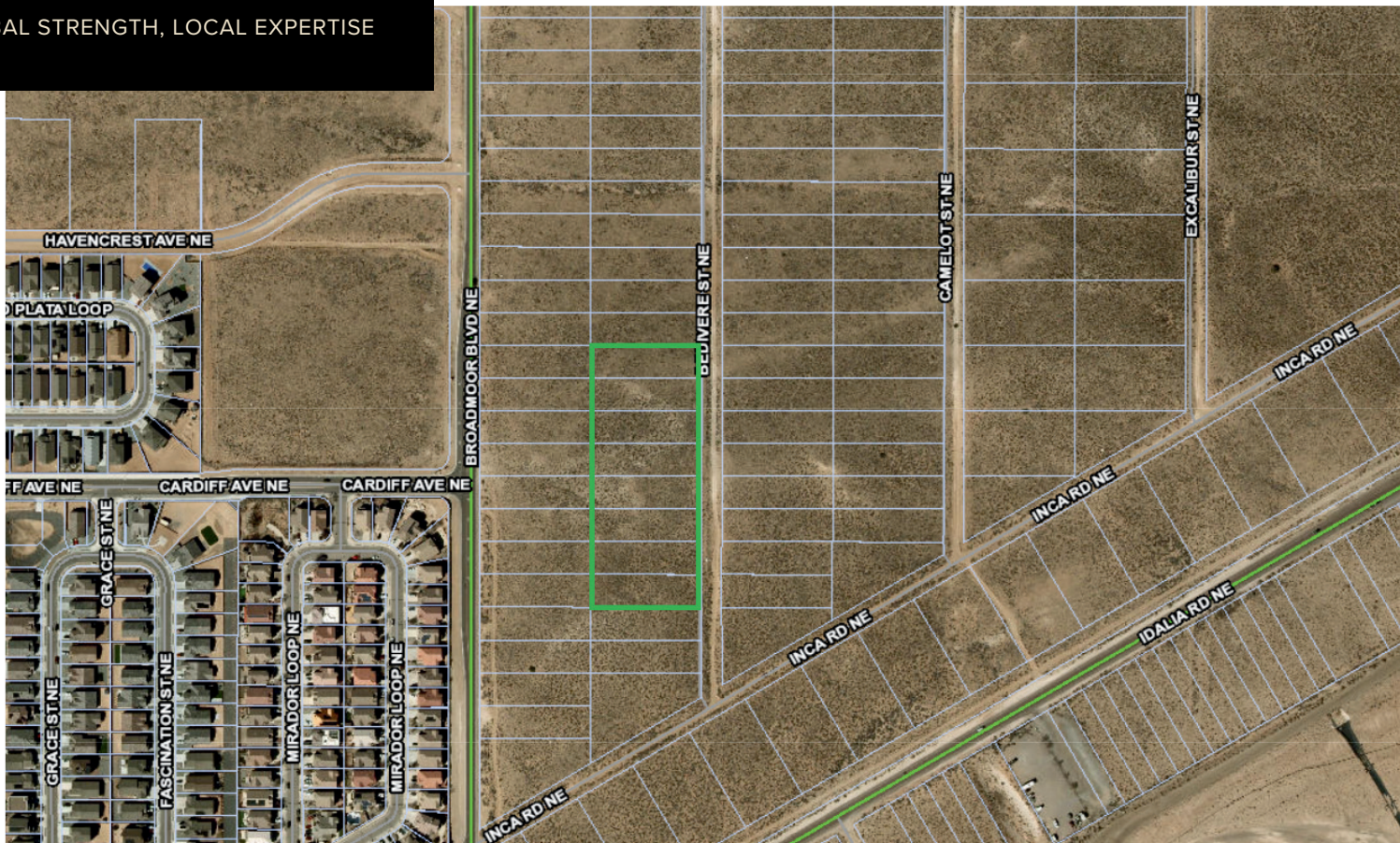




**ATLAS**  
COMMERCIAL BROKERAGE

GLOBAL STRENGTH, LOCAL EXPERTISE



**PRIME 4-ACRE 0-1 ZONED COMMERCIAL PARCEL  
RIO RANCHO, NM**

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## PROPERTY PROFILE

**PRICED AT: \$1,200,000 (OWNER FINANCING AVAILABLE)**

**ACRES: ±4**

**O-1 ZONED COMMERCIAL PARCEL**

LOCATED IN THE PATH OF RAPID RESIDENTIAL GROWTH, THIS ±4-ACRE COMMERCIAL PARCEL IS IDEALLY POSITIONED ON BEDIVERE STREET NE, DIRECTLY ACROSS FROM THE NEW HIGH RANGE 6 MASTER-PLANNED COMMUNITY—AN APPROVED ±463-LOT DEVELOPMENT BY LGI HOMES CURRENTLY UNDERWAY. ZONED O-1 (OFFICE DISTRICT), THIS PROPERTY ALLOWS A DIVERSE RANGE OF COMMERCIAL, PROFESSIONAL, AND INSTITUTIONAL USES INCLUDING OFFICE BUILDINGS, DAYCARE FACILITIES, MEDICAL SERVICES, LIBRARIES, SENIOR TRANSITIONAL CARE, AND MORE.

WITH IMMEDIATE PROXIMITY TO NEWLY PLANNED INFRASTRUCTURE, POCKET PARKS, AND AN 8' MULTI-USE TRAIL EXTENDING TO BROADMOOR BLVD NE, THE SITE BENEFITS FROM BOTH STRONG VISIBILITY AND ACCESSIBILITY. IT ALSO SERVES AS A POTENTIAL BUFFER ZONE BETWEEN RESIDENTIAL NEIGHBORHOODS AND MORE INTENSIVE COMMERCIAL USES, MAKING IT A STRATEGIC CHOICE FOR OFFICE CAMPUSES, MEDICAL CENTERS, OR MIXED-USE PROFESSIONAL COMPLEXES.

## KEY FEATURES:

- ZONED O-1 (OFFICE DISTRICT) — FLEXIBLE USE INCLUDING OFFICES, MEDICAL, PERSONAL SERVICES, AND MORE
- ADJACENT TO HIGH RANGE 6 — A ±102-ACRE RESIDENTIAL DEVELOPMENT WITH OVER 460 SINGLE-FAMILY LOTS
- SURROUNDED BY GROWTH — SITUATED BETWEEN HIGH RANGE 5 AND BROADMOOR HEIGHTS COMMUNITIES
- ACCESS VIA INCA RD NE, BEDIVERE ST NE, AND BROADMOOR BLVD
- NEAR IDALIA RD NE AND LOMA COLORADO BLVD ACTIVITY CORRIDORS

**THIS IS A RARE OPPORTUNITY TO SECURE A COMMERCIAL SITE IN ONE OF RIO RANCHO'S FASTEST-GROWING RESIDENTIAL CORRIDORS—POSITIONED TO SERVE THE INCREASING DEMAND FOR SERVICES AND PROFESSIONAL FACILITIES IN THE AREA.**

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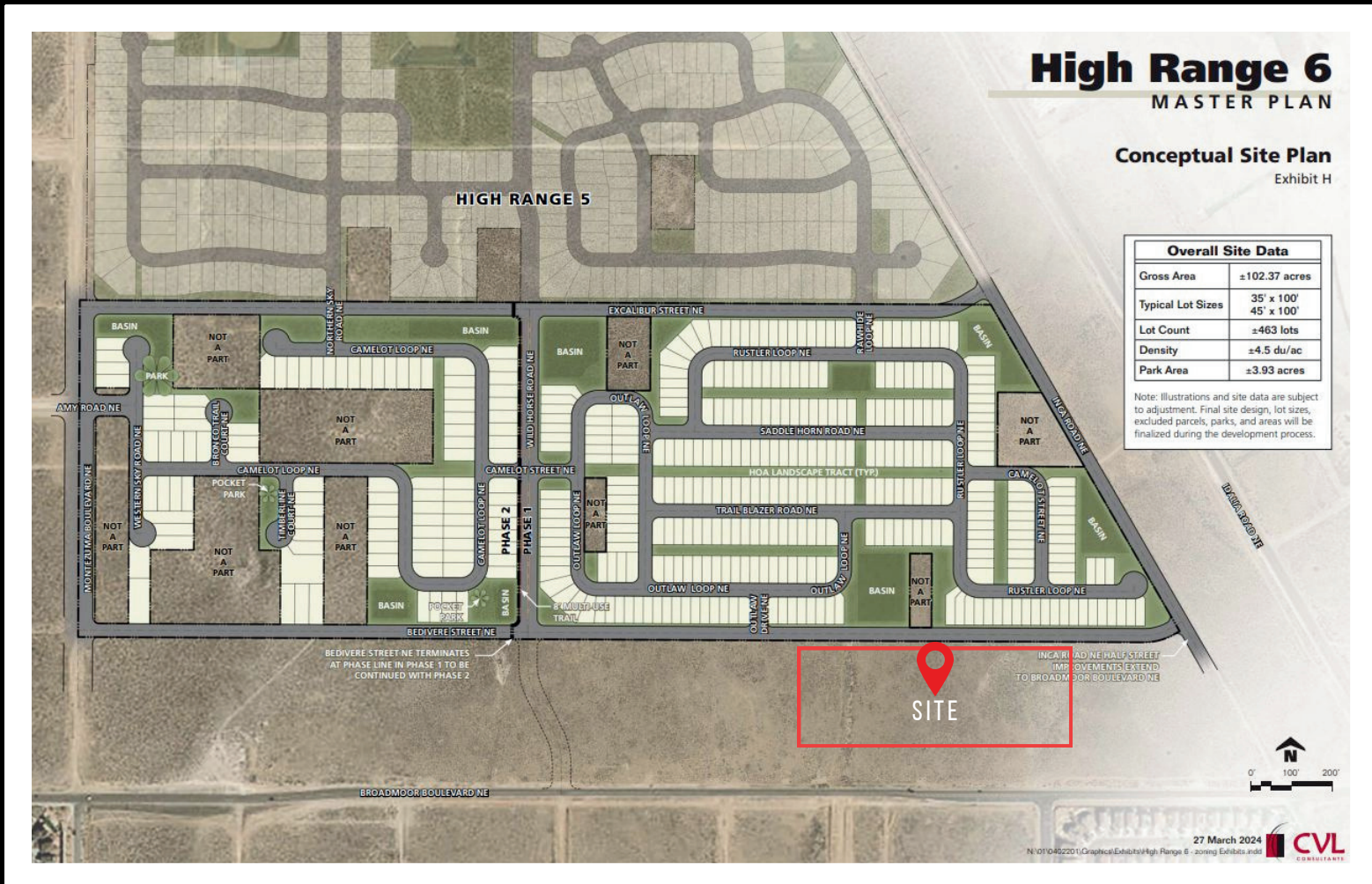
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# AERIAL VIEW



UNLOCK THE POTENTIAL OF THIS STRATEGICALLY LOCATED 4-ACRE PARCEL IN THE HEART OF RIO RANCHO, NM. THIS RARE OPPORTUNITY IS IDEAL FOR PROFESSIONAL OFFICES, MEDICAL FACILITIES, EDUCATIONAL SERVICES, AND MORE. SITUATED DIRECTLY ACROSS FROM A NEWLY ANNOUNCED MASTER-PLANNED DEVELOPMENT, THIS PROPERTY IS PERFECTLY POSITIONED TO BENEFIT FROM THE AREA'S RAPID GROWTH AND RISING DEMAND.

WITH EASY ACCESS TO MAJOR ROADS, UTILITIES NEARBY, AND HIGH VISIBILITY, THIS PARCEL OFFERS A FLEXIBLE CANVAS FOR VISIONARY INVESTORS AND DEVELOPERS. WHETHER YOU'RE LOOKING TO BUILD NOW OR HOLD FOR FUTURE APPRECIATION, THIS LAND IS A STANDOUT OPPORTUNITY IN ONE OF THE MOST DYNAMIC SUBMARKETS IN THE REGION.

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