



NORTH VALLEY LARGE TRACT

4TH & PASEO DEL BOSQUE
10300 4th Street NW Albuquerque, NM 87114



FOR SALE

AVAILABLE
16.69 AC

PRICE
\$6.25/SF

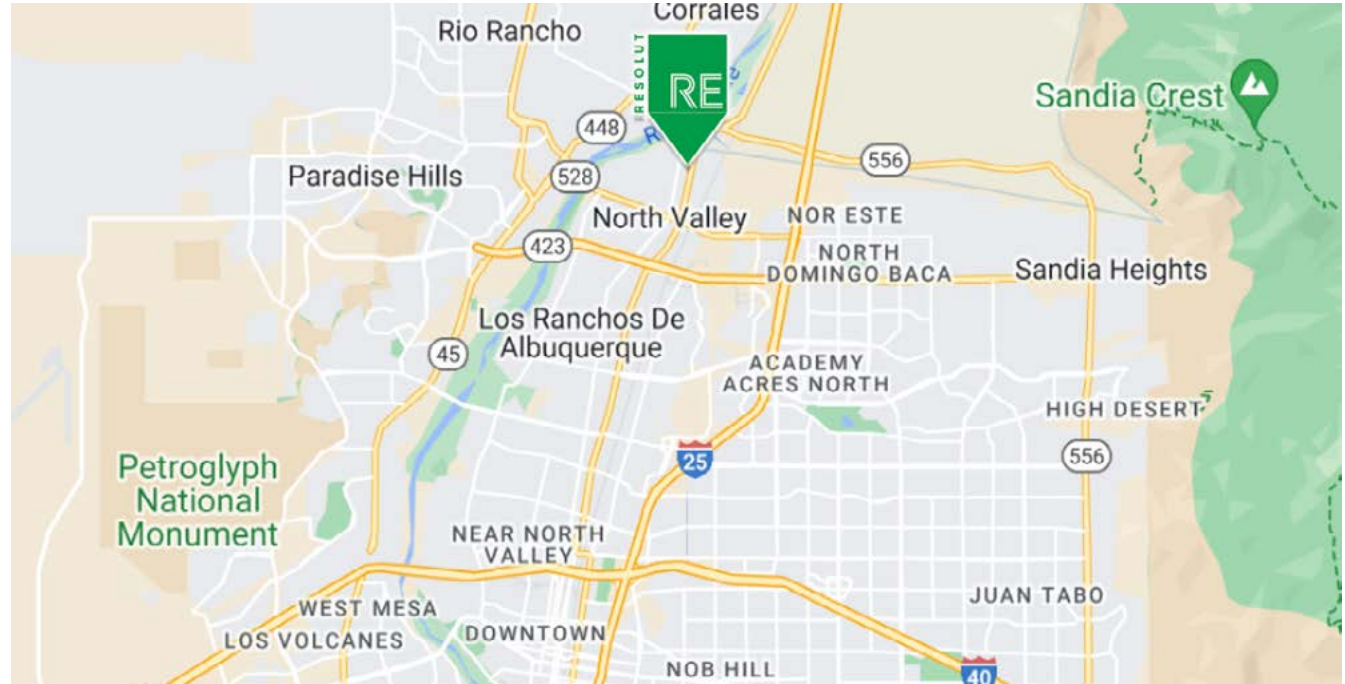
Daniel Kearney
dkearney@resolutre.com
505.337.0777

Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

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PROPERTY HIGHLIGHTS

- Last remaining large tract in area
- Property located in highly desirable North Valley
- Located nearby Paseo Del Bosque Neighborhood
- El Pinto a stones throw away
- Located in Bernalillo County
- R-1 Existing Zoning
- Towers and infastructure will be removed as part of sale



Daniel Kearney

dkearney@resolutre.com
505.337.0777

Austin Tidwell, CCIM

atidwell@resolutre.com
505.337.0777

Rob Powell, CCIM

rpowell@resolutre.com
505.337.0777

DEMOGRAPHIC SNAPSHOT 2024



53,182
POPULATION
3-MILE RADIUS



\$104,618
AVG HH INCOME
3-MILE RADIUS



63,919
DAYTIME POPULATION
3-MILE RADIUS



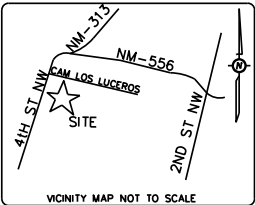
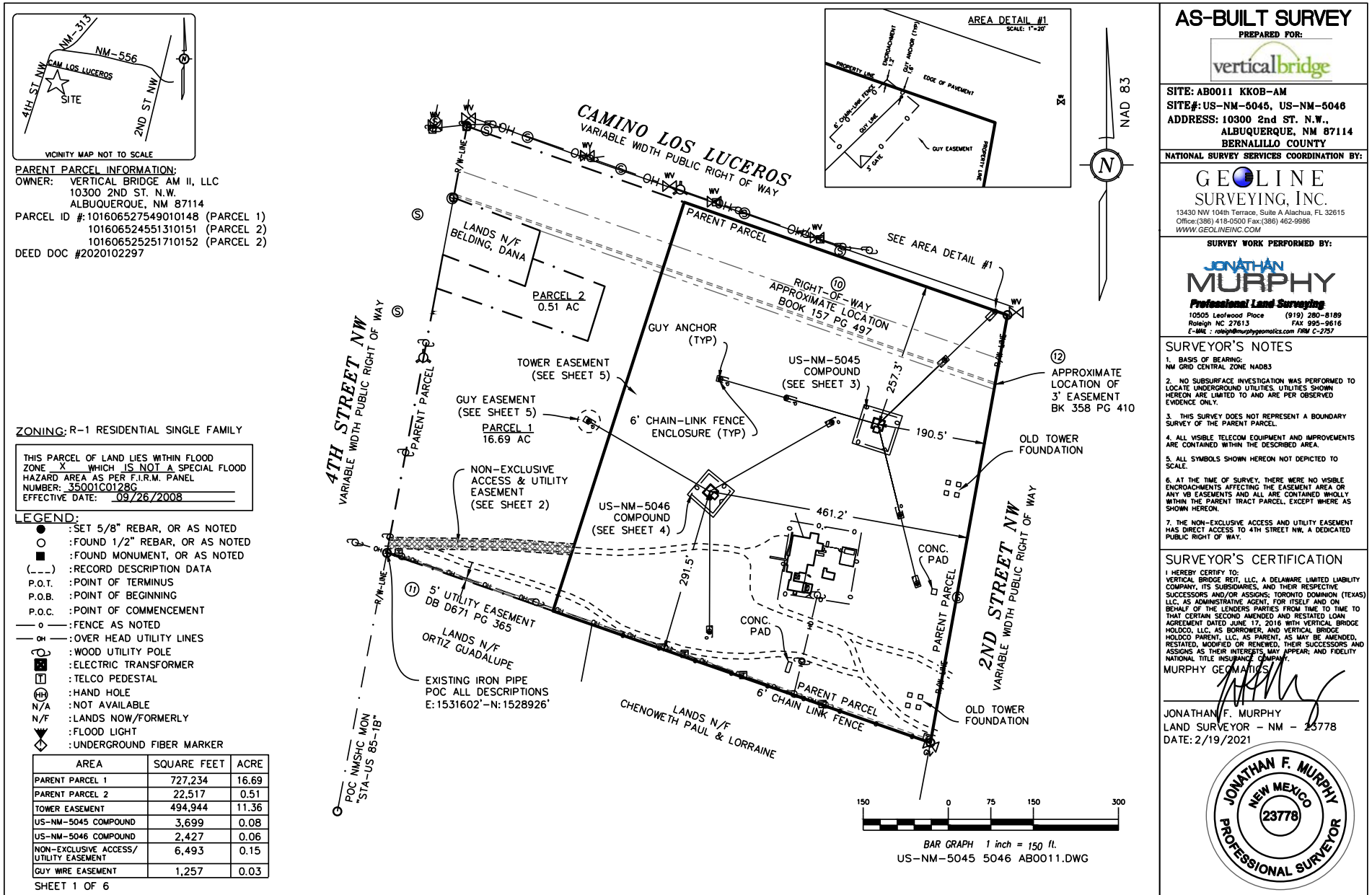
TRAFFIC COUNTS
4th St NW: 5,675 VPD
2nd St NW: 4,211 VPD
(Sites USA 2024)





**AVAILABLE
16.69 AC**

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PARENT PARCEL INFORMATION:
 OWNER: VERTICAL BRIDGE AM II, LLC
 10300 2ND ST. N.W.
 ALBUQUERQUE, NM 87114
 PARCEL ID #: 101606527549010148 (PARCEL 1)
 101606524551310151 (PARCEL 2)
 10160652521710152 (PARCEL 2)
 DEED DOC #2020102297

ZONING: R-1 RESIDENTIAL SINGLE FAMILY

THIS PARCEL OF LAND LIES WITHIN FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 35001C01286 EFFECTIVE DATE: 09/26/2008

- LEGEND:**
- : SET 5/8" REBAR, OR AS NOTED
 - : FOUND 1/2" REBAR, OR AS NOTED
 - : FOUND MONUMENT, OR AS NOTED
 - (---) : RECORD DESCRIPTION DATA
 - P.O.T. : POINT OF TERMINUS
 - P.O.B. : POINT OF BEGINNING
 - P.O.C. : POINT OF COMMENCEMENT
 - o : FENCE AS NOTED
 - OH— : OVER HEAD UTILITY LINES
 - ⊕ : WOOD UTILITY POLE
 - ⊞ : ELECTRIC TRANSFORMER
 - ⊞ : TELCO PEDESTAL
 - ⊞ : HAND HOLE
 - N/A : NOT AVAILABLE
 - N/F : LANDS NOW/FORMERLY
 - ⚡ : FLOOD LIGHT
 - ◇ : UNDERGROUND FIBER MARKER

AREA	SQUARE FEET	ACRE
PARENT PARCEL 1	727,234	16.69
PARENT PARCEL 2	22,517	0.51
TOWER EASEMENT	494,944	11.36
US-NM-5045 COMPOUND	3,699	0.08
US-NM-5046 COMPOUND	2,427	0.06
NON-EXCLUSIVE ACCESS/UTILITY EASEMENT	6,493	0.15
GUY WIRE EASEMENT	1,257	0.03

AS-BUILT SURVEY



PREPARED FOR:
 SITE#: AB0011 Kkob-AM
 SITE#: US-NM-5045, US-NM-5046
 ADDRESS: 10300 2nd St. N.W.,
 ALBUQUERQUE, NM 87114
 BERNALILLO COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
 13430 NW 104th Terrace, Suite A Alachua, FL 32615
 Office: (386) 418-0500 Fax: (386) 462-9996
 WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
JONATHAN MURPHY
 Professional Land Surveyor
 10505 Leafwood Place (910) 280-2189
 Raleigh NC 27615 FAX 919-9616
 E-MAIL: roblm@murphygeomatics.com FIRM C-2727

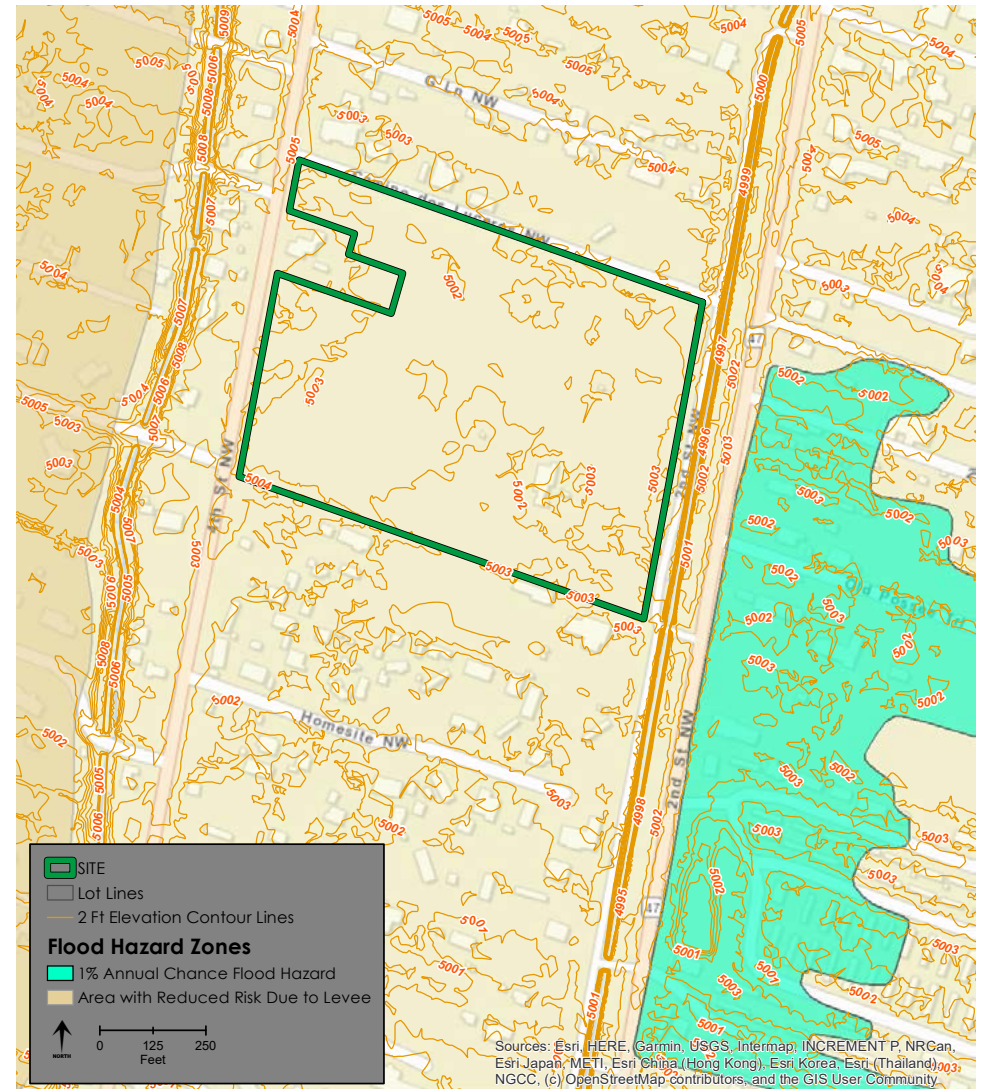
- SURVEYOR'S NOTES**
1. BASIS OF BEARING: NM GRID CENTRAL ZONE NAD83
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.
 6. AT THE TIME OF SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE EASEMENT AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL, EXCEPT WHERE AS SHOWN HEREON.
 7. THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT HAS DIRECT ACCESS TO 4TH STREET NW, A DEDICATED PUBLIC RIGHT OF WAY.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO:
 VERTICAL BRIDGE REE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

MURPHY GEOMATICS
 JONATHAN F. MURPHY
 LAND SURVEYOR - NM - 23778
 DATE: 2/19/2021



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