

# WEST PASEO LAND FOR DEVELOPMENT

## 4.85 Ac on Paseo & Del Oeste



**Jimmy Bell**

505.301.3899

[Jimmy.Bell@eXprealty.com](mailto:Jimmy.Bell@eXprealty.com)

**Coralee Quintana**

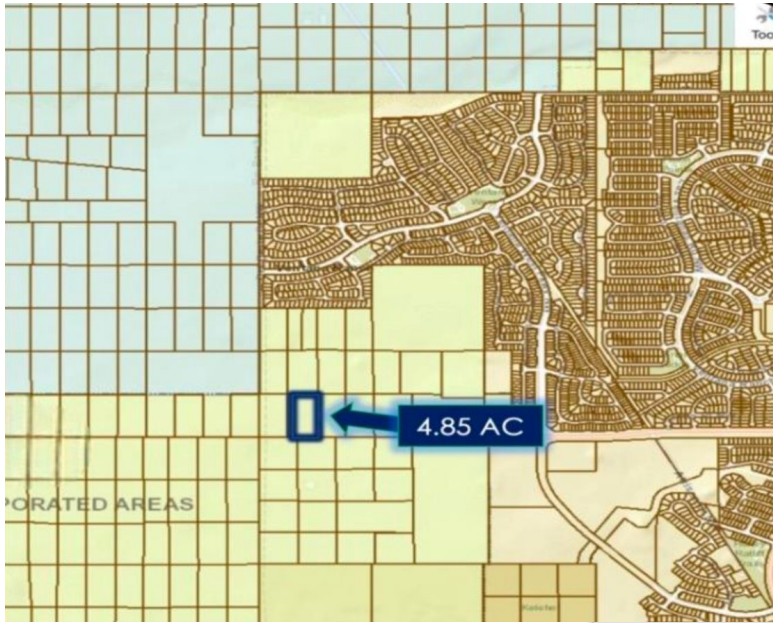
505.639.1266

[Coralee.Quintana@eXprealty.com](mailto:Coralee.Quintana@eXprealty.com)

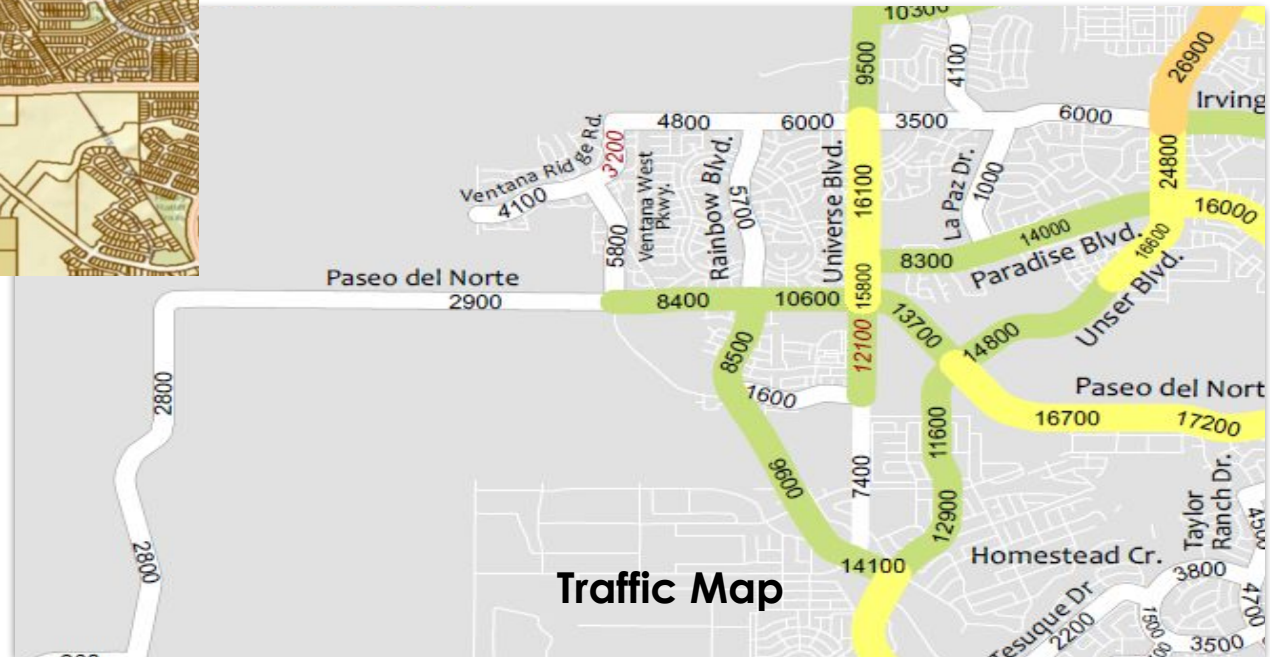
eXp Realty LLC One Sun Plaza NE Suite 650, Albuquerque, NM 87109, 505.554.3873

Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

# LOCATION SUMMARY



Located on Paseo Del Norte Blvd, before Del Oeste Dr.



# PROPERTY SUMMARY

- Price: \$598,000
- 4.85 Acre Lot
- Lot SF: 211,175
- Price/SF: \$2.83
- Located ½ mile west of Ventana Ranch
- Situs Address: Paseo del Norte NW, Albuquerque NM 87114
- Area: 120 - Paradise West
- Zone Atlas: B8
- Zoning: A-1
- County: Bernalillo
- UPC: 100806518103330107



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

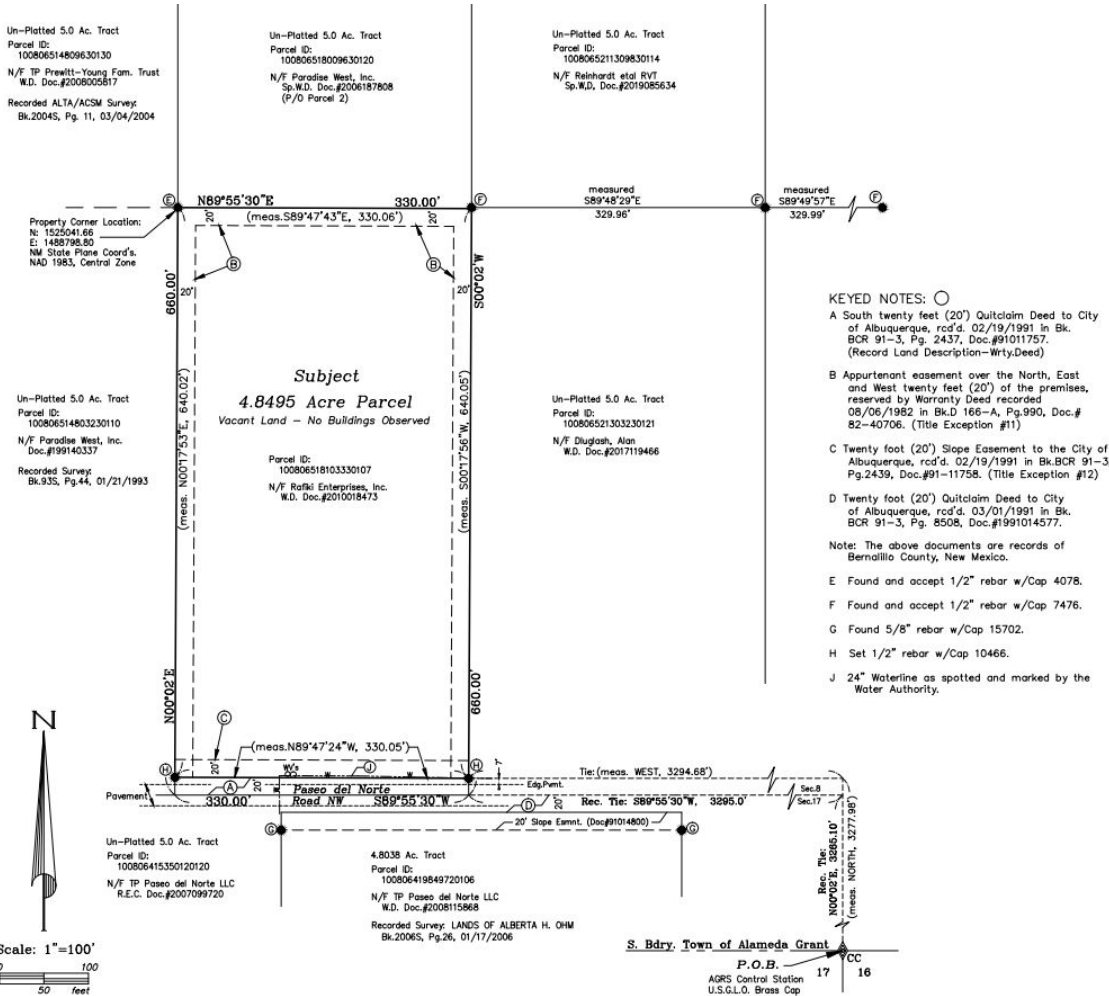
**Jimmy Bell**  
505.301.3899

[Jimmy.Bell@eXprealty.com](mailto:Jimmy.Bell@eXprealty.com)

**Coralee Quintana**  
505.639.1266

[Coralee.Quintana@eXprealty.com](mailto:Coralee.Quintana@eXprealty.com)

# PROPERTY SURVEY



# TRADE AREA



**Ventana Ranch**  
26,747 Occupied Households

**BANK OF ALBUQUERQUE**  
Powered by BOK Financial

**Dion's** **Speedway** **Dutch Bros**

**Blake's LOTABURGER**

**URBAN SELF STORAGE** **Dominos Pizza**

**Hairapy** **Little Caesars**

**U-HAUL**

**Chevron** **Valero**

**BACK RANCH**  
4.85 Acres

**Ventana Square**

**Walgreens**

**DOLLAR TREE**

**O'Reilly AUTO PARTS** **Paradise LIQUORS**

**TACO BELL** **Little Anitas NEW MEXICAN FOODS** **Great Clips**

**Petroglyph Plaza**

**Smith's FOOD & DRUG STORES** **K**

**Walmart** **Western Union**

**PAPA JOHN'S PIZZA** **The Little gym** **Starbucks**



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

**Jimmy Bell**  
605.301.3899  
[Jimmy.Bell@eXprealty.com](mailto:Jimmy.Bell@eXprealty.com)

**Coralee Quintana**  
505.639.1266  
[Coralee.Quintana@eXprealty.com](mailto:Coralee.Quintana@eXprealty.com)

# LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: [www.visitalbuquerque.org](http://www.visitalbuquerque.org))



The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

**Jimmy Bell**  
505.301.3899

[Jimmy.Bell@eXprealty.com](mailto:Jimmy.Bell@eXprealty.com)

**Coralee Quintana**  
505.639.1266

[Coralee.Quintana@eXprealty.com](mailto:Coralee.Quintana@eXprealty.com)