



For Sale



Land in Medical Corridor
1780 Grande Blvd SE | Rio Rancho, 87124

Price	\$595,000
PSF	\$11.95 psf
Lot Size	+/- 1.143 Acres
Zoning	SU
Cross Streets	NM Hwy 528 & Grande Blvd

Property Summary:

Prime development parcel located in the heart of Rio Rancho's thriving medical and professional corridor. With excellent access, established infrastructure, and SU zoning (Special Use), this leveled, development-ready site offers a rare opportunity to capitalize on Rio Rancho's rapid economic expansion.

Just seconds from Intel's Rio Rancho campus, this parcel is strategically situated near Fab 9—part of Intel's \$3.5 billion investment in advanced semiconductor packaging technologies. As this facility drives economic growth and job creation, the surrounding area is poised for increased demand in professional, medical, and service-based developments.

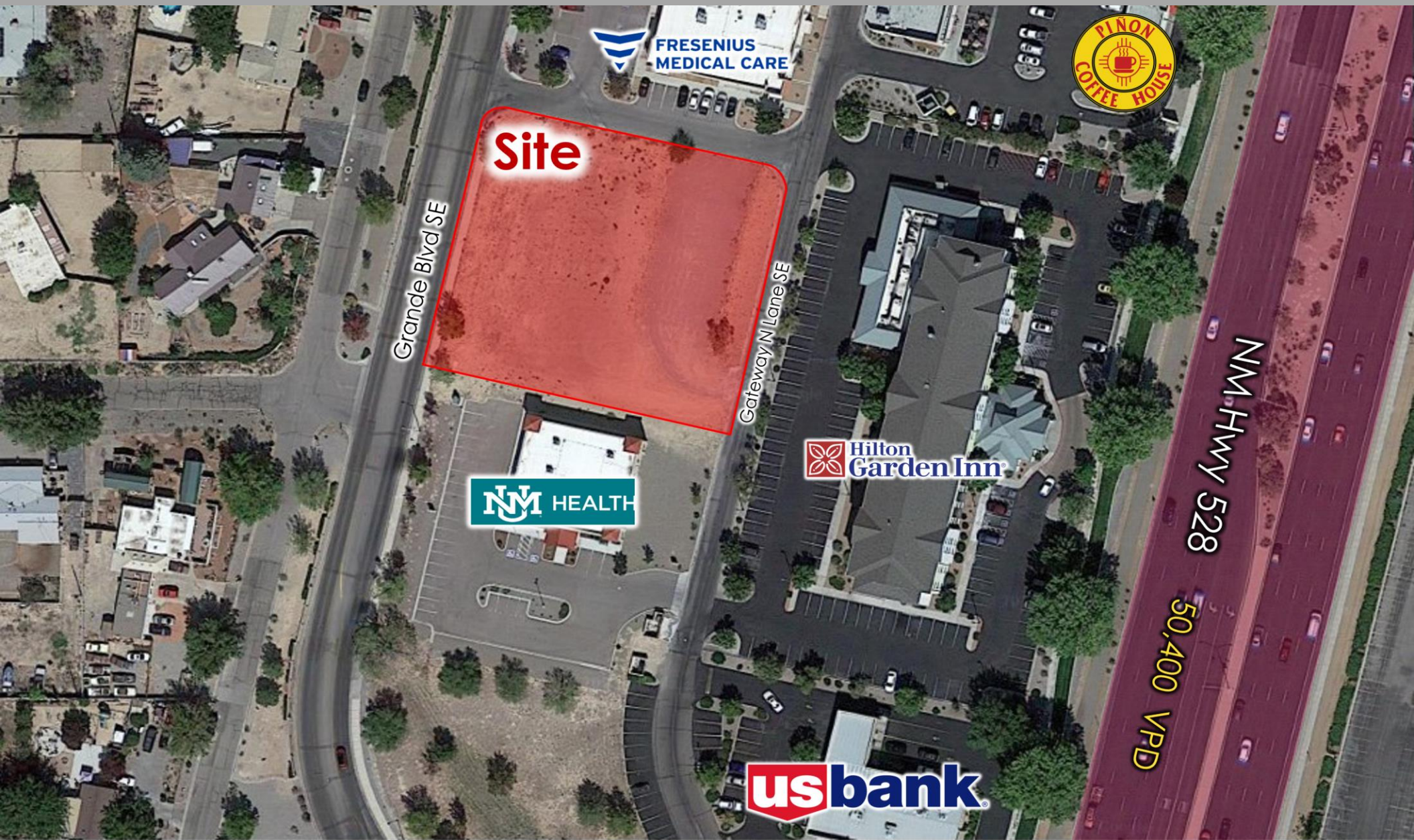
Investment Highlights:

- Prime location in a high-growth medical and professional district
- Leveled and build-ready site
- Zoned SU – highly flexible for medical, office, or mixed-use development
- Excellent access to major roadways and regional infrastructure
- Surrounded by established national and regional tenants including:
Intel, Fresenius Kidney Care, UNM Health, Rio Rancho Healthcare Center,
Rio Rancho Children's Dentistry, Quest Diagnostics, US Bank, and the Hilton Garden Inn

Land in Medical Corridor

Aerial

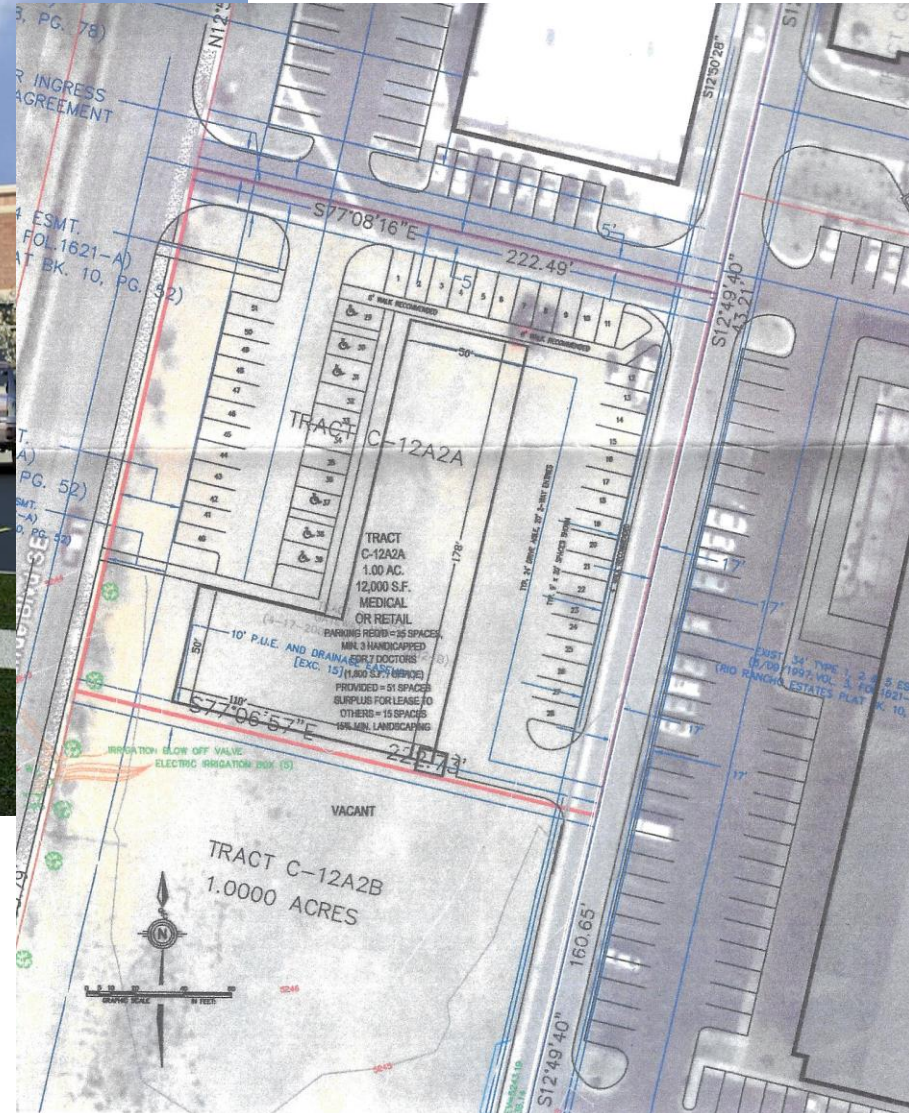
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Sample Rendering Per Site Plan



Sample Site Plan

1 Acre

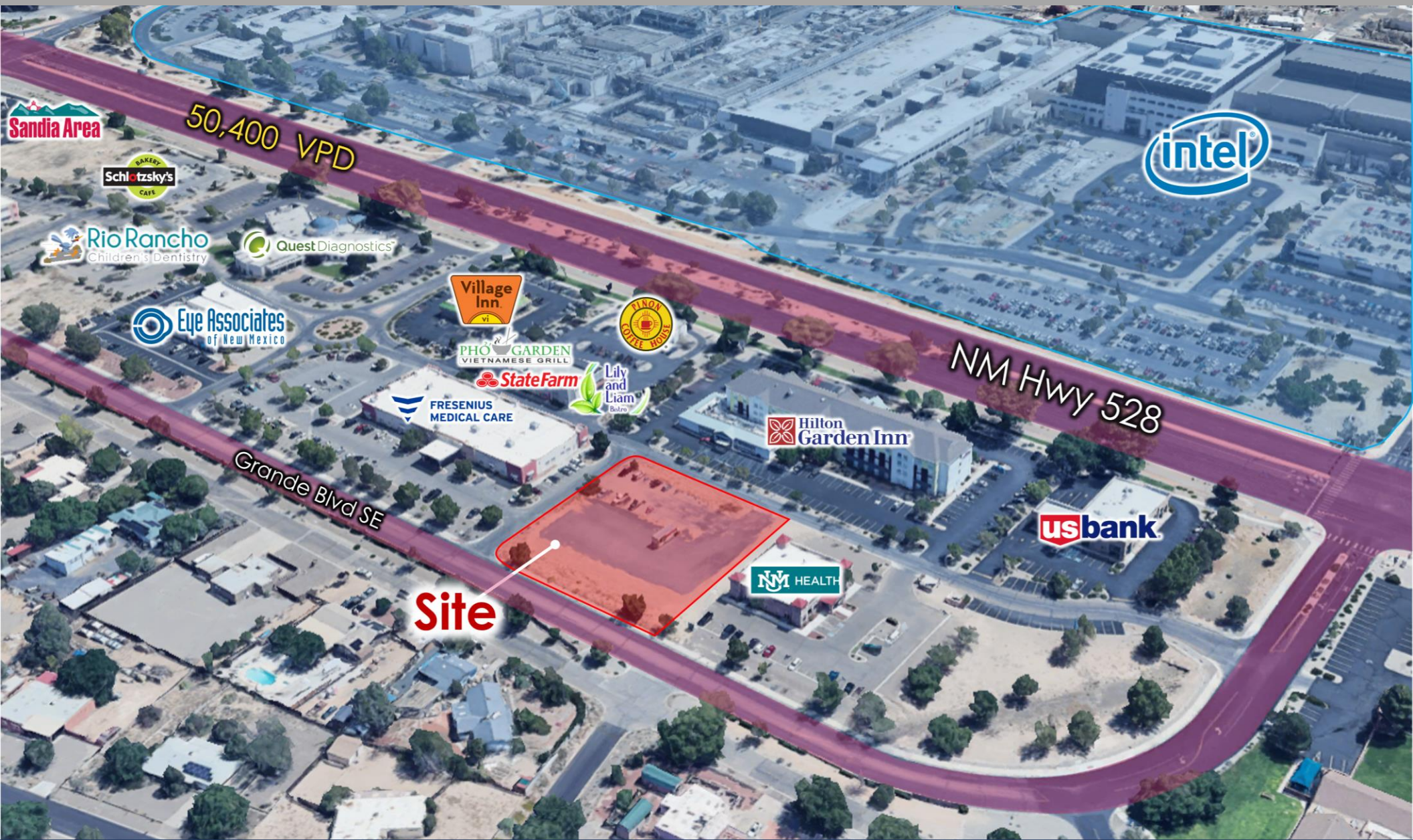
12,000 SF Medical or Retail

51 Parks + 6 Handicap

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Aerial

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Demographics

CITY, STATE

Rio Rancho, NM

POPULATION

76,264

AVG. HH SIZE

2.58

MEDIAN HH INCOME

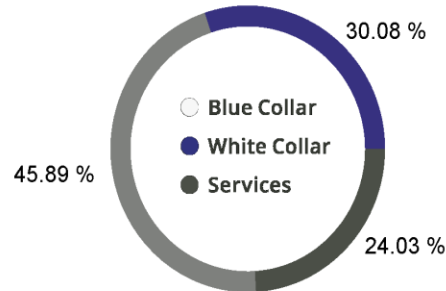
\$68,995

HOME OWNERSHIP

Renters: **7,887**

Owners: **21,896**

EMPLOYMENT



47.97 %
Employed

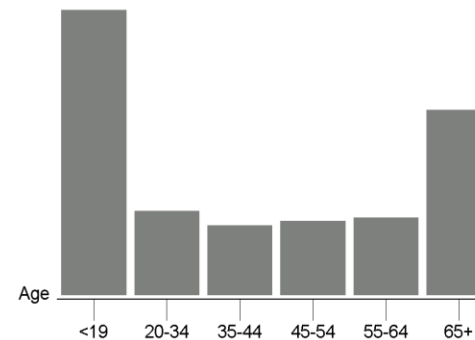
1.52 %
Unemployed

EDUCATION

High School Grad: **24.27 %**
Some College: **26.85 %**
Associates: **7.68 %**
Bachelors: **35.22 %**

GENDER & AGE

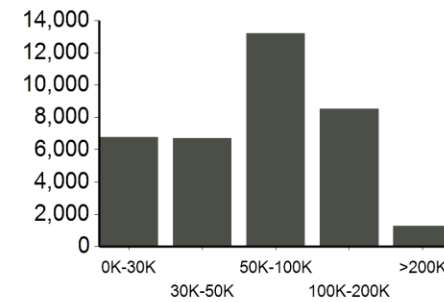
49.09 %  **50.91 %** 



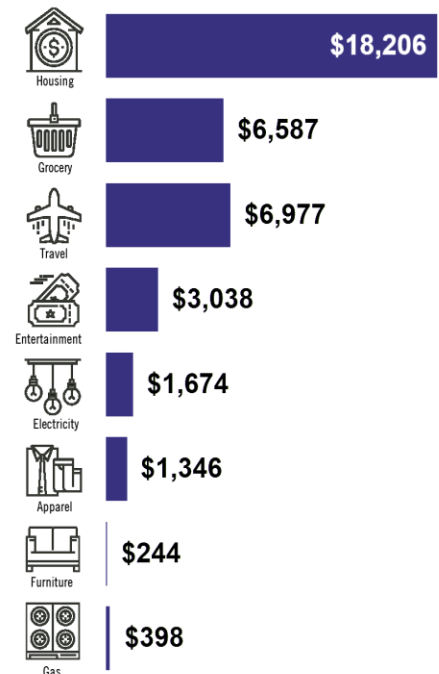
RACE & ETHNICITY

White: **59.30 %**
Asian: **0.68 %**
Native American: **1.63 %**
Pacific Islanders: **0.00 %**
African-American: **0.90 %**
Hispanic: **27.82 %**
Two or More Races: **9.67 %**

INCOME BY HOUSEHOLD



HH SPENDING



WESTERN STATES

COMMERCIAL REAL ESTATE

Pricing subject to change without notice. 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.