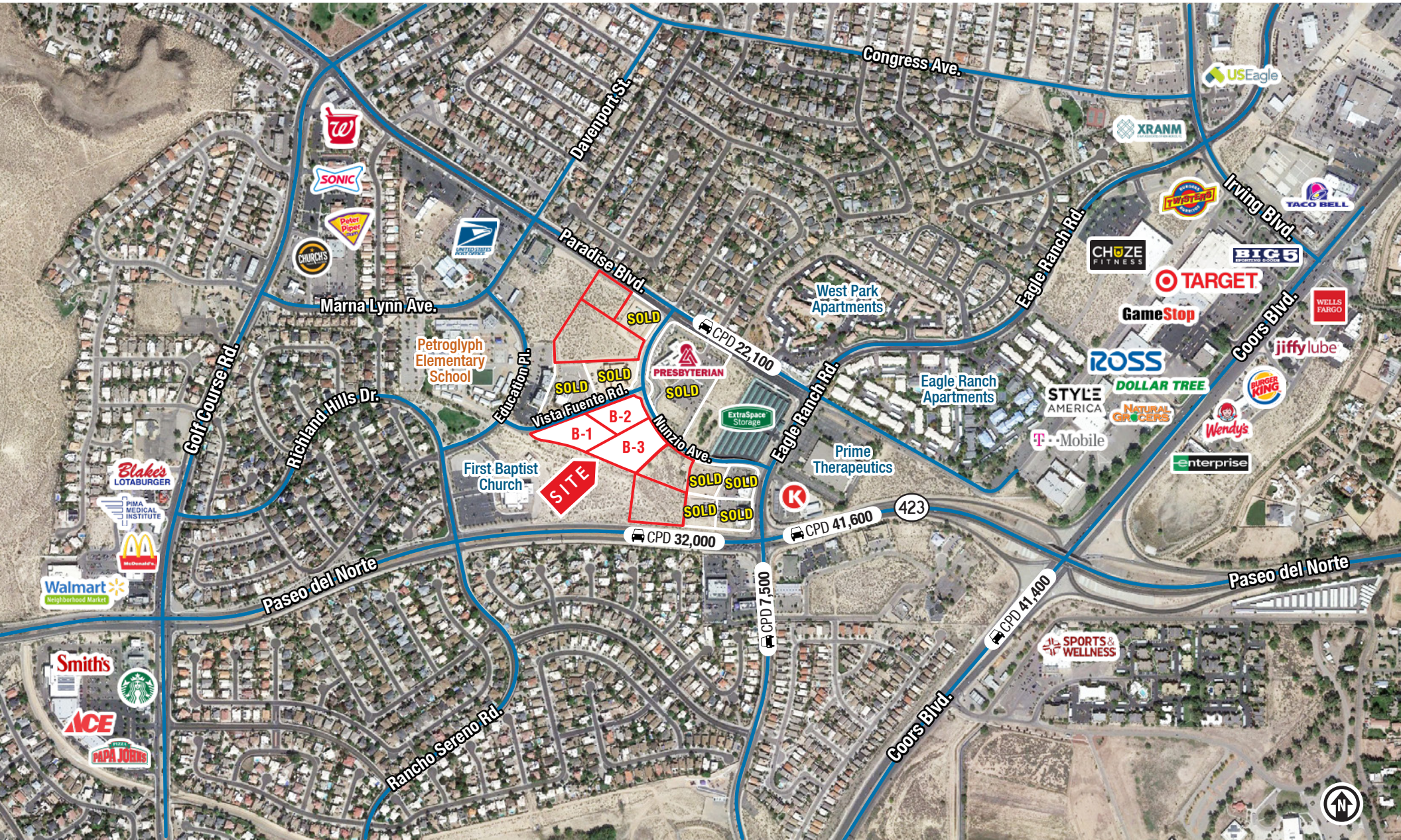
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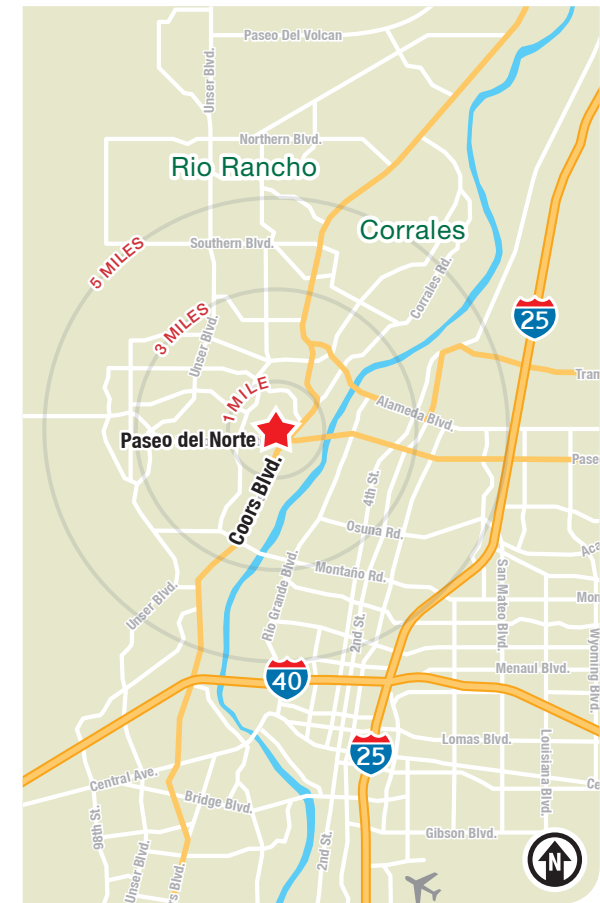
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2022		2022		2022	
Population	12,176		79,131		185,133	
Households	4,895		32,000		75,078	
Families	3,288		21,211		48,754	
Average Household Size	2.45		2.45		2.45	
Owner Occupied Housing Units	3,152		22,721		55,069	
Renter Occupied Housing Units	1,742		9,279		20,008	
Median Age	37.5		37.6		38.8	
Trends: 2022-2027 Annual Rate	State		State		State	
Population	0.28%		0.28%		0.28%	
Households	0.36%		0.36%		0.36%	
Families	0.29%		0.29%		0.29%	
Owner HHs	0.63%		0.63%		0.63%	
Median Household Income	2.70%		2.70%		2.70%	
Households by Income	2022		2022		2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	229	4.7%	1,746	5.5%	4,948	6.6%
\$15,000 - \$24,999	155	3.2%	1,335	4.2%	3,979	5.3%
\$25,000 - \$34,999	243	5.0%	1,693	5.3%	4,504	6.0%
\$35,000 - \$49,999	319	6.5%	3,218	10.1%	8,118	10.8%
\$50,000 - \$74,999	949	19.4%	6,322	19.8%	14,256	19.0%
\$75,000 - \$99,999	830	17.0%	5,150	16.1%	12,012	16.0%
\$100,000 - \$149,999	1,173	24.0%	6,603	20.6%	14,536	19.4%
\$150,000 - \$199,999	519	10.6%	2,889	9.0%	6,124	8.2%
\$200,000+	478	9.8%	3,042	9.5%	6,599	8.8%
Median Household Income	\$89,863		\$81,547		\$77,715	
Average Household Income	\$116,850		\$109,987		\$105,040	
Per Capita Income	\$46,269		\$44,504		\$42,524	

### DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	12,176	79,131	185,133
Average HH Income	\$116,850	\$109,987	\$105,040
Daytime Employment	2,989	25,959	76,762

2022 Forecasted by Esri



505 878 0001 | [sunvista.com](http://sunvista.com) |

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

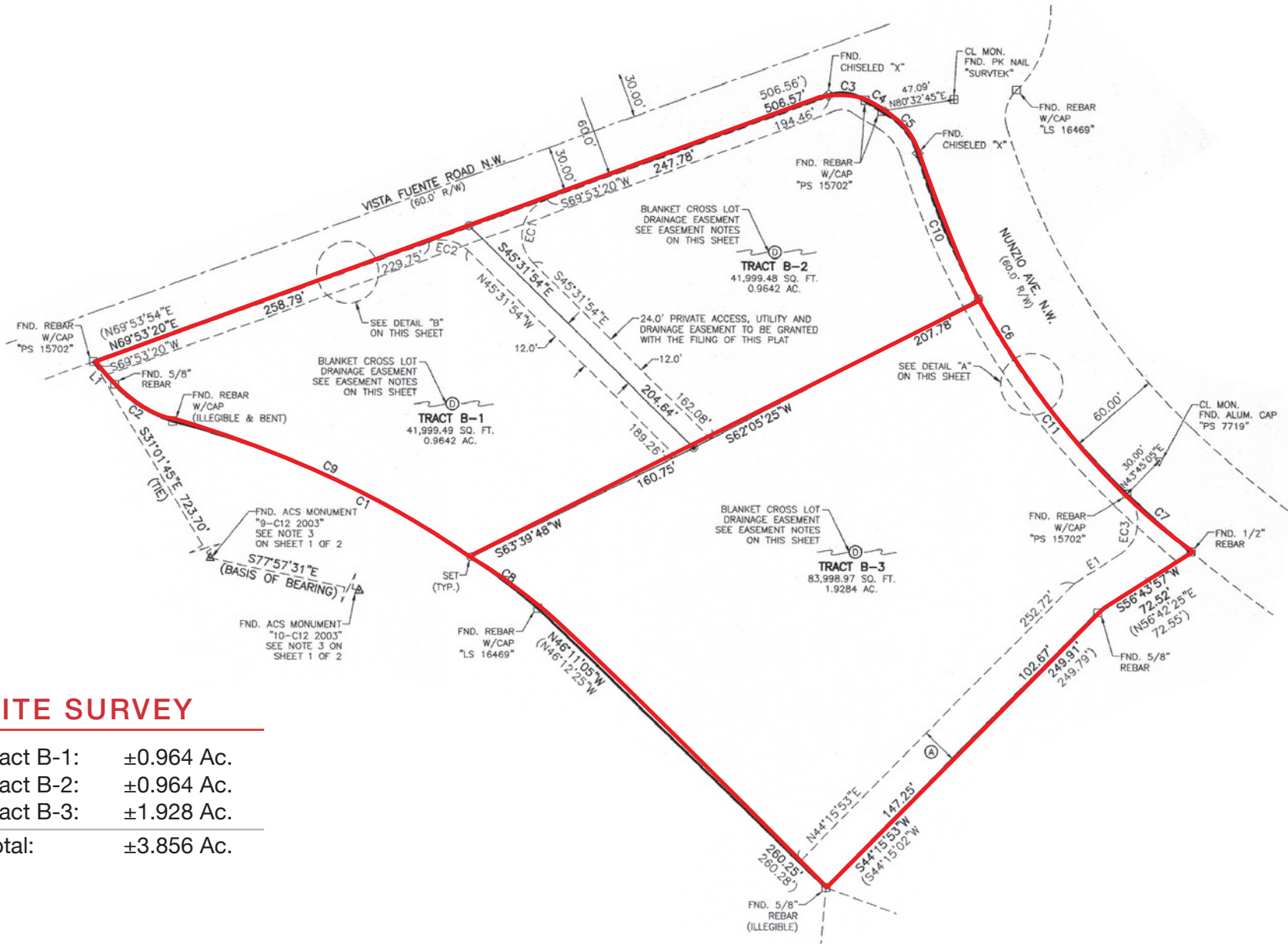
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### SITE SURVEY

Tract B-1:	±0.964 Ac.
Tract B-2:	±0.964 Ac.
Tract B-3:	±1.928 Ac.
Total:	±3.856 Ac.

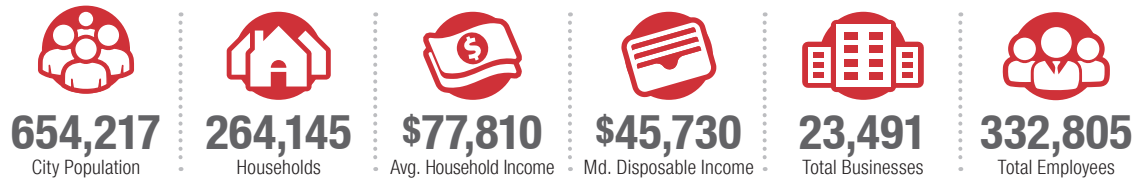
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

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 2022 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*








**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### IT'S HARD TO BEAT ALBUQUERQUE'S WEST SIDE

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



#### 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.