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Southern Blvd

Site

Golf Course Rd

11th Ave SE

Development Opportunity Fronting Golf Course Road

# Vacant Land

Golf Course Rd SE & 11th Ave SE  
Rio Rancho, NM

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# Investment Highlights

## Executive Summary

<b>Sale Price</b>	\$525,334 (\$6.00 PSF)
<b>Lot size</b>	2.01 Acres
<b>Submarket</b>	Rio Rancho
<b>Zoning</b>	NC (Neighborhood Commercial District)

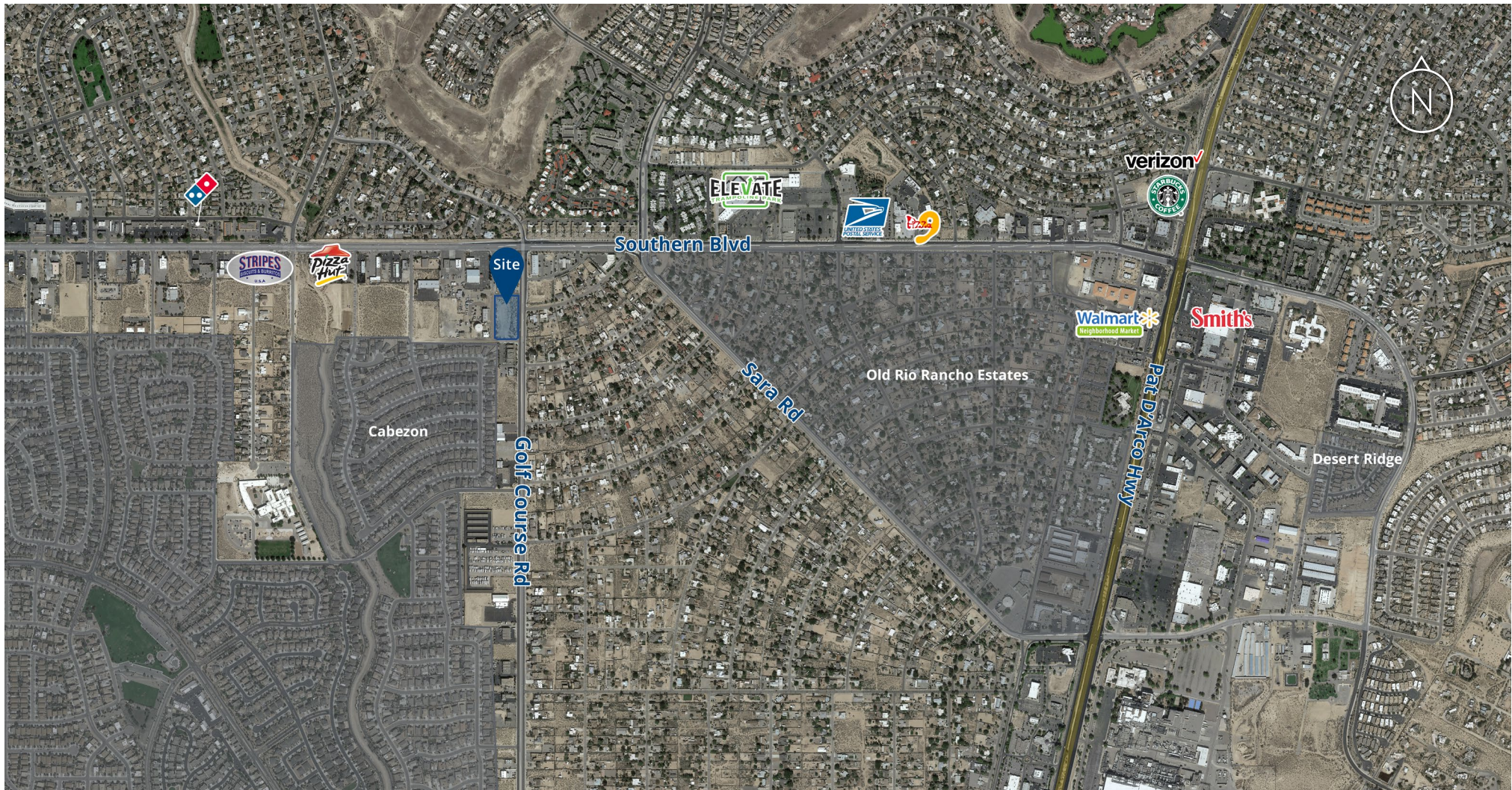


## Property Features

- Adjacent to Cabezon master-planned community, including 11 neighborhoods and over 2,600 homes planned.
- One block away from Southern Blvd., Rio Rancho's primary East/West arterial roadway.
- Zoned for commercial and mixed uses.
- Utilities in Golf Course Rd SE and 29th Street SE.
- Opportunity for office retail, or residential development.
- Easy access and great visibility.



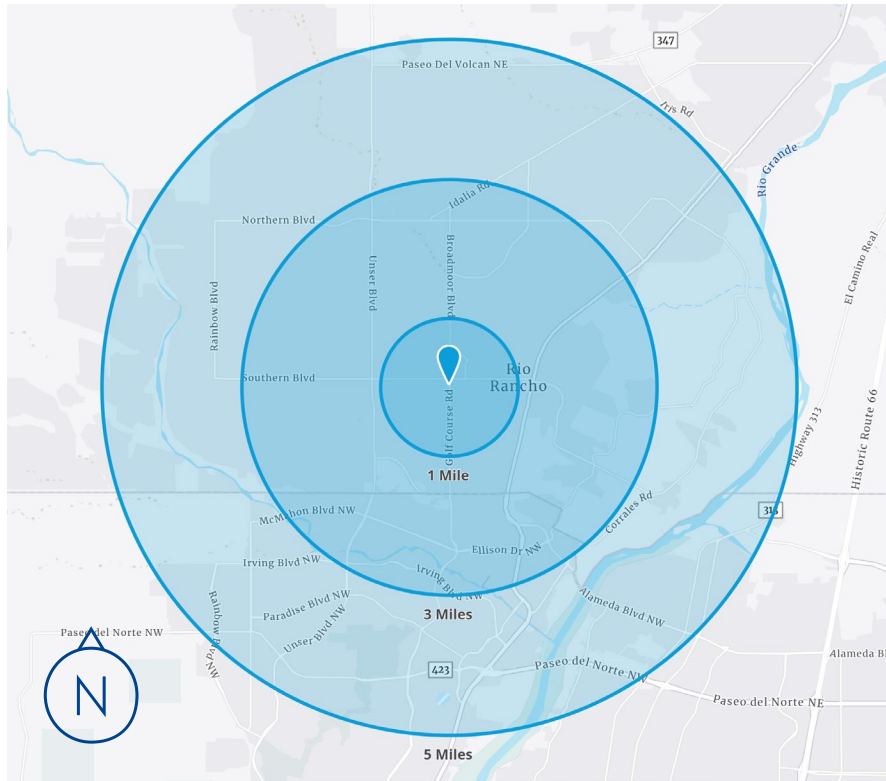
# Trade Aerial





# Demographics\*

\* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	13,011	82,973	152,761
Households	5,059	63,450	59,380
Median Age	39.2	38.7	38.4
Average HH Income	\$98,863	\$102,831	\$106,692
Per Capita Income	\$38,400	\$40,486	\$41,393
Daytime Population	10,088	71,639	125,806
College Education	50.4%	49.7%	51.0%

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