

# For Sale

## Pad Site at Hwy. 528 & Corrales Rd.

RETAIL, OFFICE OR INDUSTRIAL DEVELOPMENT OPPORTUNITY



**±1.61 Acres Available**  
**±0.93 Net Usable Acres**

**Genieve Posen**

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**Randall Parish**

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**John Algermissen CCIM**

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NEQ Hwy 528 & Corrales Rd. NE | Rio Rancho, NM 87124

**NAISunVista** ] **Got Space™**



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## PROPERTY

### AVAILABLE

Land:  $\pm 1.64$  Ac.  
( $\pm 0.93$  Net Usable Acres)

### SALE PRICE

\$585,447 (\$8.00/SF)

### ZONING SU

### HIGHLIGHTS

- Centrally located in Rio Rancho
- Easy access to both Hwy. 528 and Corrales Rd.
- Utilities in the street
- Ideal rectangular-shaped parcel to maximize development options
- Site can support multiple office/warehouse/contractor yard configurations
- Flexible SU zoning
- Located in underserved market experiencing rapid growth
- Experience the support of a pro-development mayor and city council





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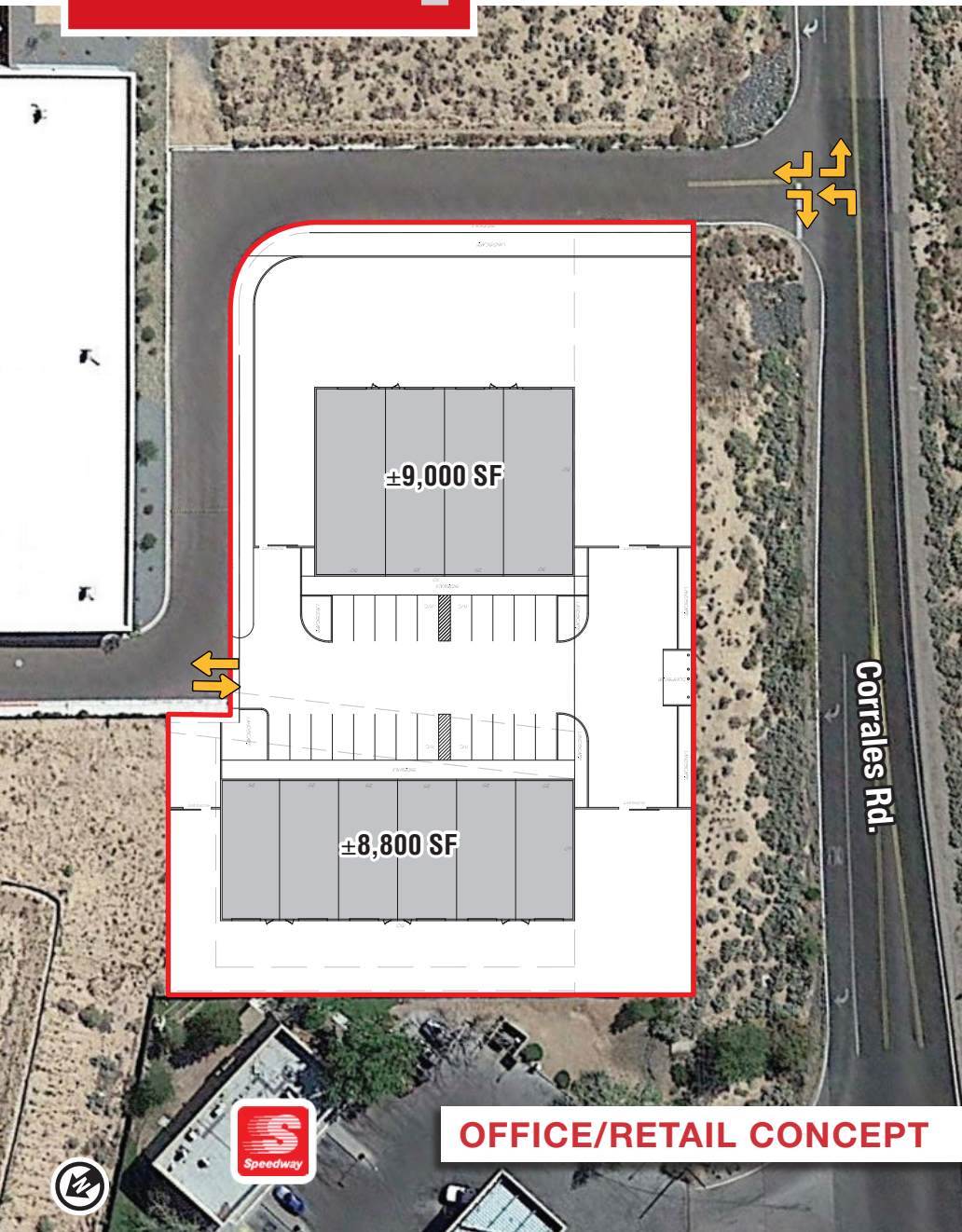
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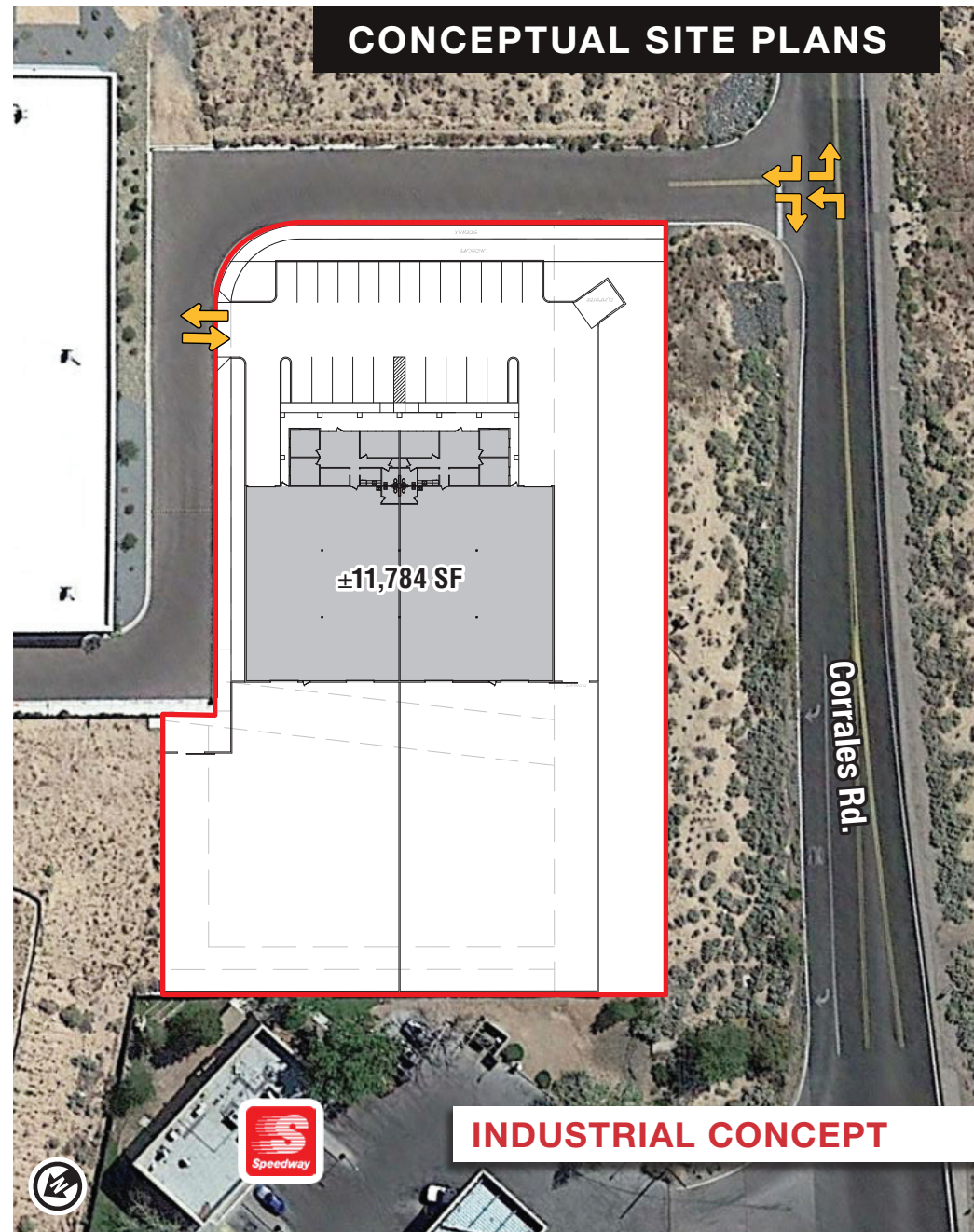
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**CONCEPTUAL SITE PLANS**



**OFFICE/RETAIL CONCEPT**



**INDUSTRIAL CONCEPT**






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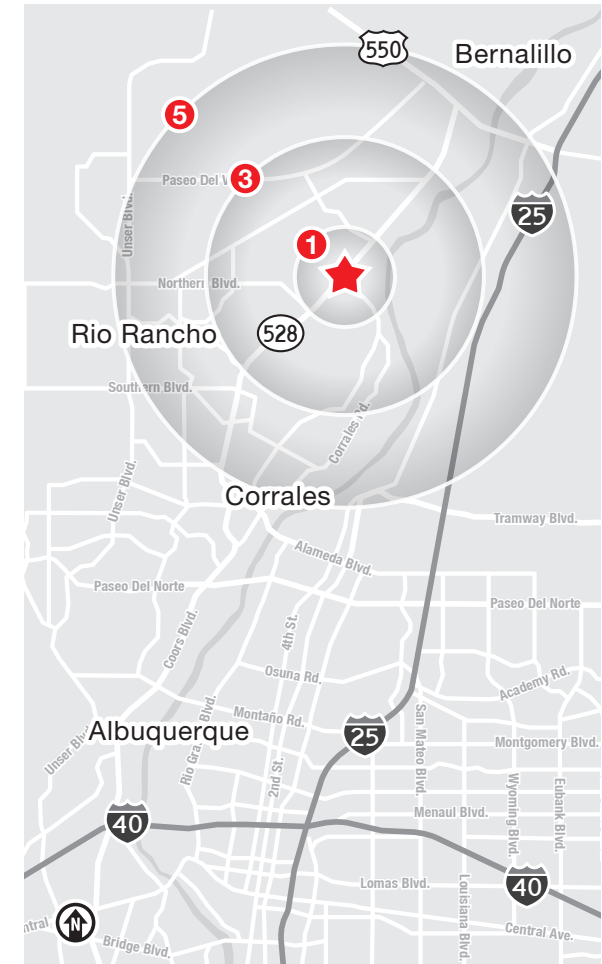
## 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	4,084		32,194		86,100	
Households	1,587		12,103		33,696	
Families	1,199		8,764		23,130	
Average Household Size	2.57		2.63		2.53	
Owner Occupied Housing Units	1,485		10,952		28,281	
Renter Occupied Housing Units	102		1,151		5,415	
Median Age	50.7		45.2		44.1	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
	2024		2024		2024	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	29	1.8%	374	3.1%	1,564	4.6%
\$15,000 - \$24,999	39	2.5%	397	3.3%	1,272	3.8%
\$25,000 - \$34,999	28	1.8%	596	4.9%	1,944	5.8%
\$35,000 - \$49,999	106	6.7%	834	6.9%	2,807	8.3%
\$50,000 - \$74,999	300	18.9%	2,040	16.9%	5,850	17.4%
\$75,000 - \$99,999	200	12.6%	1,771	14.6%	5,119	15.2%
\$100,000 - \$149,999	508	32.0%	2,977	24.6%	7,571	22.5%
\$150,000 - \$199,999	198	12.5%	1,382	11.4%	3,802	11.3%
\$200,000+	181	11.4%	1,730	14.3%	3,766	11.2%
Median Household Income	\$105,392		\$100,384		\$89,978	
Average Household Income	\$126,064		\$128,286		\$116,725	
Per Capita Income	\$50,207		\$49,137		\$45,844	

## DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	4,084	32,194	86,100
 Average HH Income	\$126,064	\$128,286	\$116,725
 Daytime Employment	594	6,687	27,036

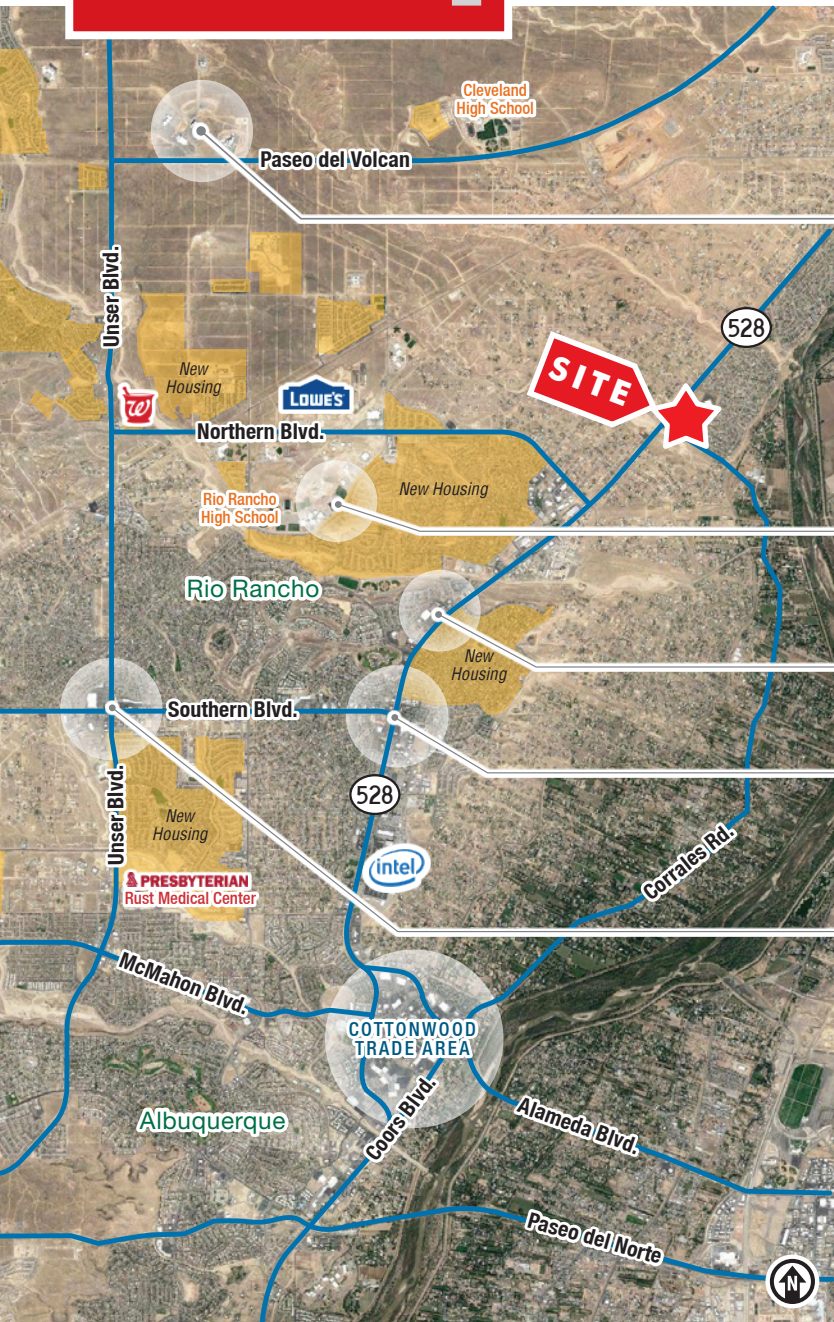
2024 Forecasted by Esri





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Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



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.



**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

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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