



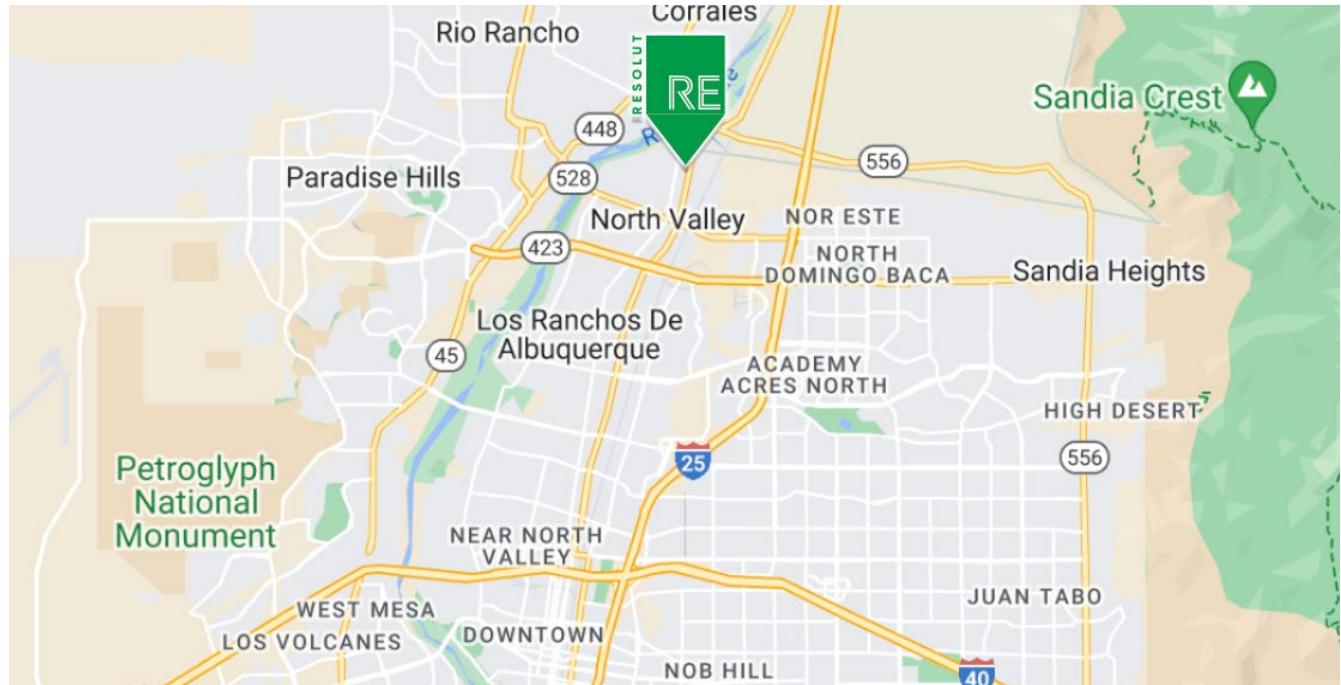
SOLD

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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



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DEMOGRAPHIC SNAPSHOT 2024



53,182
POPULATION
3-MILE RADIUS



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



63,919
DAYTIME POPULATION
3-MILE RADIUS

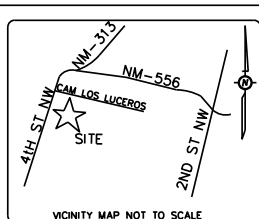


TRAFFIC COUNTS
4th St NW: 5,675 VPD
2nd St NW: 4,211 VPD
(Sites USA 2024)





NORTH VALLEY LARGE TRACT | 10300 4th Street NW Albuquerque, NM 87114



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)
101606525251710152 (PARCEL 2)
DEED DOC #2020102297

ZONING: R-1 RESIDENTIAL SINGLE FAMILY

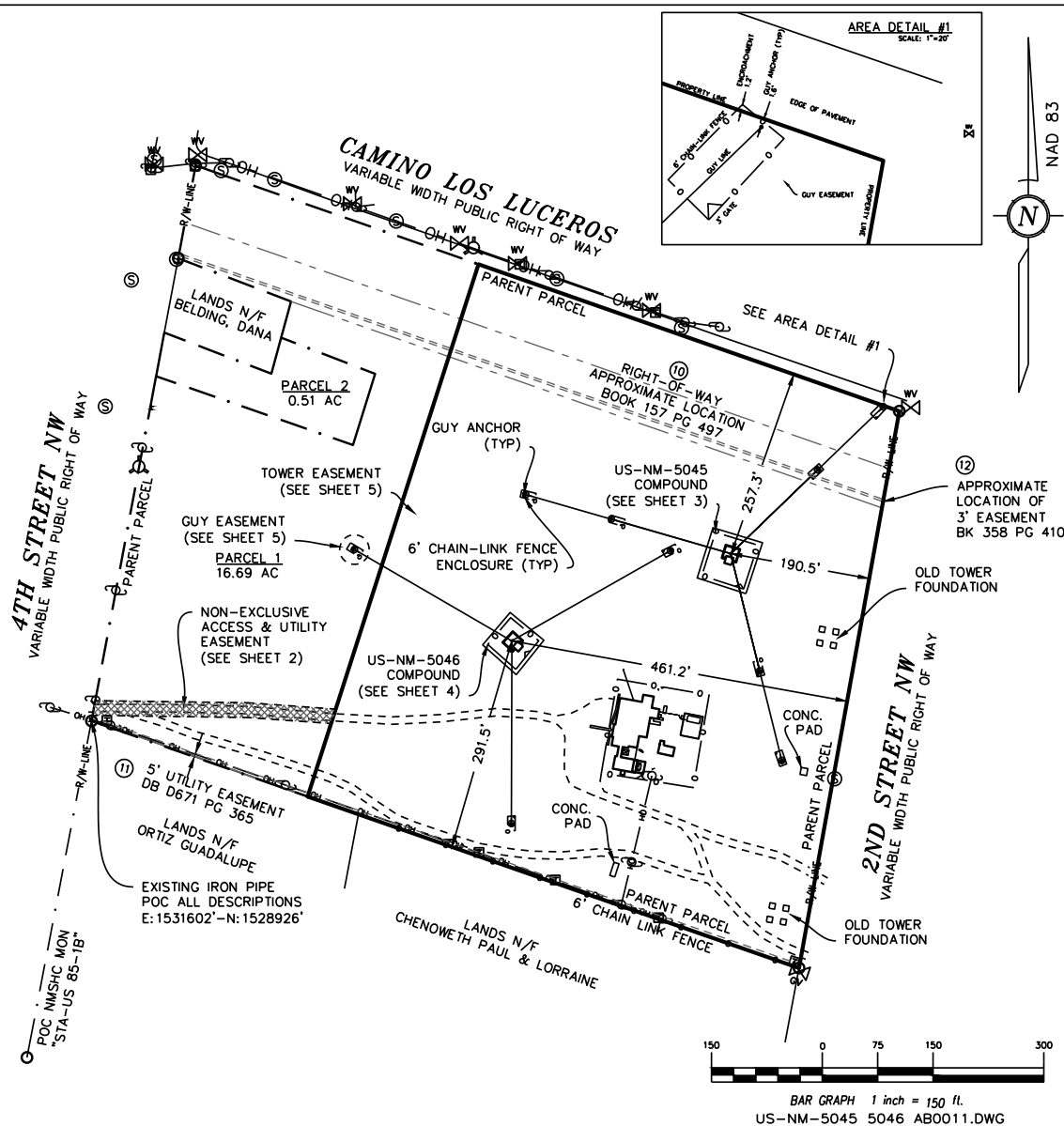
THIS PARCEL OF LAND LIES WITHIN FLOOD
ZONE X WHICH IS NOT A SPECIAL FLOOD
HAZARD AREA AS PER F.I.R.M. PANEL
NUMBER: 35001C01286
EFFECTIVE DATE: 09/26/2008

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
- : 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

SHEET 1 OF 6



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) 418-0550 Fax: (386) 462-9596
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY

Professional Land Surveyor

10505 Leafwood Place (910) 280-8189
Raleigh NC 27615 FAX 919-9616
E-MAIL: robleigh@murphygeomatics.com FIRM C-2757

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 REIT, 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,
RESTATE, 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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