

PARAGON ROAD

PARAGON RD & BROADWAY BLVD
Paragon Rd, Albuquerque, NM 87105



FOR SALE

AVAILABLE LAND
2.16 AC

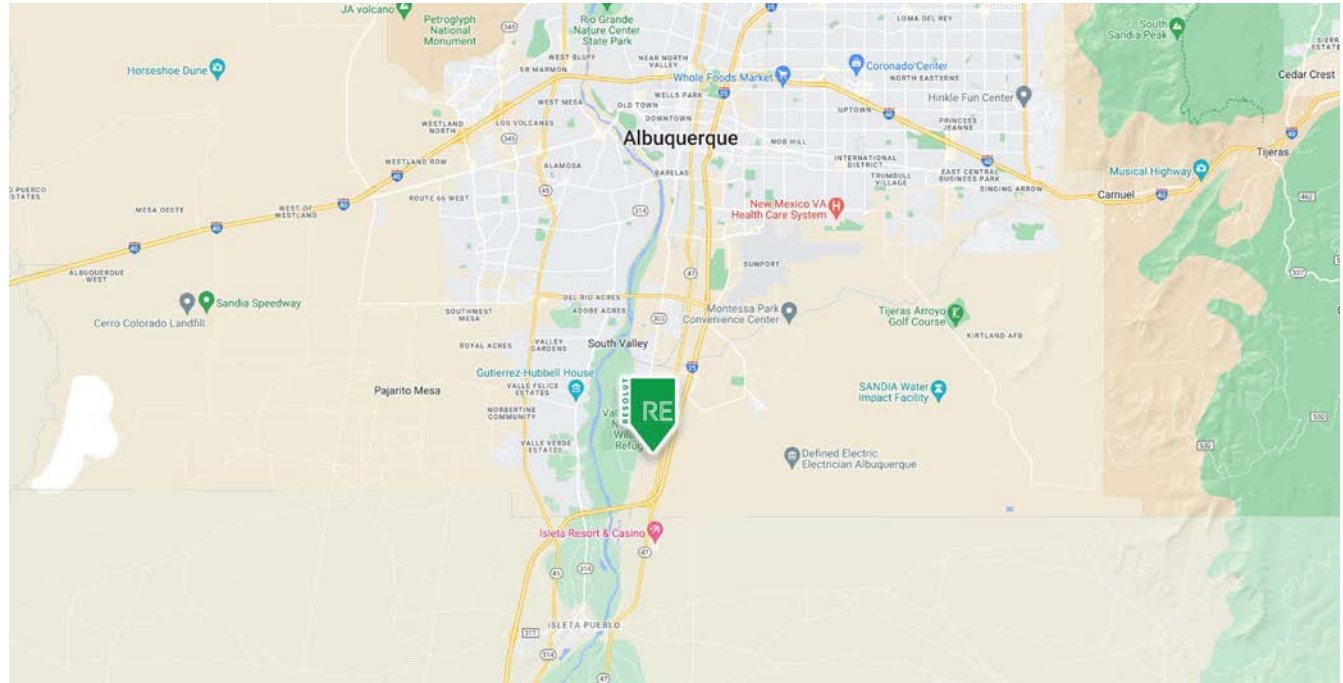
RATE
\$650,000

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PROPERTY HIGHLIGHTS

- 2+ acres of rare M1 land
- Shovel ready stamped and approved plans included
- Fully fenced and gated
- Desirable industrial area
- Optional build to suit lease for shovel ready 9,700sf office/warehouse
- Lease rate , see advisor.



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **8,431**
POPULATION
3-MILE RADIUS

 **\$77,993.00**
AVG HH INCOME
3-MILE RADIUS

 **6,527**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Broadway Blvd: 9,500 VPD
(Costar 2021)

PROPERTY OVERVIEW

Rare opportunity to purchase shovel ready M1 land in Albuquerque. This 2+ acre parcel comes with stamped and approved plans for a 9,700sf office/warehouse. This property is graded level, gated, fenced, and ready to build.

This unique opportunity also has the available option for the build to suit lease.

LOCATION OVERVIEW

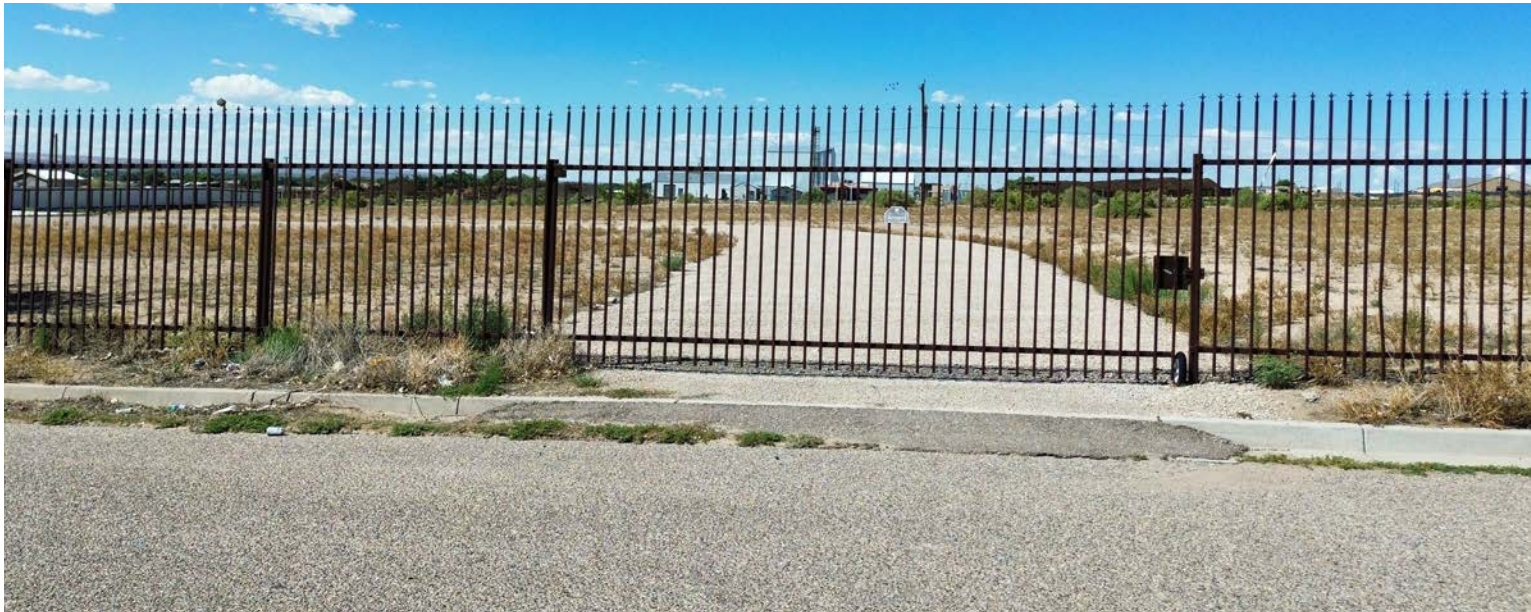
This location is great proximity to I25 via Broadway or Rio Bravo. This property is at the end of a dead end street providing low visibility , adding security for storage or warehouse usage.

PROPERTY OVERVIEW

Price:	\$650,000
Lot Size:	2.16 AC
Zoning:	M1









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HIGH MESA Consulting Group
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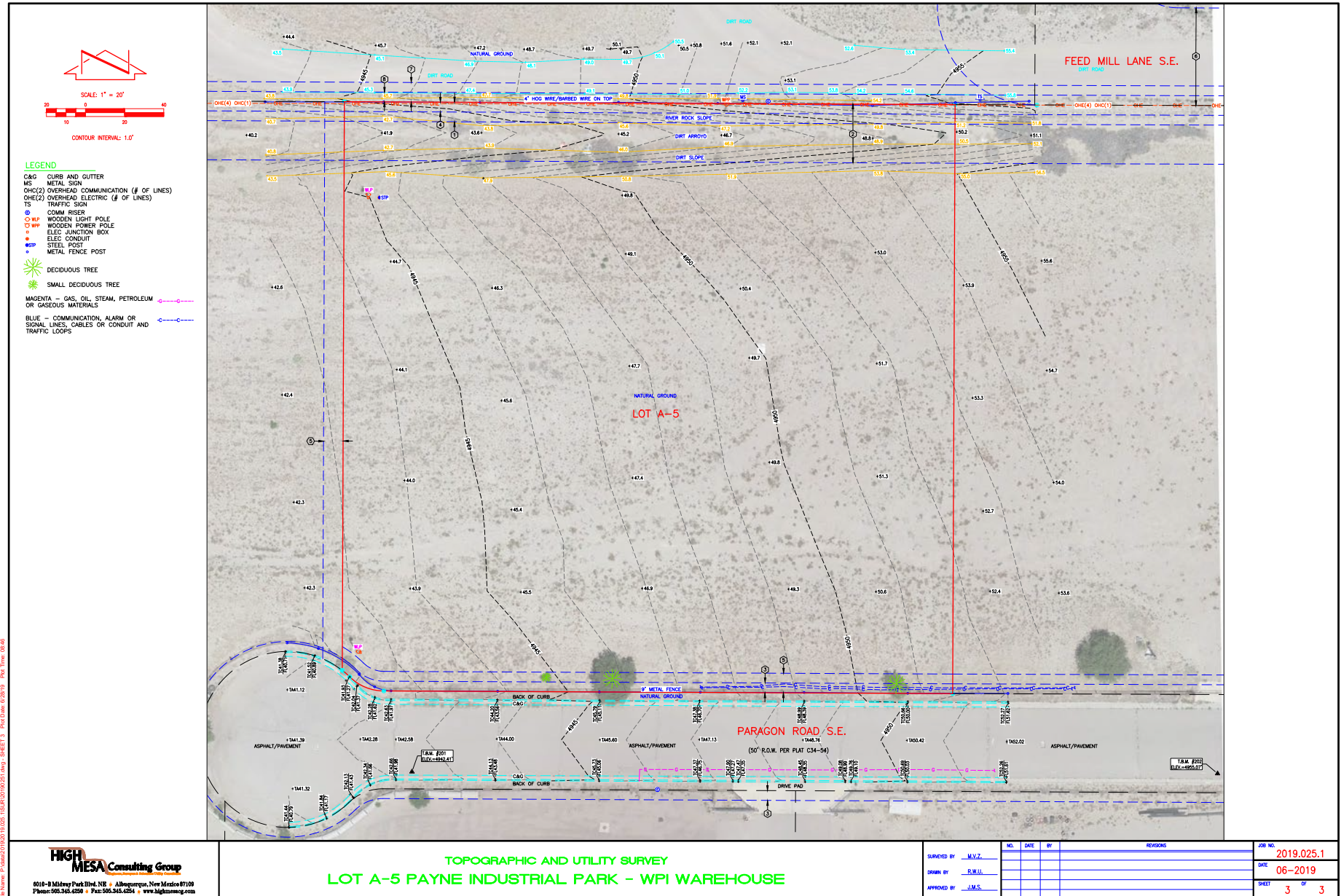
DIGITAL ORTHOPHOTOGRAPHY
LOT A-5 PAYNE INDUSTRIAL PARK - WPI WAREHOUSE

SURVEYED BY: M.V.Z.
DRAWN BY: R.W.U.
APPROVED BY: J.M.S.

NO.	DATE	BY	REVISIONS

JOB NO.	2019.025.1
DATE	06-2019
SHEET	2 OF 3

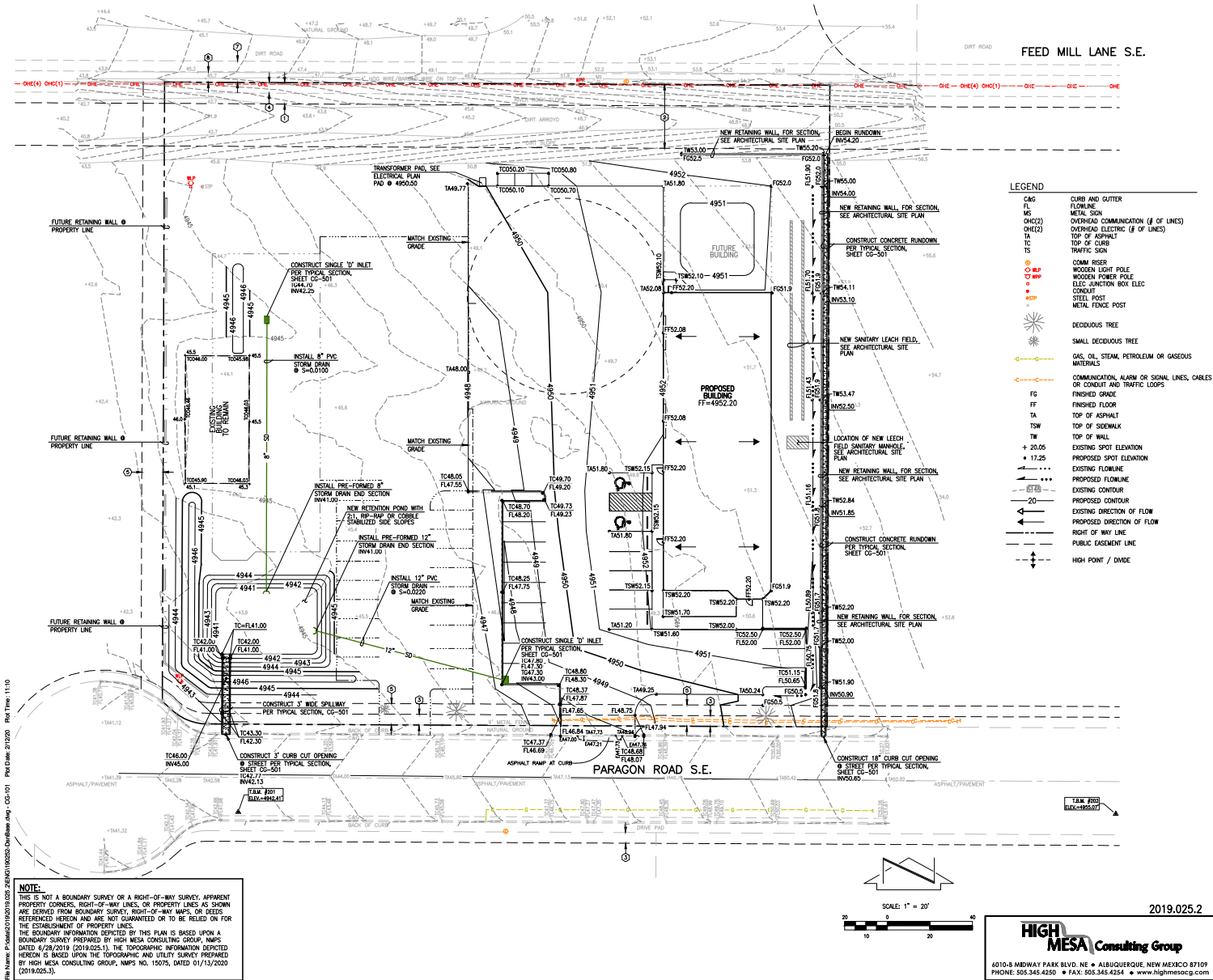
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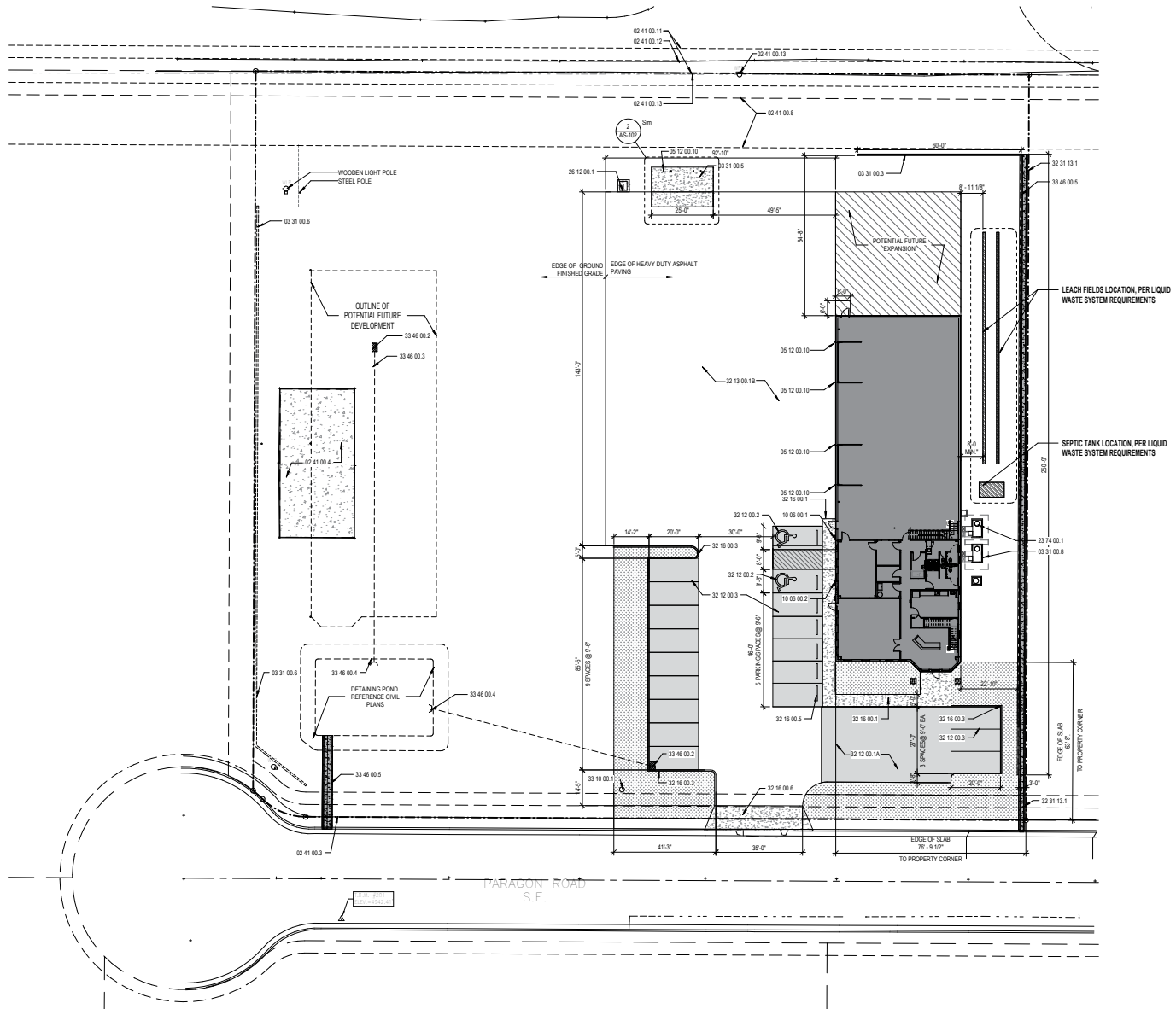


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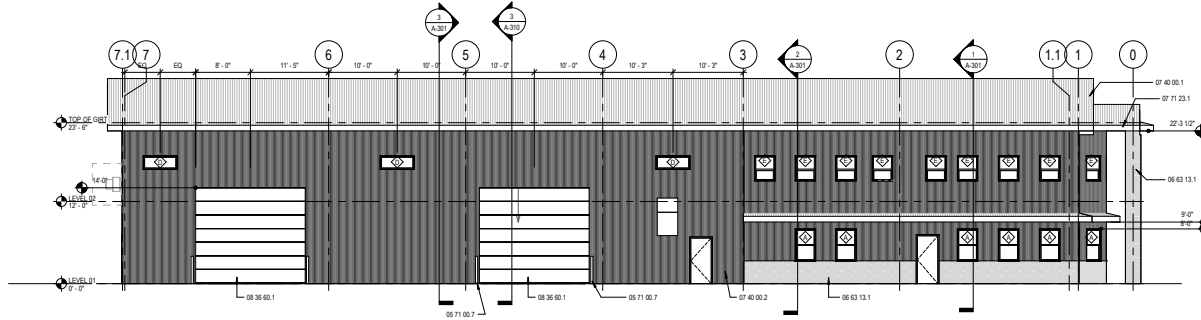
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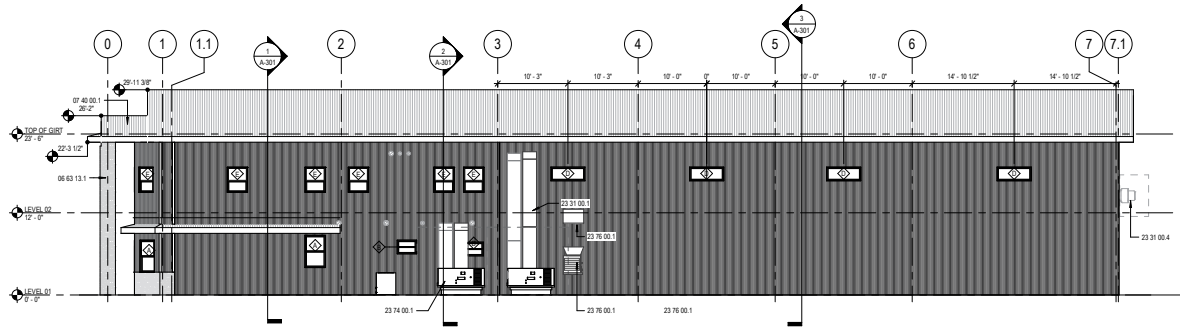


1 SITE PLAN
AS-101
1" = 20'-0"

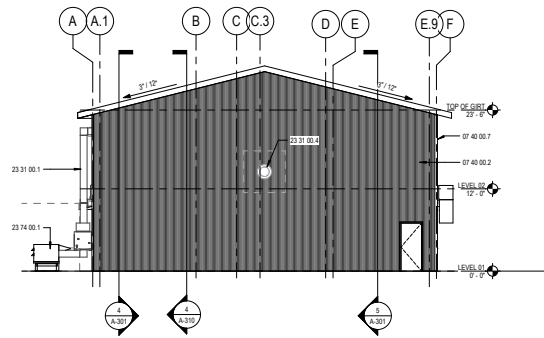




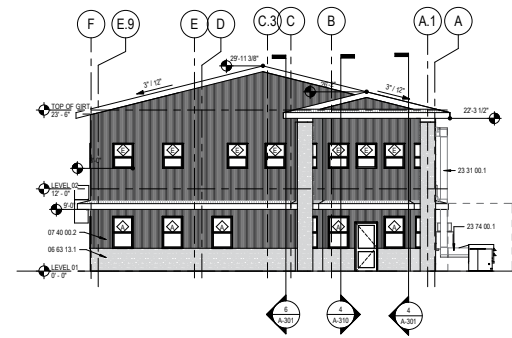
4 WEST BUILDING ELEVATION
A.201 1/8" = 1'-0"



3 EAST BUILDING ELEVATION
A.201 1/8" = 1'-0"



1 NORTH BUILDING ELEVATION
A.201 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
A.201 1/8" = 1'-0"



