For Sale]

Infill Site with High-Density Zoning

VACANT LAND IN THE HEART OF RIO RANCHO

NWQ Unser Blvd. & 5th St. SE | Rio Rancho, NM 87124

NWQ Unser & Southern Blvds. SE



SALE PRICE

- $6.50/SF

AVAILABLE

- Land: ±13.42 Acres

ZONING

- SU-R-3, City of Rio Rancho

PROPERTY HIGHLIGHTS

- Allowable densities up to 35 DU/Acre and heights up to 50’
- 1/2 mile from Walmart Supercenter at Southern and Unser Blvds.
- Site ready for development
- Elevation allows dramatic views of the Sandia mountains
- Rio Rancho is underserved in apartments by between 2,000 and 4,000 units
- Average household income is $89,292 within a 5-mile radius of the site
- Average home value is $325,000 within 5-miles, thus driving apartment demand
- 2 miles north of Presbyterian Rust Medical Center
- Wet utilities on 19th St.

NAI SunVista] Got Space™

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For Sale]

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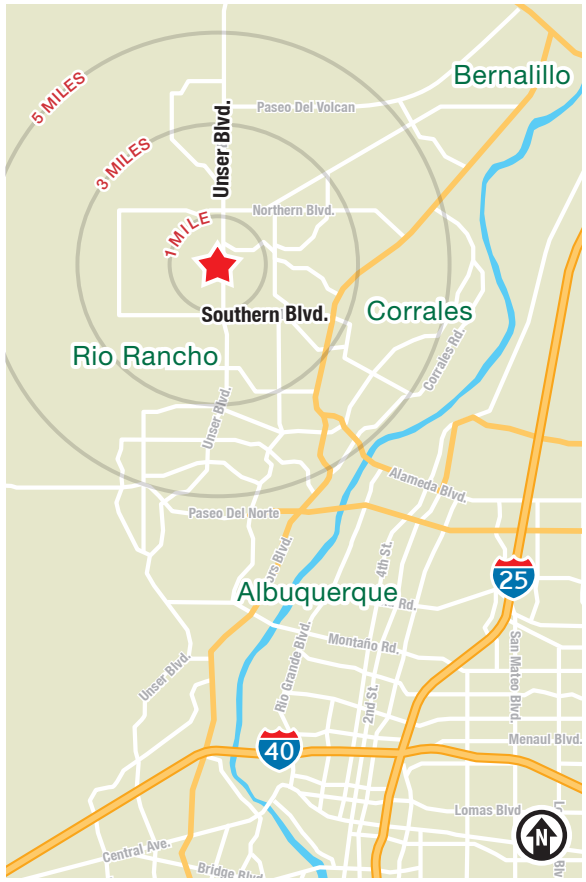
NWQ Unser Blvd. & 5th St. SE | Rio Rancho, NM 87124



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	11,688	66,440	142,997
Average HH Income	$73,453	$86,054	$89,292
Daytime Employment	2,330	$86,054	35,385

2021 Forecasted by Esri



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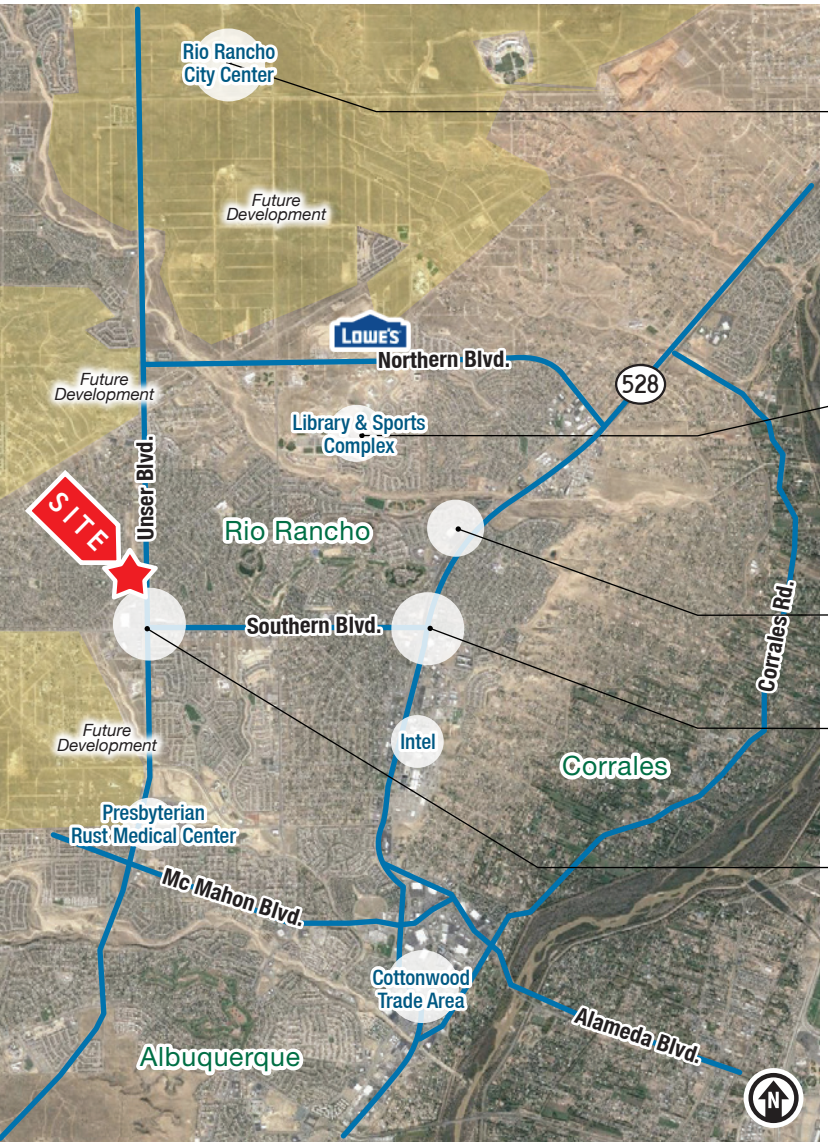
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TRADE AREA



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

TARGET · DEFINED FITNESS · Dion's · Albertsons · Applebee's · Papa John's · Wendy's · O'Reilly Auto Parts · Advance Auto Parts

Walmart Neighborhood Market · CVS · Long John Silver's · Taco Bell · Dutch Bros Coffee · Dunkin' Donuts · Arby's · Walgreens · Natural Grocers · Smith's · Dollar Tree · Blake's Lotaburger · Burger King · Wecks · Auto Zone · planet fitness

Walmart · Sonic · Chili's · Del Taco · Denny's · Dion's · Cold Stone · Carl's Jr. · KFC · Baskin Robbins · Premiere Cinemas · Walgreens · Five Guys · Chick-fil-A · Wendy's · GameStop · Discount Tire · O'Reilly Auto Parts · DQ

Intel Rio Rancho



New Presbyterian Rust Medical Center



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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 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.

1 Fastest
Growing City in New Mexico



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

111,577	44,940	$109,519	$69,977	2,354	27,575
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	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

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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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