

# For Sale

## Vacant Land Ready For Development

GREAT LOCATION FOR OFFICE, MEDICAL OR DENTAL



### AVAILABLE

Land: ±1.0 Acres

### SALE PRICE

\$195,000 (\$4.48/SF)

### ZONING

- NC, Rio Rancho

### HIGHLIGHTS

- Near a high-traffic corridor
- Great location for office, medical, or dental
- Near a high-development area with expanding commercial presence
- Convenient access to Cabezón Blvd.
- Just minutes to dining and retail services
- Substantial residential growth area
- All utilities in the street

**±1.0 Acres Available**

SWQ Golf Course Rd. & Cabezón Blvd. SE | Rio Rancho, NM 87124

**Shamy Slefo**

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**Jim Hakeem**

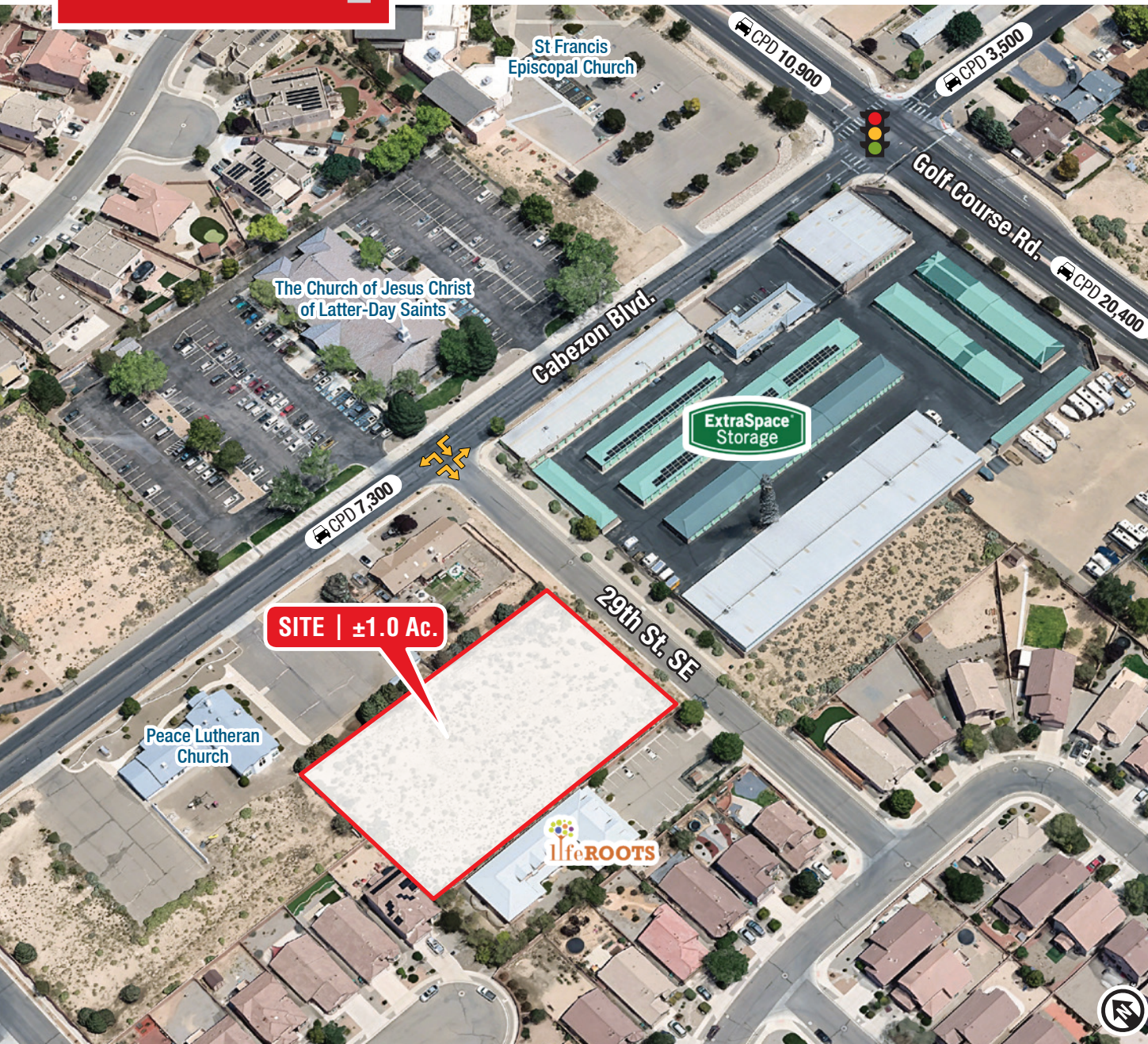
jim@sunvista.com | 505 878 0006

**NAISunVista** ] **Got Space**™



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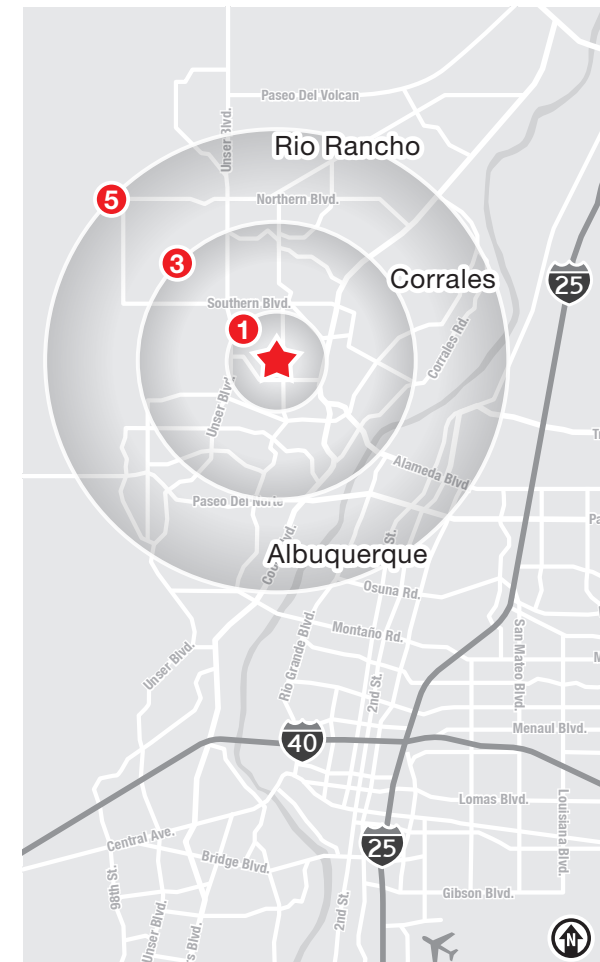
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,364	91,274	170,298
Average HH Income	\$127,295	\$108,633	\$110,912
Daytime Employment	1,964	28,258	43,847

2024 Forecasted by Esri



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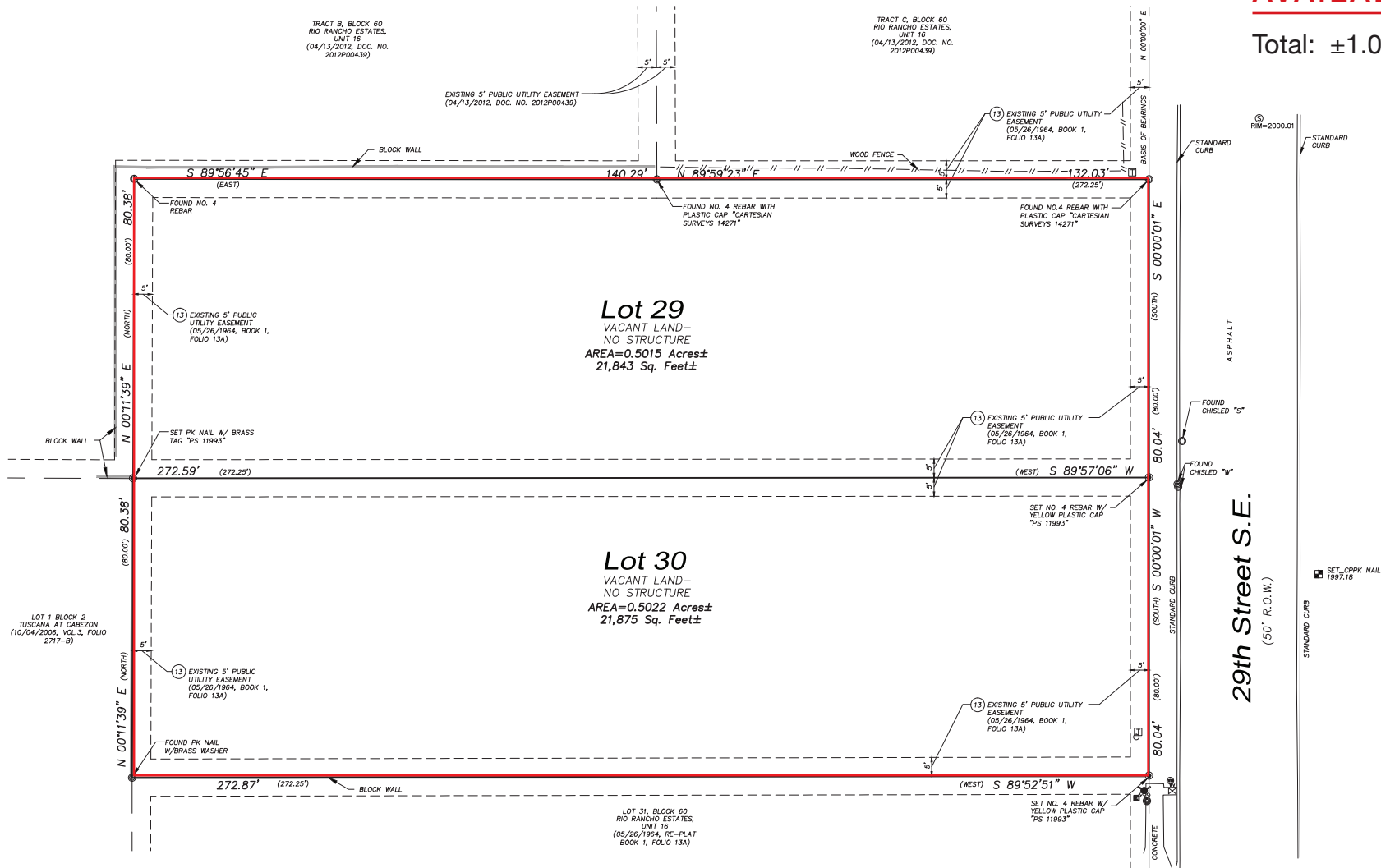


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# SITE SURVEY

**AVAILABLE**

Total: ±1.0 Acre



## RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 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 more than 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.



**Fastest**  
Growing City in  
New Mexico



### RIO RANCHO BY THE NUMBERS (ESRI 2024 Demographics)



**111,577**

City Population



**44,940**

Households



**\$109,519**

Avg. Household Income



**\$69,977**

Md. Disposable Income



**2,354**

Total Businesses



**27,575**

Total Employees

## Rio Rancho is a High-Growth, Underserved Trade Area



**Intel Corporation** is investing **\$3.5 billion** to upgrade and expand its Rio Rancho operations.



- More than **1,000 new homes** in development
- High-income neighborhoods and schools
- Limited land in Albuquerque



**Presbyterian Rust Medical Center** is planning to expand to 1.2 million SF. It's currently 63% complete and 25 years ahead of schedule.



**A commitment to quality of life** with new parks such as A Park Above, Black Arroyo Wildlife Park and Gateway Park



### STRENGTHS

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

### CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

### OPPORTUNITIES

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