

Prime Vacant Land

NEC Hwy. 528 & Zenith Ct. NE | Rio Rancho, NM 87144

For Sale



±10.5 ACRES READY FOR DEVELOPMENT

SALE PRICE

- \$1,277,000 (\$2.80/SF)

AVAILABLE

- Land: ±10.5 Acres

ZONING SU, Rio Rancho

PROPERTY HIGHLIGHTS

- Near the intersection of Hwy. 528 & Corrales Rd.
- Great frontage on Hwy. 528 with prime visibility
- Outstanding access
- Underserved trade area

- Perfect site for multifamily, office, manufacturing/warehousing, residential
- All utilities in place
- Very balanced site ready for development
- Spectacular views



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TRADE AREA



Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM West Campus



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



National Retailers



Intel Rio Rancho



New Presbyterian Rust Medical Center



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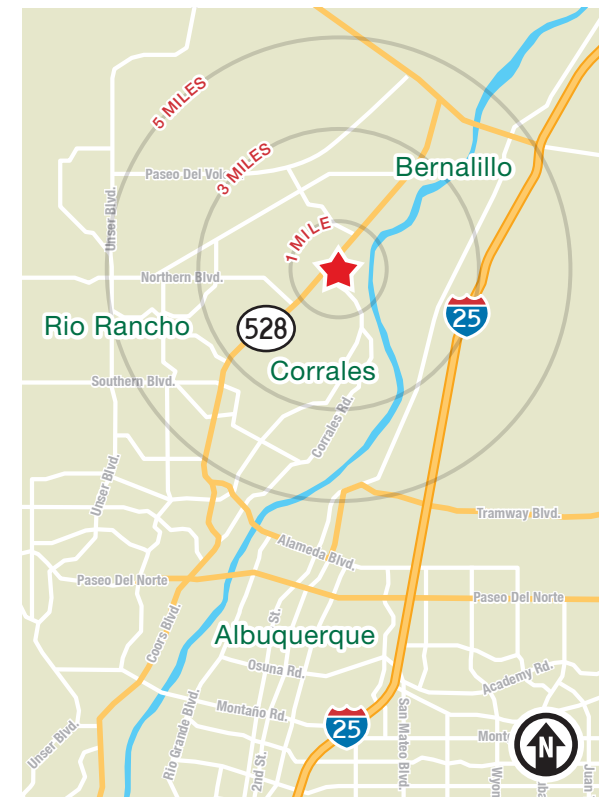
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	4,306	28,538	76,272
Average HH Income	\$93,366	\$85,018	\$77,688
Daytime Employment	513	6,559	23,761
2020 Forecasted by Esri			



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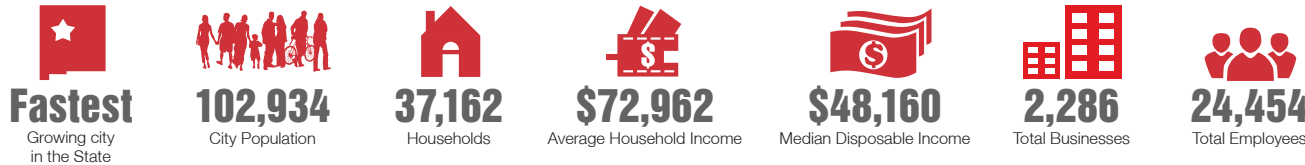
Rio Rancho

TRADE AREA ANALYSIS

Rio Rancho | The “City of Vision”

The City of **Rio Rancho** is part of the Albuquerque Metropolitan Statistical Area. At only 31-years-old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises over 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.

Rio Rancho by the Numbers (ESRI 2020 Demographics)



Rio Rancho is the **FASTEST GROWING City in NM & the 2nd MOST UNDERSERVED TRADE AREA** in Albuquerque

497 New Home Starts in 2018
57 Completed Single-Family Residences in 2018
955 Completed Homes from 2015 to 2018

Information based on Q1 2017 housing data



ABQ RETAIL REPORT CARD

RETAIL SF (PER SHOPPER PER TRADE AREA)

Southwest Mesa - 10 SF of Retail
Rio Rancho - 14.5 SF of Retail
 North Valley - 19 SF of Retail
 University - 20 SF of Retail
 Downtown - 25 SF of Retail
 Far NE Heights - 32 SF of Retail
 SE Heights - 30 SF of Retail
 NE Heights - 49 SF of Retail
 North I-25 - 121 SF of Retail
 Cottonwood - 459 SF of Retail
 Uptown - 396 SF of Retail

STRENGTHS

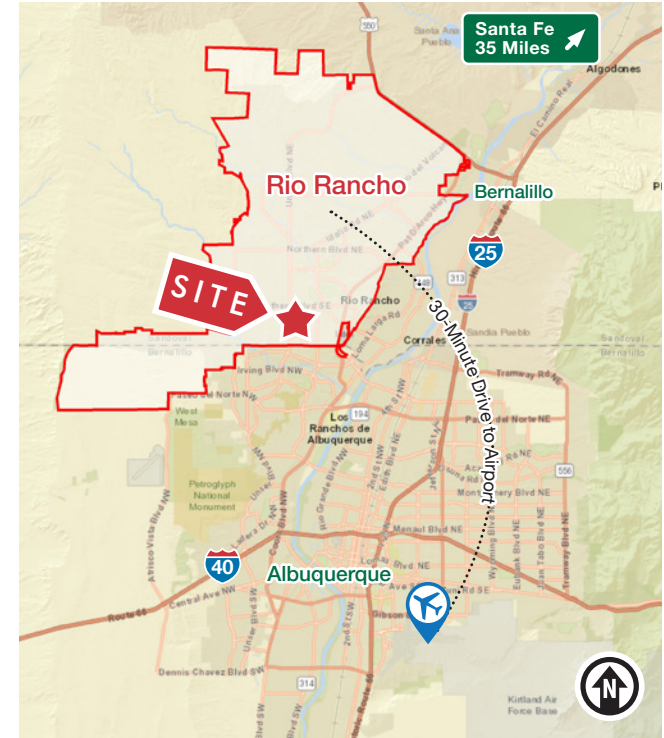
- ↑ Rio Rancho is a business-friendly location
- ↑ Low Crime Rates
- ↑ Excellent Public Education System
- ↑ Diverse Housing Options
- ↑ Growing list of quality of life amenities

CHALLENGES

- ↓ Rio Rancho experiences a significant level of retail leakage into the City of Albuquerque. Approx. \$400 Million in leakage

OPPORTUNITIES

Investors can bridge the gap of needs and retail services in Rio Rancho



Rio Rancho “City of Vision”

Number 38 in USA Today's “America's 50 Best Cities to Live”

Ranked as one of the “100 best places to live in America” by Money Magazine

Ranked as the “The top 100 best places to live & launch a business in the US”

by Fortune Small Business Magazine

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