



# FOUNTAIN HILLS - WESTSIDE LAND

NWQ PASEO DEL NORTE & EAGLE RANCH  
Albuquerque, NM 87114



**FOR SALE**

**AVAILABLE LAND**  
1.37 AC - 4.1 AC

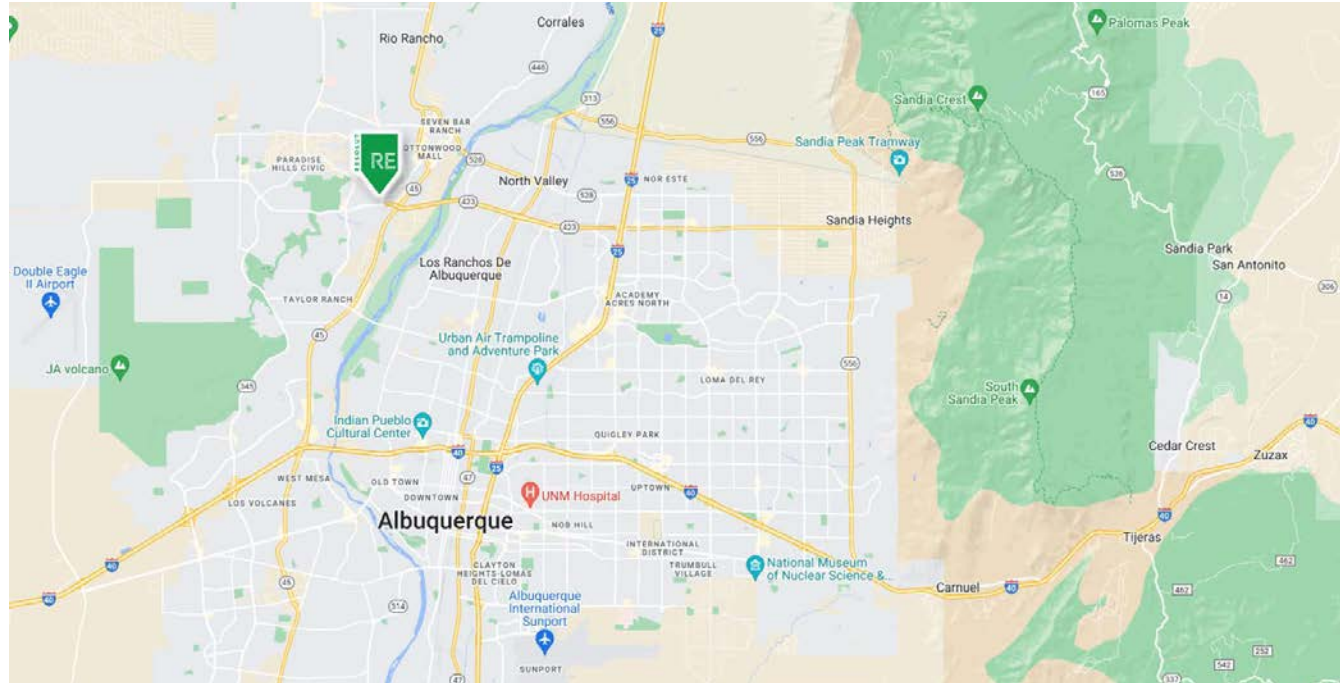
**RATE**  
\$10.00 - \$18.00 PSF

**Austin Tidwell, CCIM**  
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**Daniel Kearney**  
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**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**  
**POPULATION**  
3-MILE RADIUS



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



**42,459**  
**DAYTIME POPULATION**  
3-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

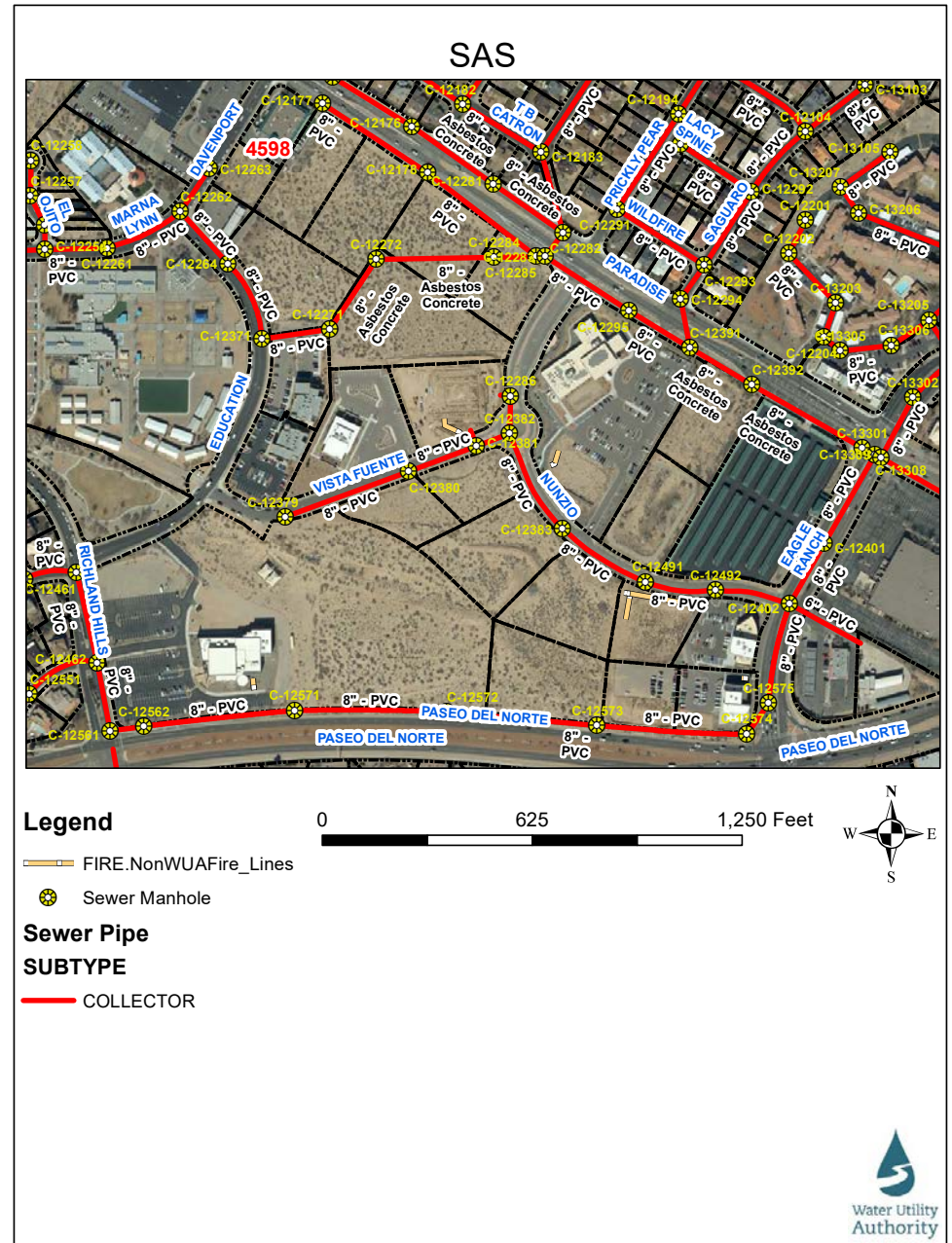
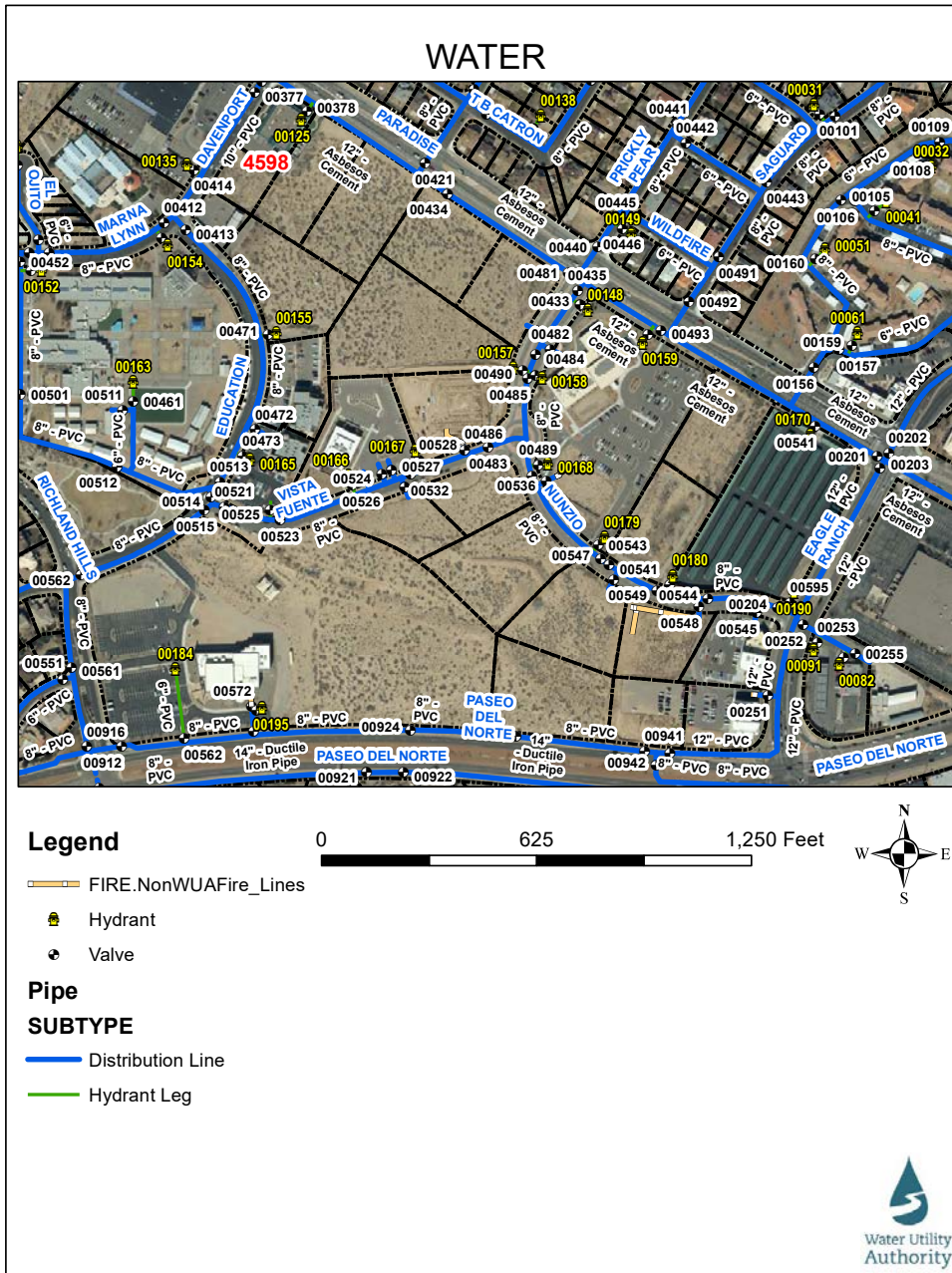


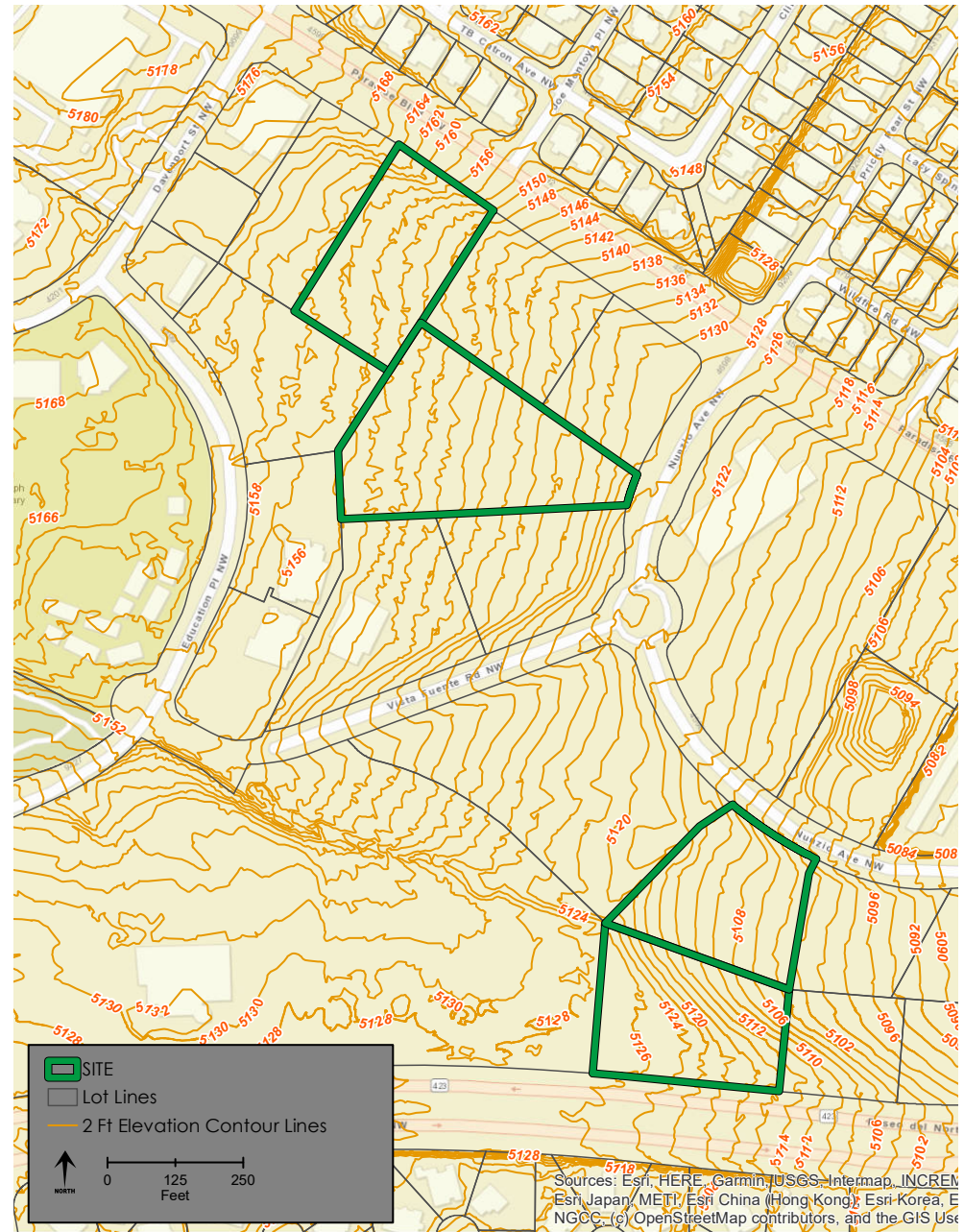
**JOIN THE NEW CONSTRUCTION  
AT FOUNTAIN HILLS!**



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