

For Sale

Westside Boulevard Southeast

Rio Rancho, NM 87124



PROPERTY SUMMARY

Introducing an exceptional investment opportunity just west of Unser Blvd at Westside Boulevard Southeast, Rio Rancho, NM, 87124. This property benefits from proximity to a number of amenities including nearby Rust Medical Center. This prime property is zoned C-1, offering a versatile space for various commercial endeavors. Don't miss out on the chance to secure a prominent location in Rio Rancho's flourishing commercial landscape.

PROPERTY HIGHLIGHTS

- Zoned C-1
- Prime Westside Boulevard Southeast location
- Ideal for office development
- Strategic location near city/county line

Asking Price	\$500,000.00
Site Size	0.962 Acres
Zoning	C-1
Market	Rio Rancho



Courtney Lewis
Associate Advisor
O: 505.377.9916
courtney.lewis@svn.com



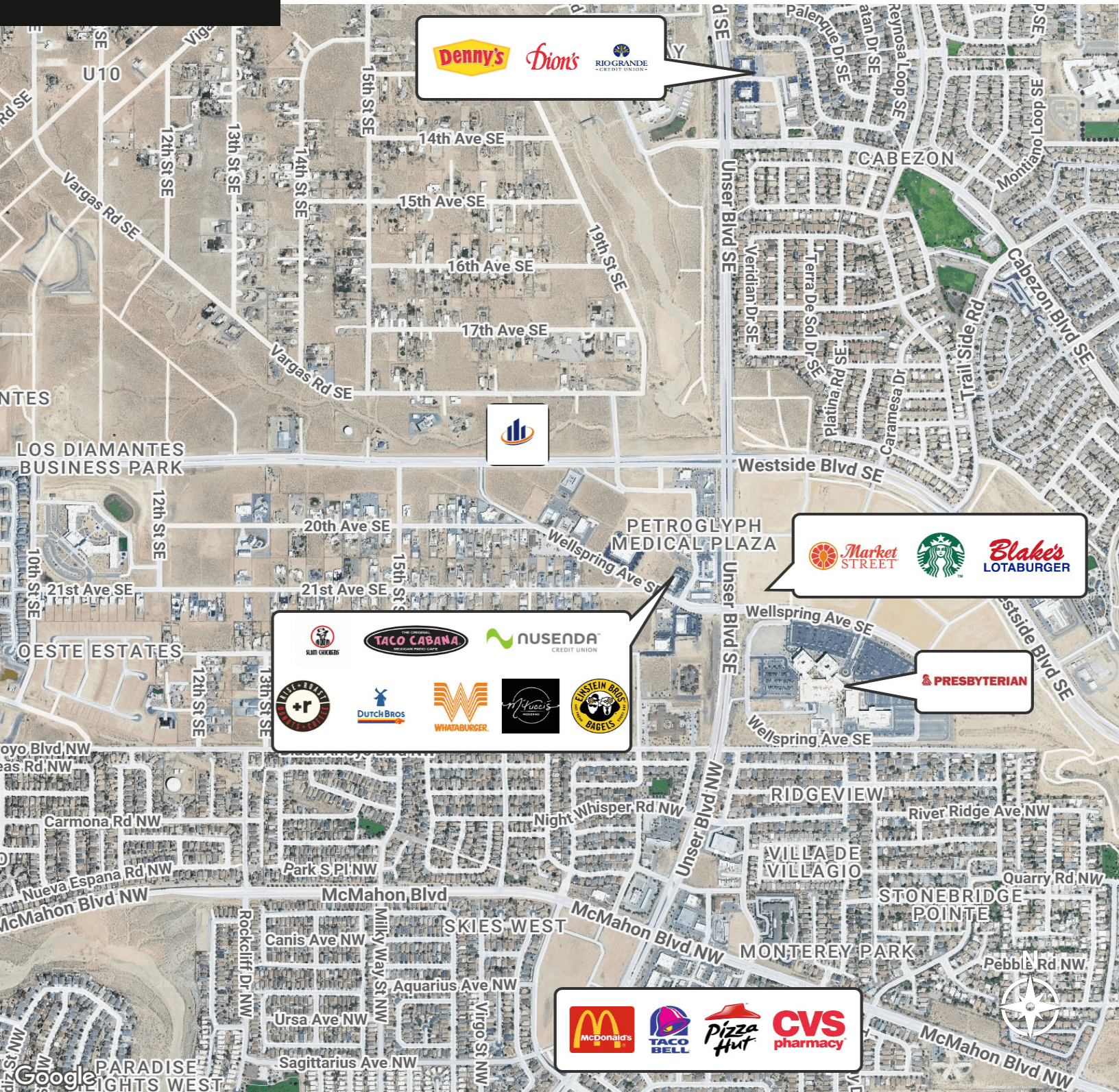
Amar Tesch
Associate Advisor
O: 505.256.7573
amar.tesch@svn.com



For Sale

Westside Boulevard Southeast

Rio Rancho, NM 87124



Courtney Lewis

Associate Advisor

O: 505.377.9916

courtney.lewis@svn.com



Amar Tesch

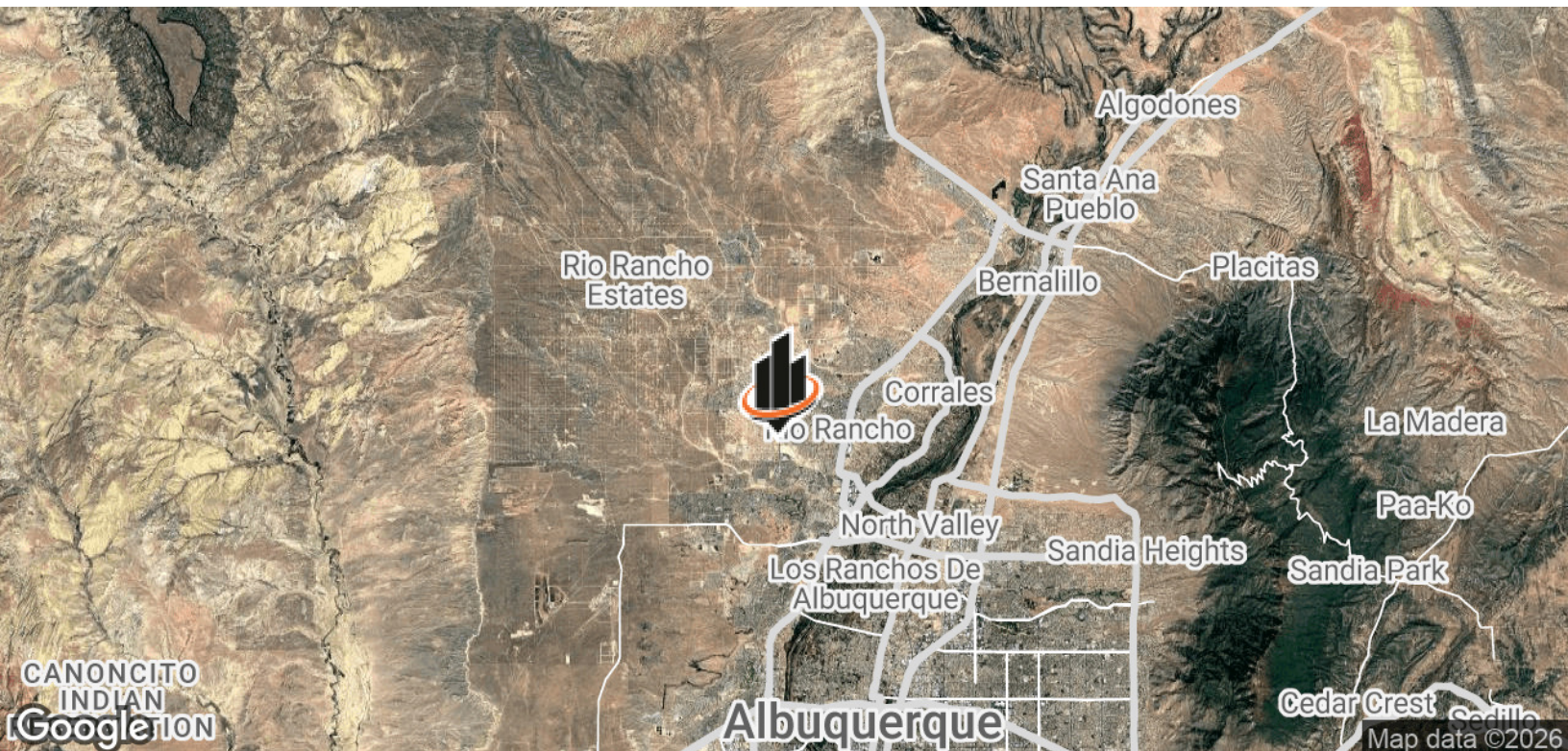
Associate Advisor

O: 505.256.7573

amar.tesch@svn.com



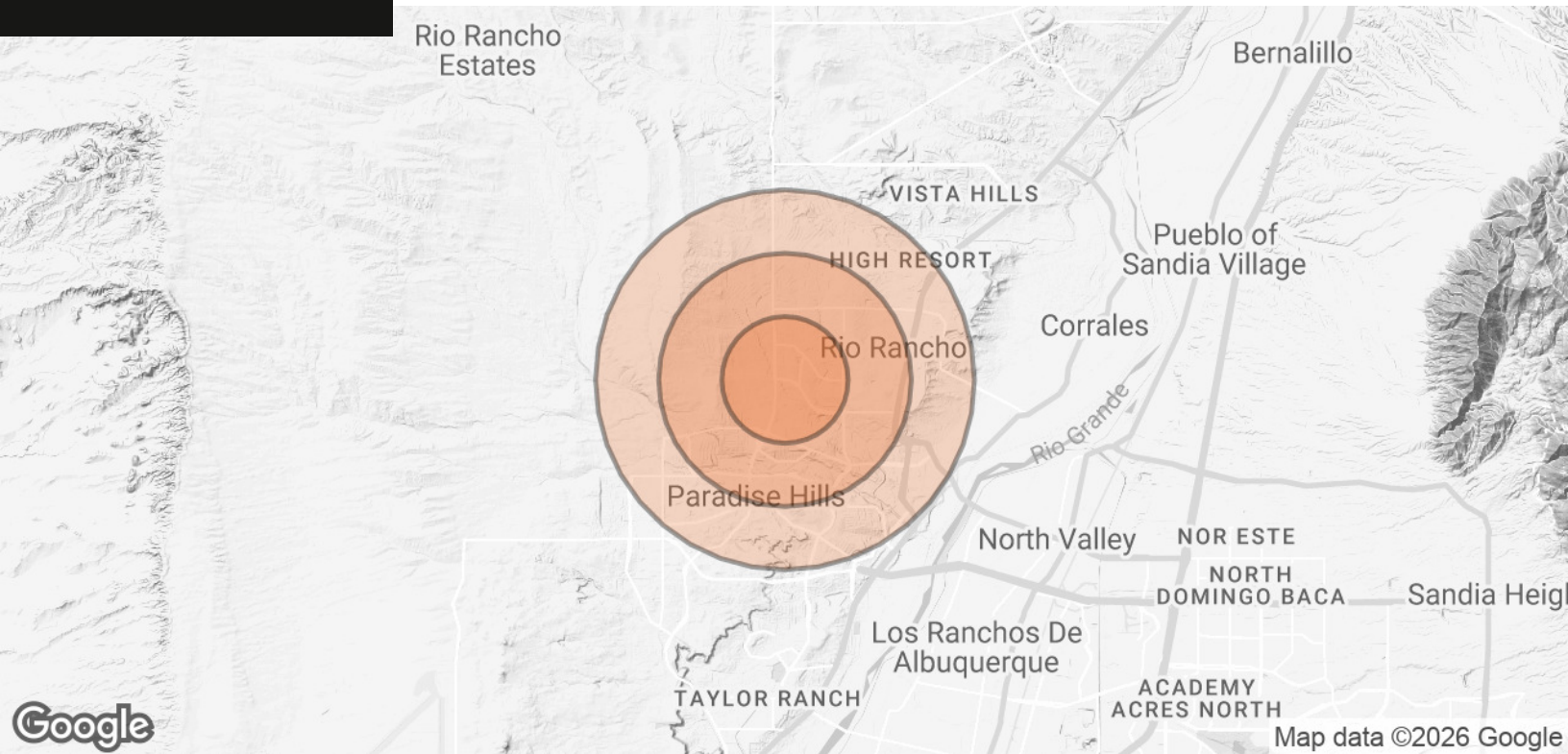
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



Courtney Lewis
Associate Advisor
O: 505.377.9916
courtney.lewis@svn.com



Amar Tesch
Associate Advisor
O: 505.256.7573
amar.tesch@svn.com



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,349	42,648	86,473
AVERAGE AGE	35.2	38.6	39.9
AVERAGE AGE (MALE)	36.1	38.8	38.7
AVERAGE AGE (FEMALE)	35.7	38.5	41.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,126	16,257	33,856
# OF PERSONS PER HH	3.0	2.6	2.6
AVERAGE HH INCOME	\$129,296	\$104,821	\$99,217
AVERAGE HOUSE VALUE	\$323,995	\$288,491	\$297,976

2023 American Community Survey (ACS)



Courtney Lewis
Associate Advisor
O: 505.377.9916
courtney.lewis@svn.com



Amar Tesch
Associate Advisor
O: 505.256.7573
amar.tesch@svn.com