

PRIME 6.24+ AC COMMERCIAL SITE BUSTLING UNSER CORRIDOR

SWQ Unser & Westside Blvd Rio Rancho, New Mexico 87124





- **6.24+ AC Commercial Site Opportunity Strategically Positioned Along Unser Corridor in the City of Rio Rancho**
- **Flexible SU (Special Use) for C-1 Zoning Allowing for a Variety of Commercial and/or High Density, Multi-Family Uses**
- **Excellent Access with Multiple Points of Entry**
- **Various Lines of Visibility from Heavily Traveled Unser Blvd.**
- **All Off-Site Infrastructure Completed w/ Utilities to the Site**
- **Located in the Epicenter of Explosive Commercial and Residential Growth Fueled by Expanding Rust Hospital Campus and Major Mixed-Use Development Known as Village @ Rio Rancho and Anchored by Albertson's Street Market**
- **Priced at \$16.50 per SF, Equivalent to \$4,484,937.60**
- **Click [HERE](#) to Explore Numerous Benefits of Developing in Rio Rancho**

Contact:
Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development

**Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
 Albuquerque, NM 87120**

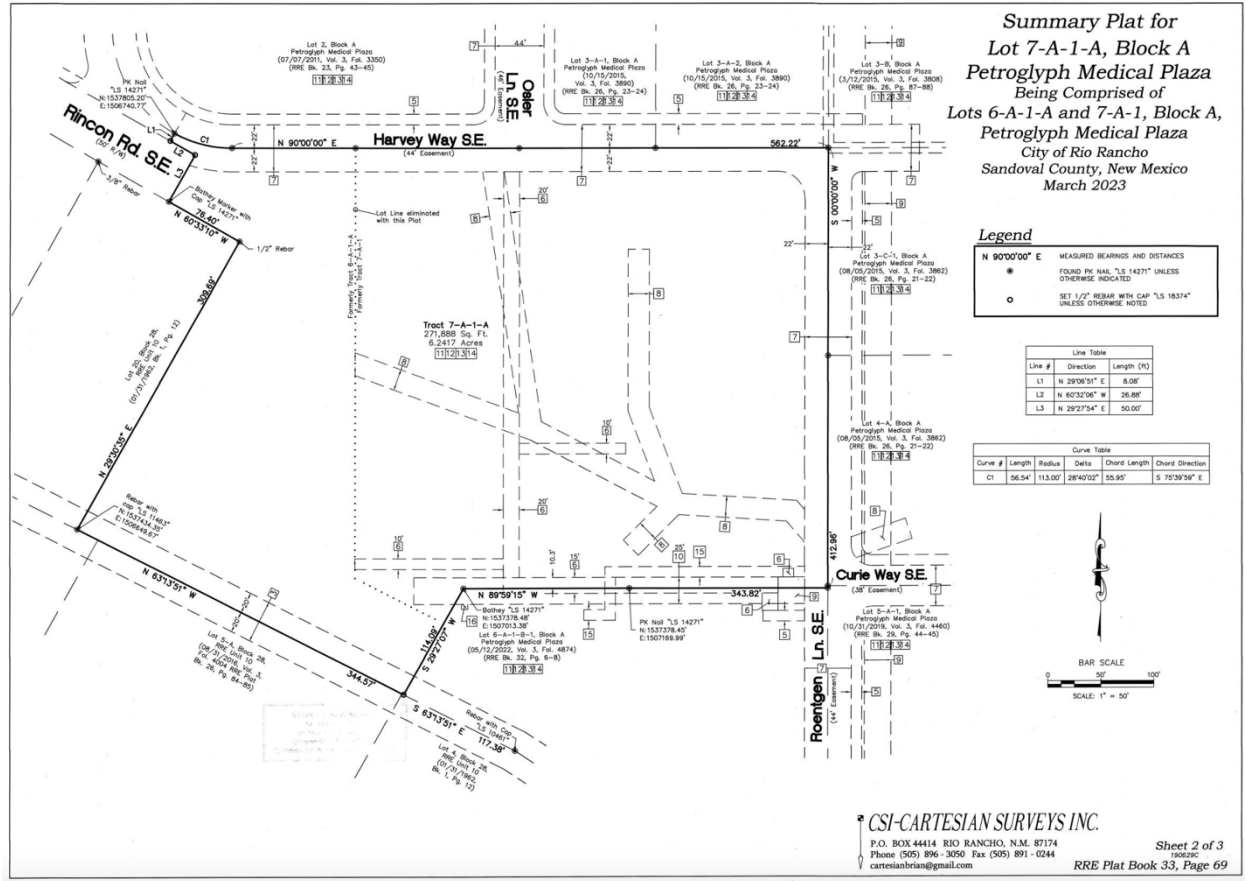
505-998-7298 Cell 505-350-8211 Fax 505-998-7299

Mark.Edwards@EdwardsCommercialRealty.com

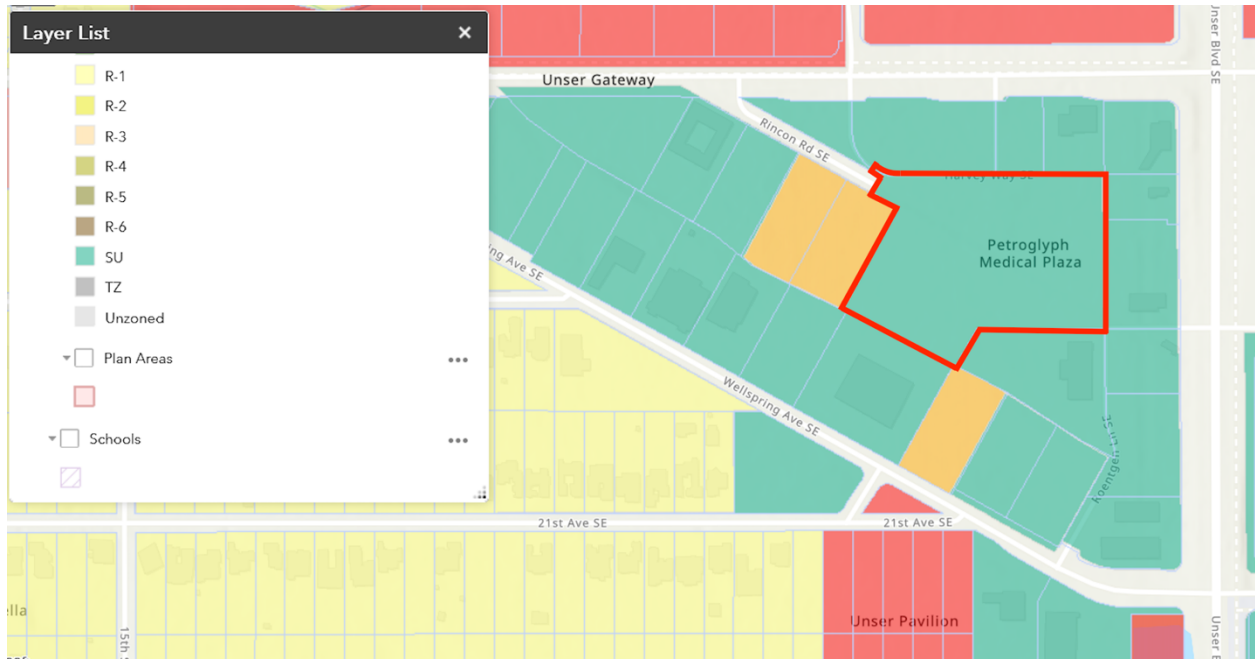
Mariah@edwardscommercialrealty.com

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change

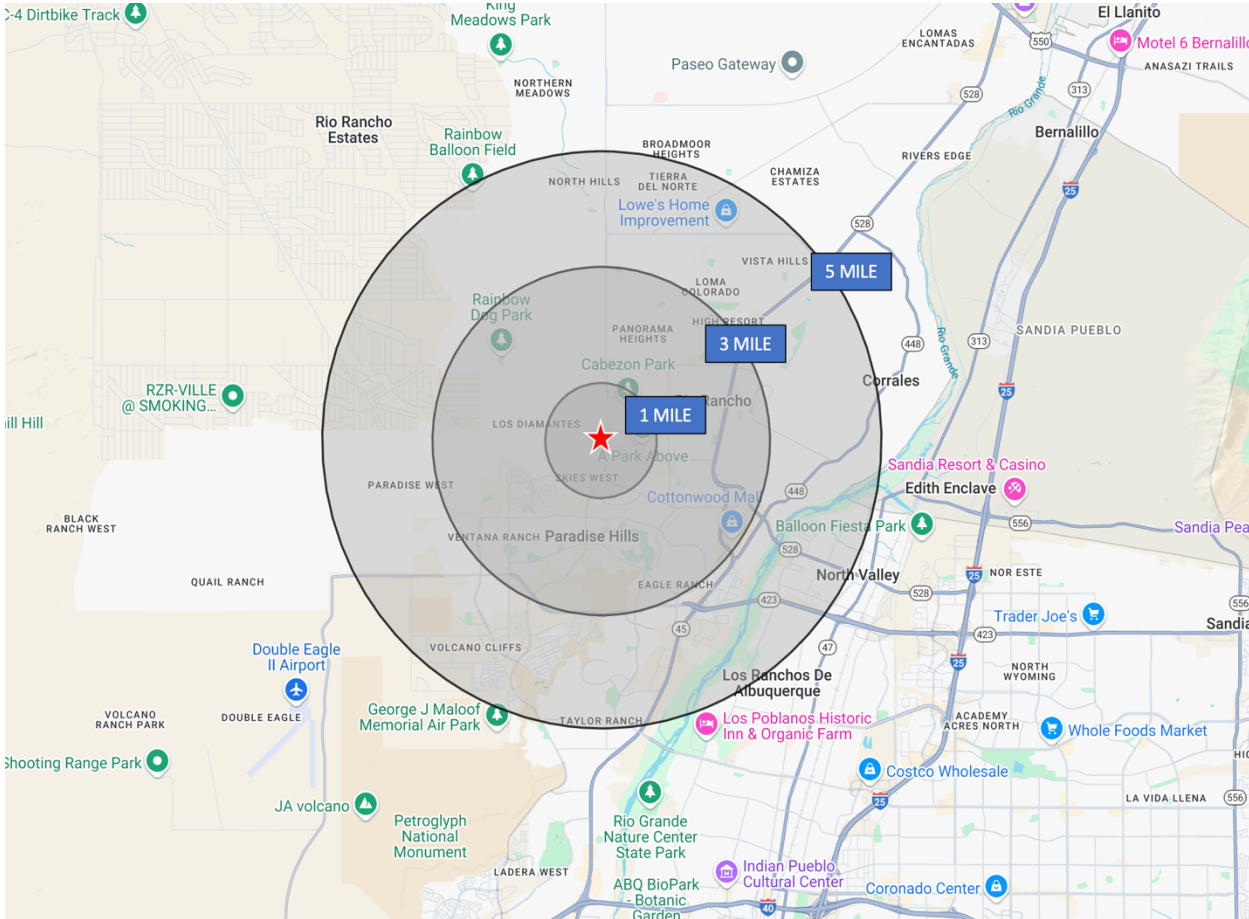
PLAT



ZONING MAP



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
12,857	89,560	162,894



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
\$116,186	\$94,704	\$99,451



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
1,760	25,355	43,383



TRAFFIC

UNSER BLVD	30,500 VPD
WESTSIDE BLVD	10,129 VPD