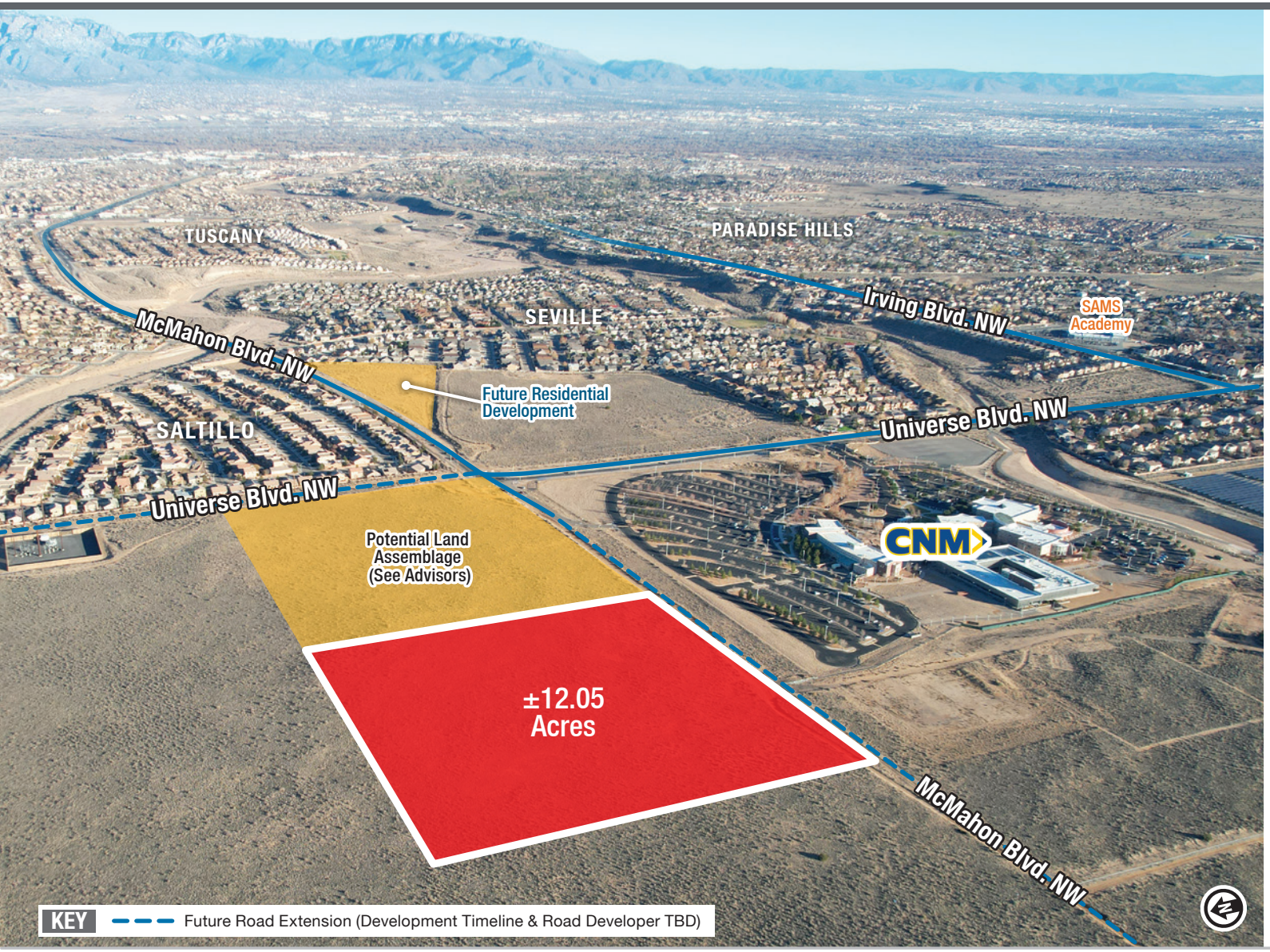
For Sale]

Vacant Land for Low-Density Residential

LOCATED IN A FAST-GROWING TRADE AREA

NWQ McMahon & Universe Blvds. NW | Rio Rancho, NM 87124



AVAILABLE
±12.05 Acres

SALE PRICE
$2,100,000 ($4.00/SF)

ZONING TZ, Rio Rancho

HIGHLIGHTS

- Rio Rancho and Albuquerque's Westside is the fastest-growing area in the city
- Site is located just north of the CNM Westside Campus
- Near multiple single-family development projects such as Saltillo and Los Diamantes
- Large parcel that can support:
  - Single-family housing
  - Community residential-care facility
  - Churches
- Potential land assemblage with adjacent property owners - See Advisors for details
- Seller would consider owner financing to qualified buyers

NAI SunVista] Got Space™

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For Sale

VACANT LAND FOR LOW-DENSITY RESIDENTIAL

NWQ McMahon & Universe Blvds. NW | Rio Rancho, NM 87124



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	9,038	61,058	140,691
Average HH Income	$97,126	$107,188	$106,041
Daytime Employment	227	7,307	33,955

2023 Forecasted by Esri



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Albuquerque]

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

923,076
Albuquerque Metro Population

1
The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS *(ESRI 2023 Demographics)*

566,387	241,133	$92,972	$52,179	21,085	291,840
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

- A Business-Friendly Location
- Low Crime Rates
- Excellent Public Education System
- Diverse Housing Options
- Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.

WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.

WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.

NAI SunVista

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.

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