

Unser Blvd NW & Ladera Dr NW
Albuquerque, NM 87120

FOR SALE

Ladera Business Park



Available Lots:

Lot 11-A -	2 Acres
Lot 11-B -	2 Acres SOLD
Lot 11-C -	2 - 27.20 Acres
Lot 12 -	1.682 Acres

Zoning: NR-C, Commercial

Sale Price:

Lot 11-A -	\$304,920.00 (\$3.50/SF)
Lot 11-C -	\$261,160.00
Lot 12 -	\$366,340.00 (\$5.00/SF)

Population (2018 Est.):

1 Mile -	14,782
3 Mile -	73,978
5 Mile -	185,036

Traffic Count (2017):

Unser Blvd. -	28,200 VPD
Ladera Dr. -	14,500 VPD



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

(505) 268-2800
WWW.ROGER-COX.COM
1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110

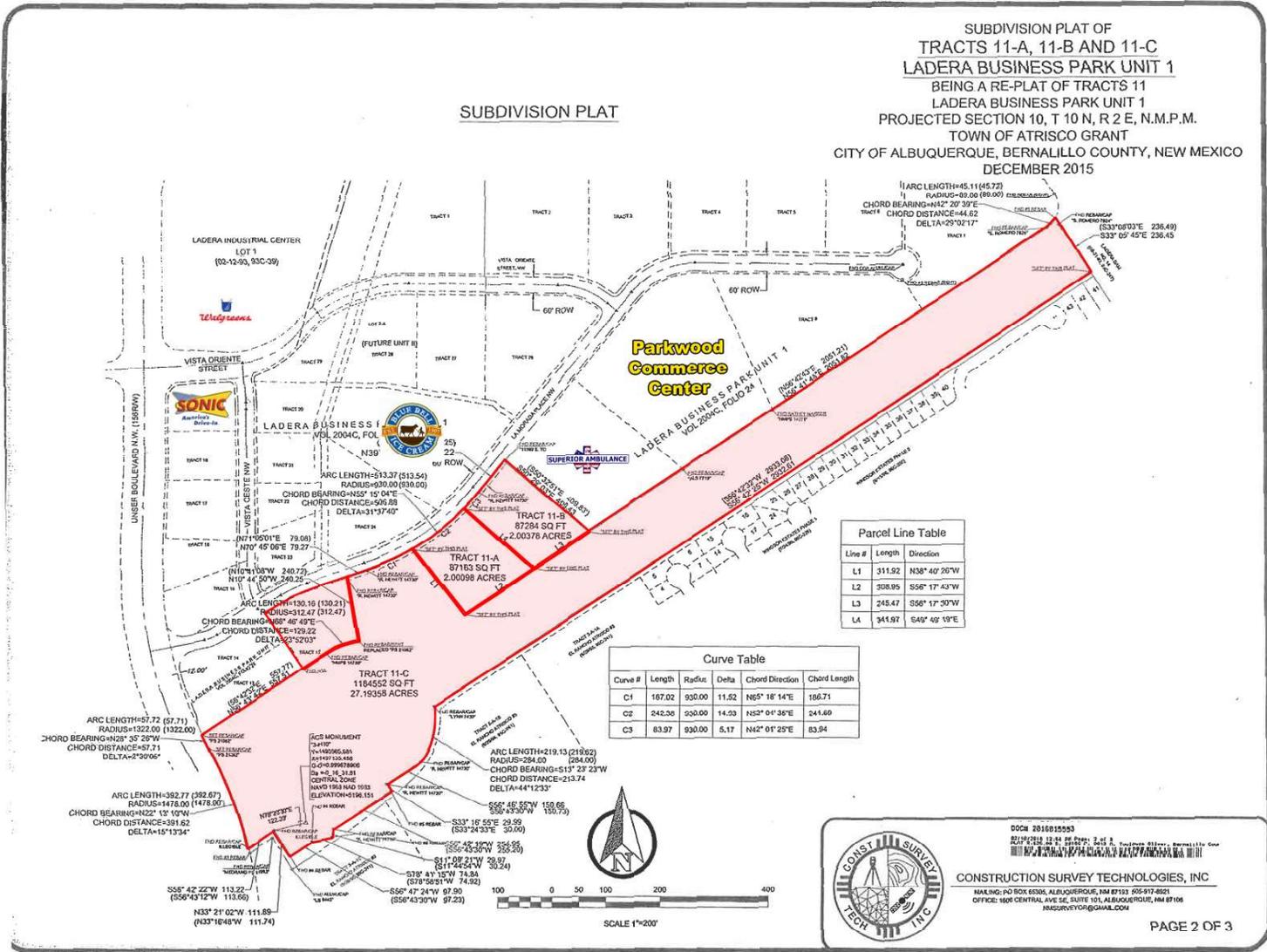


Mark Hammond
M (505) 350-3700
markhammond@roger-cox.com

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Survey



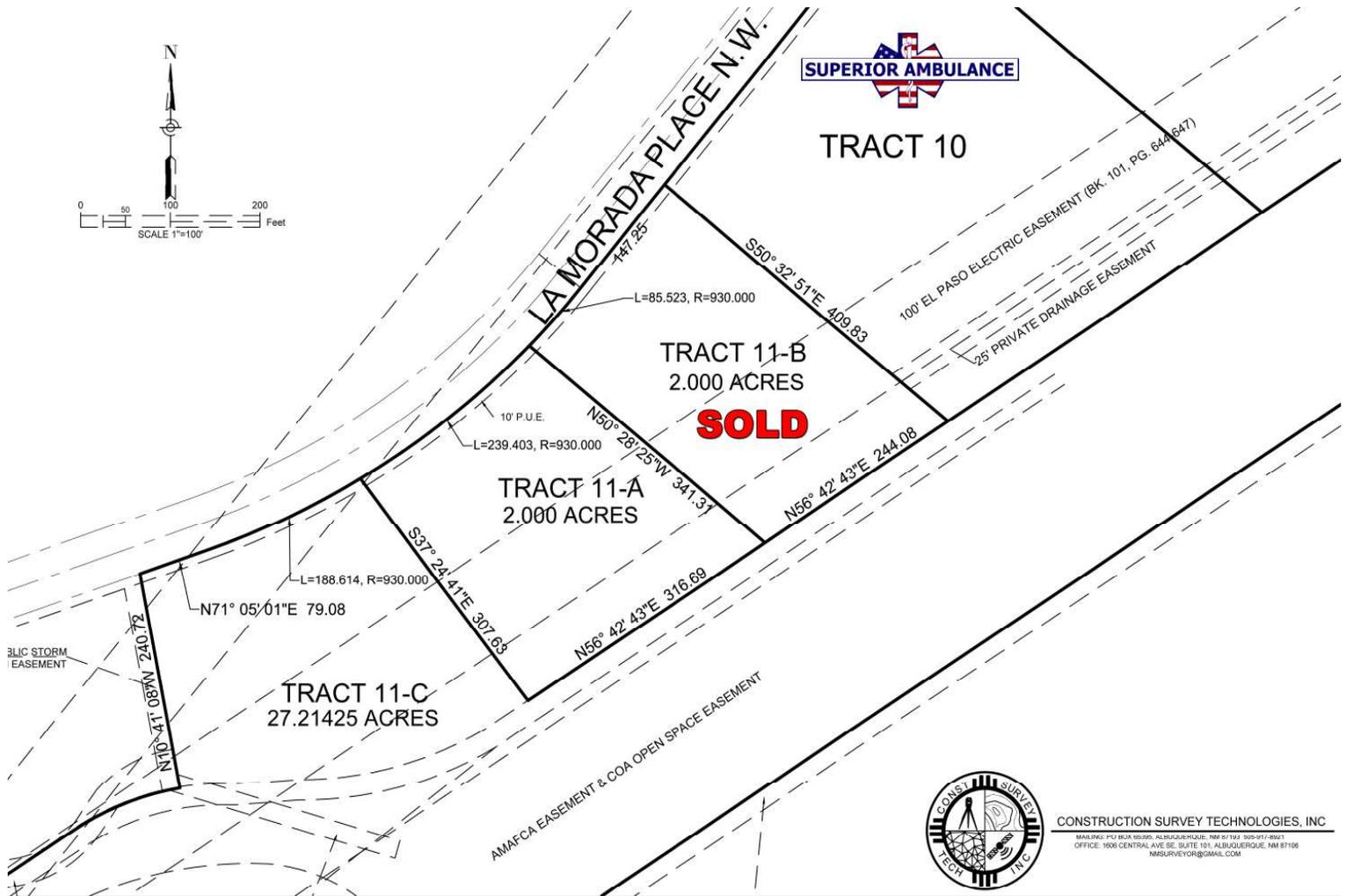
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Plat



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
MAILING: P.O. BOX 80359, ALBUQUERQUE, NM 87113 505-917-8921
OFFICE: 1900 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
INSURVEYOR@GMAIL.COM

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Survey



DEVELOPER

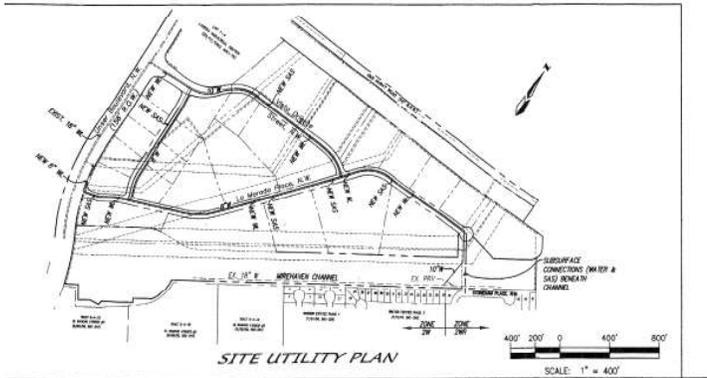
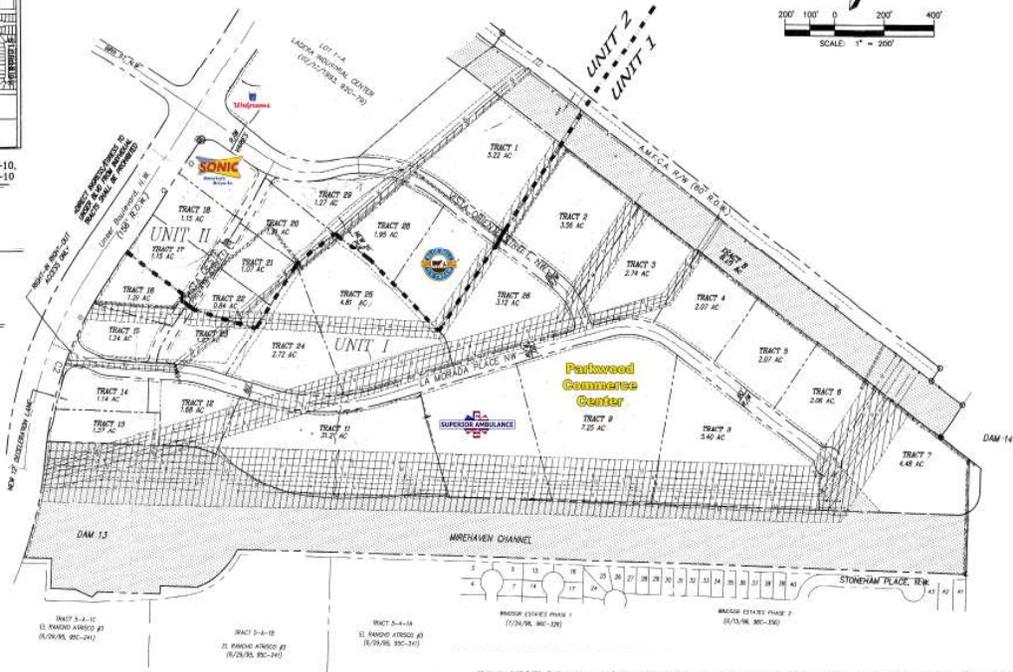
UNSER-80th ST PARTNERSHIP, LLC
P.O. BOX 10548
ALBUQUERQUE, NEW MEXICO 87109
(505) 891-1004

PLANNERS

CONDENSUS PLANNING
225 PARK AVE. SW
ALBUQUERQUE, NEW MEXICO 87102
(505) 764-9801

ENGINEERS

G. MARY GOODMAN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 8000
ALBUQUERQUE, NEW MEXICO 87109
(505) 826-2200



PROJECT COST SHARE ESTIMATE – OFF SITE TRAFFIC IMPROVEMENTS BY TRACT

TRACT	AREA (ACRES)	% OF TOTAL AREA	COST SHARE (\$)	TRACT	AREA (ACRES)	% OF TOTAL AREA	COST SHARE (\$)
1	5.22	6.88	3,743.72	16	1.20	1.58	859.75
2	3.56	4.69	2,552.04	17	1.15	1.52	827.10
3	2.74	3.61	1,964.37	18	1.15	1.52	827.10
4	2.07	2.73	1,485.52	19	1.15	1.52	827.10
5	2.07	2.73	1,485.52	20	1.21	1.60	870.63
6	2.06	2.72	1,480.08	21	1.07	1.41	767.25
7	4.48	5.91	3,215.90	22	0.84	1.11	604.00
8	5.40	7.12	3,874.31	23	1.27	1.67	908.72
9	7.25	9.66	5,202.03	24	2.72	3.59	1,953.48
10	4.33	5.71	3,107.07	25	4.81	6.34	3,448.88
11	6.18*	8.15	4,434.79	26	3.13	4.15	2,247.32
12	1.68	2.21	1,202.56	27	2.21	2.91	1,583.46
13	1.29	1.70	925.05	28	1.95	2.57	1,398.45
14	1.15	1.52	827.10	29	1.27	1.67	908.72
15	1.24	1.63	886.96				
TOTAL	75.85		\$54,414.58				

AN INFLATION FACTOR OF 3% PER YEAR SHALL BE APPLIED TO TRACTS DEVELOPING AFTER THE YEAR 2002

*NET OF DRAINAGE EASEMENT

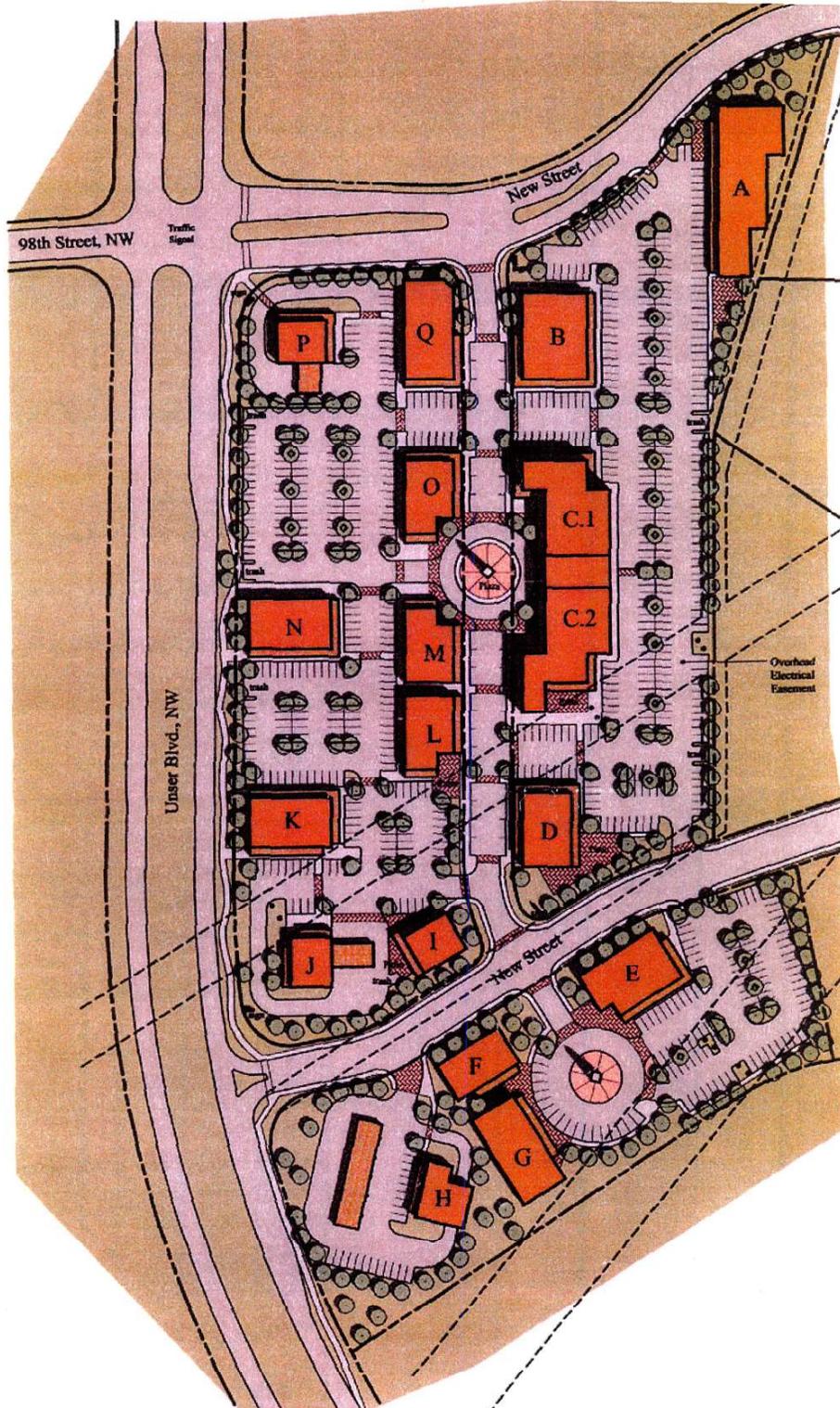
OFF-SITE TRAFFIC IMPROVEMENTS IDENTIFIED HEREON TO BE PAID BY INDIVIDUAL TRACT OWNERS AT THE TIME OF BUILDING PERMIT ISSUANCE.

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Site Plan



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