



300 UNSER BLVD. SE

SALE

Vacant Land NW of Unser Blvd and 5th St SE

**VACANT LAND NW OF UNSER BLVD AND 5TH
ST SE**

Rio Rancho, NM 87124

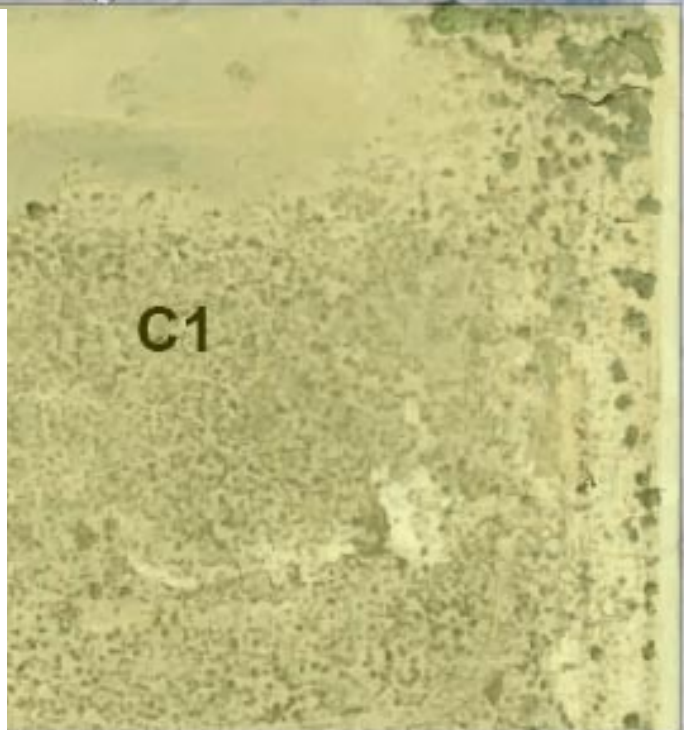
PRESENTED BY:

KYLE KINNEY

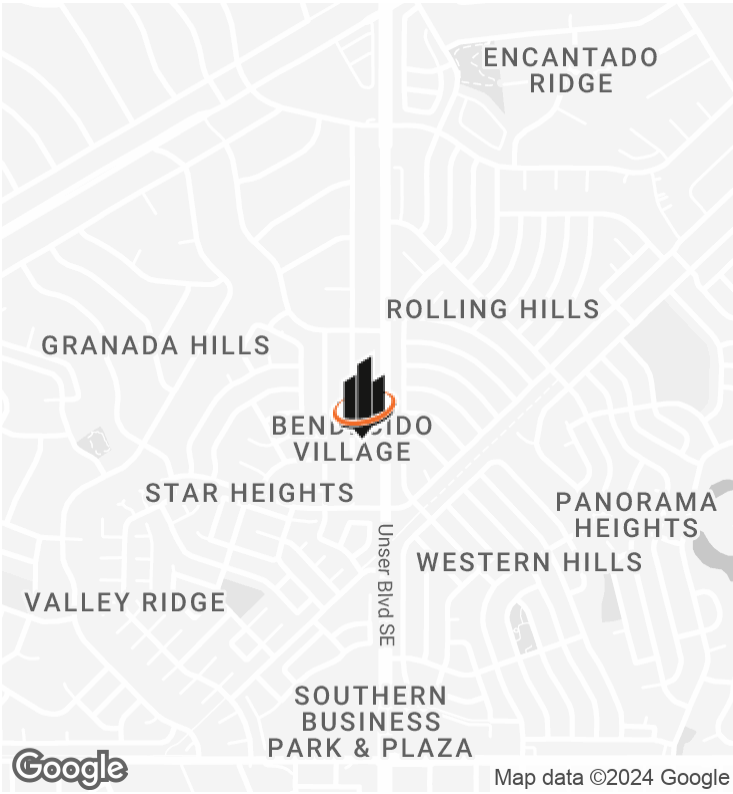
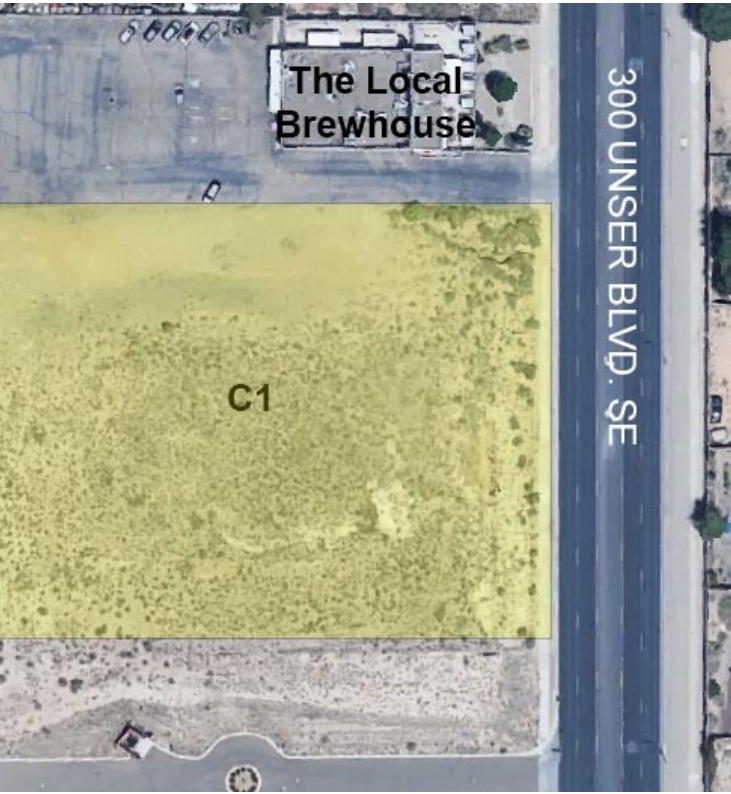
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NM ##52685



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$785,000
LOT SIZE:	2 Acres

PROPERTY DESCRIPTION

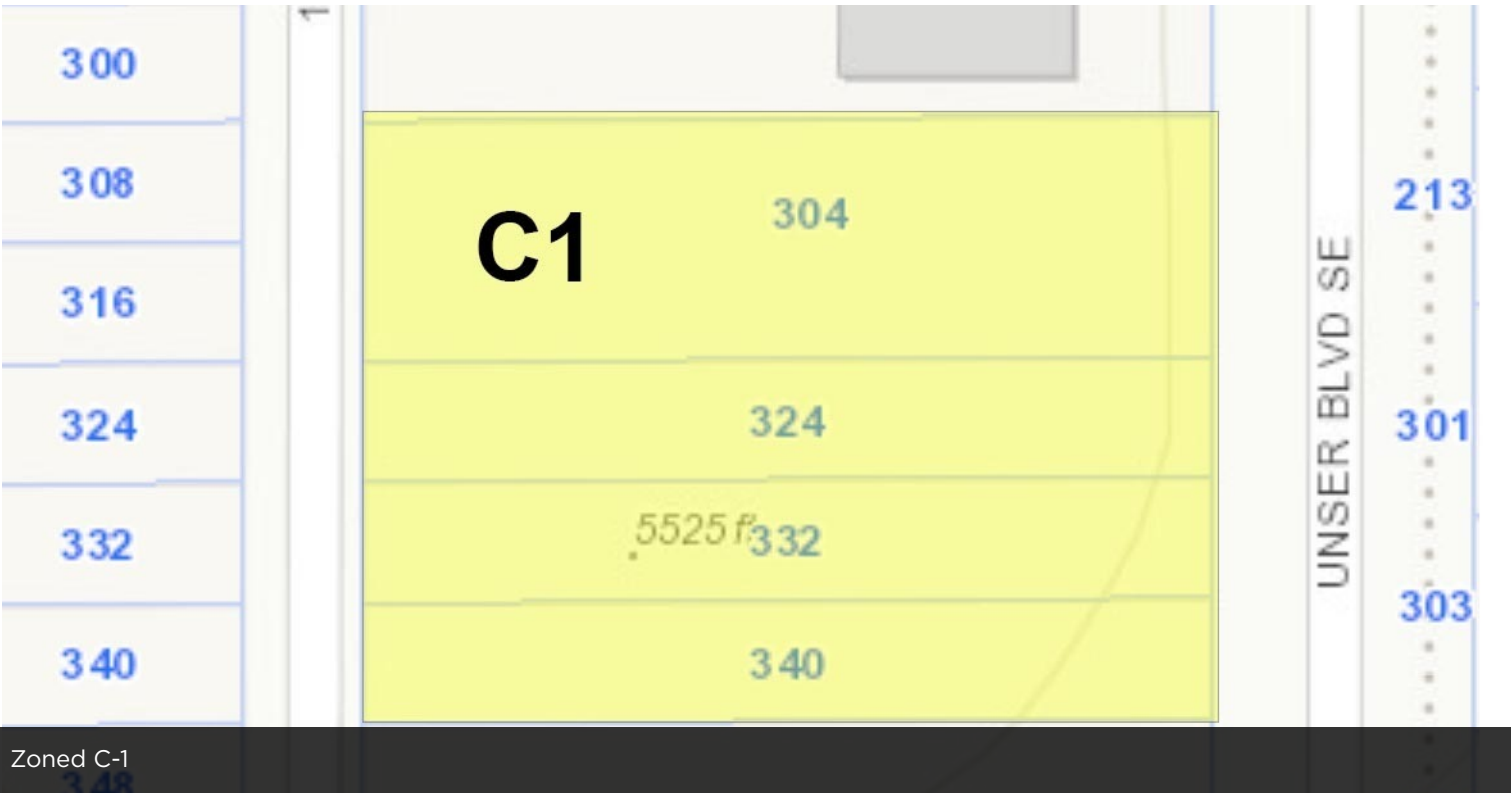
2 acres (4 parcels)
APN: 1-011-069-340-238 (.8 acre)
APN: 1-011-069-344-227 (.4 acre)
APN: 1-011-069-344-221 (.4 acre)
APN: 1-011-069-344-217 (.4 acre)

PROPERTY HIGHLIGHTS

- High traffic visibility fronting Unser Blvd
- Fantastic views of the Sandia Mountains
- Rapidly developing area
- Zoned C-1 'Retail Commercial District'
- Adjoining successful restaurant "The Local Brewhouse" to the north
- Existing sewer tie-in's every 50'

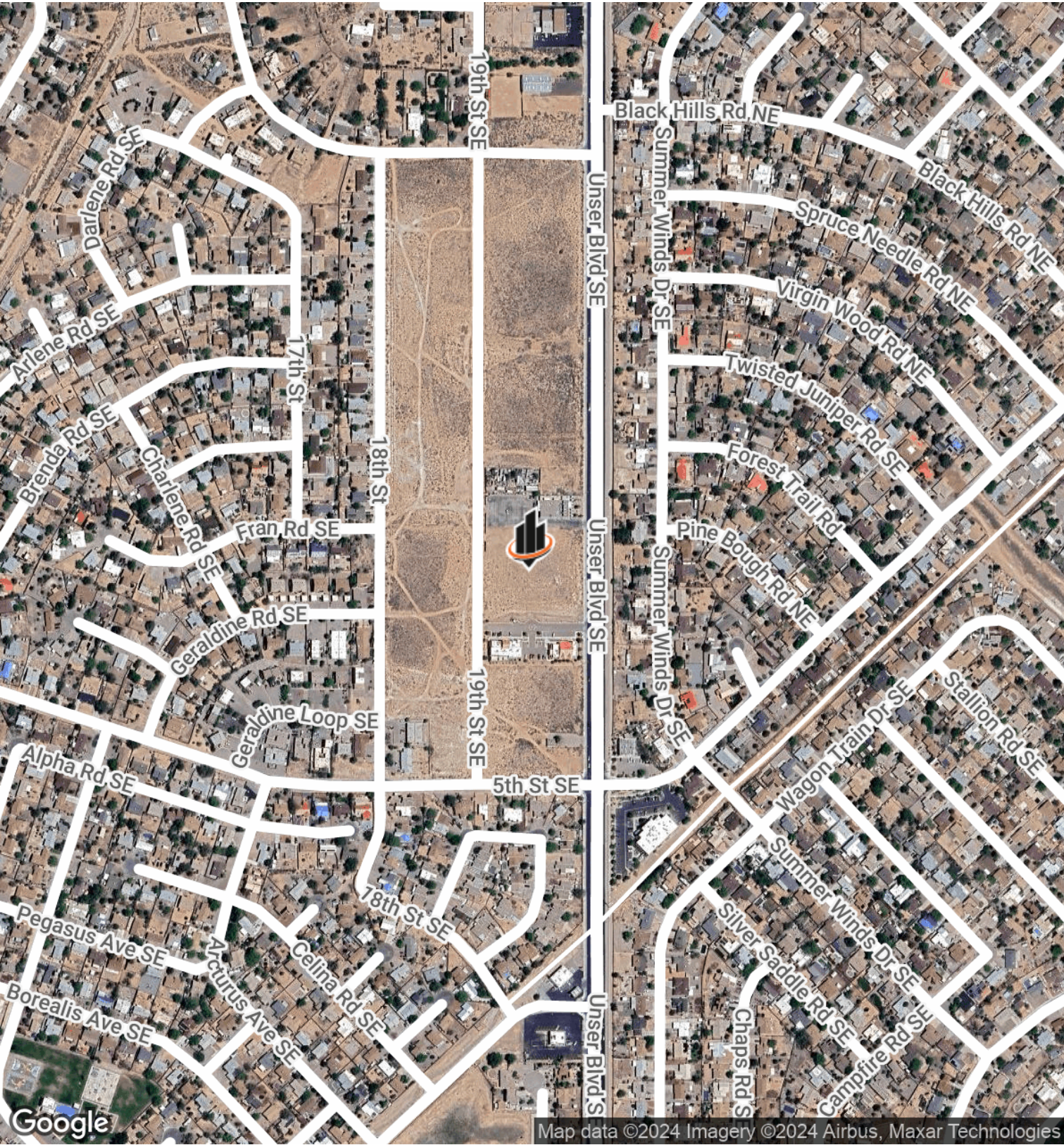
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ADDITIONAL PHOTOS



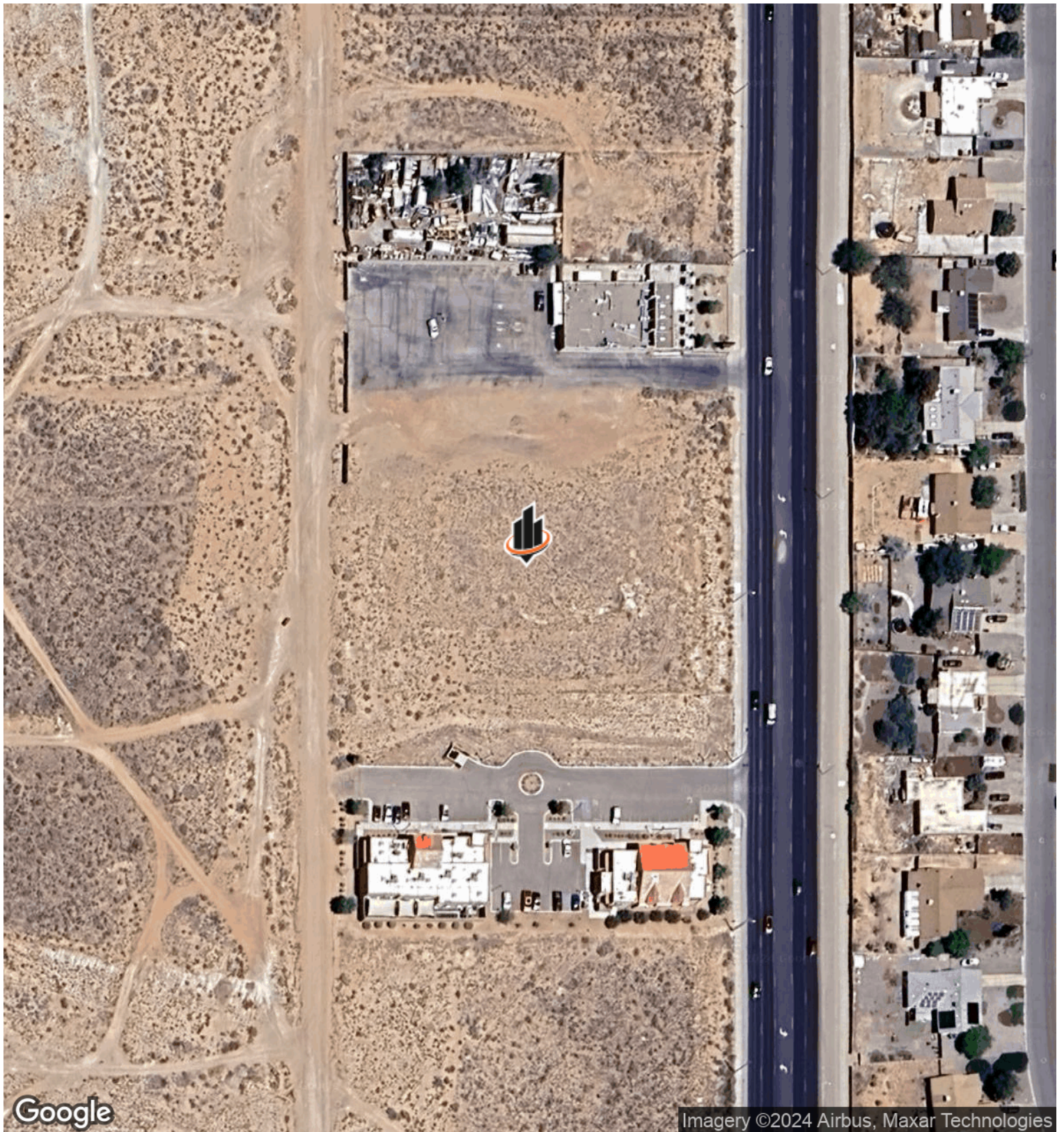
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LOCATION MAP



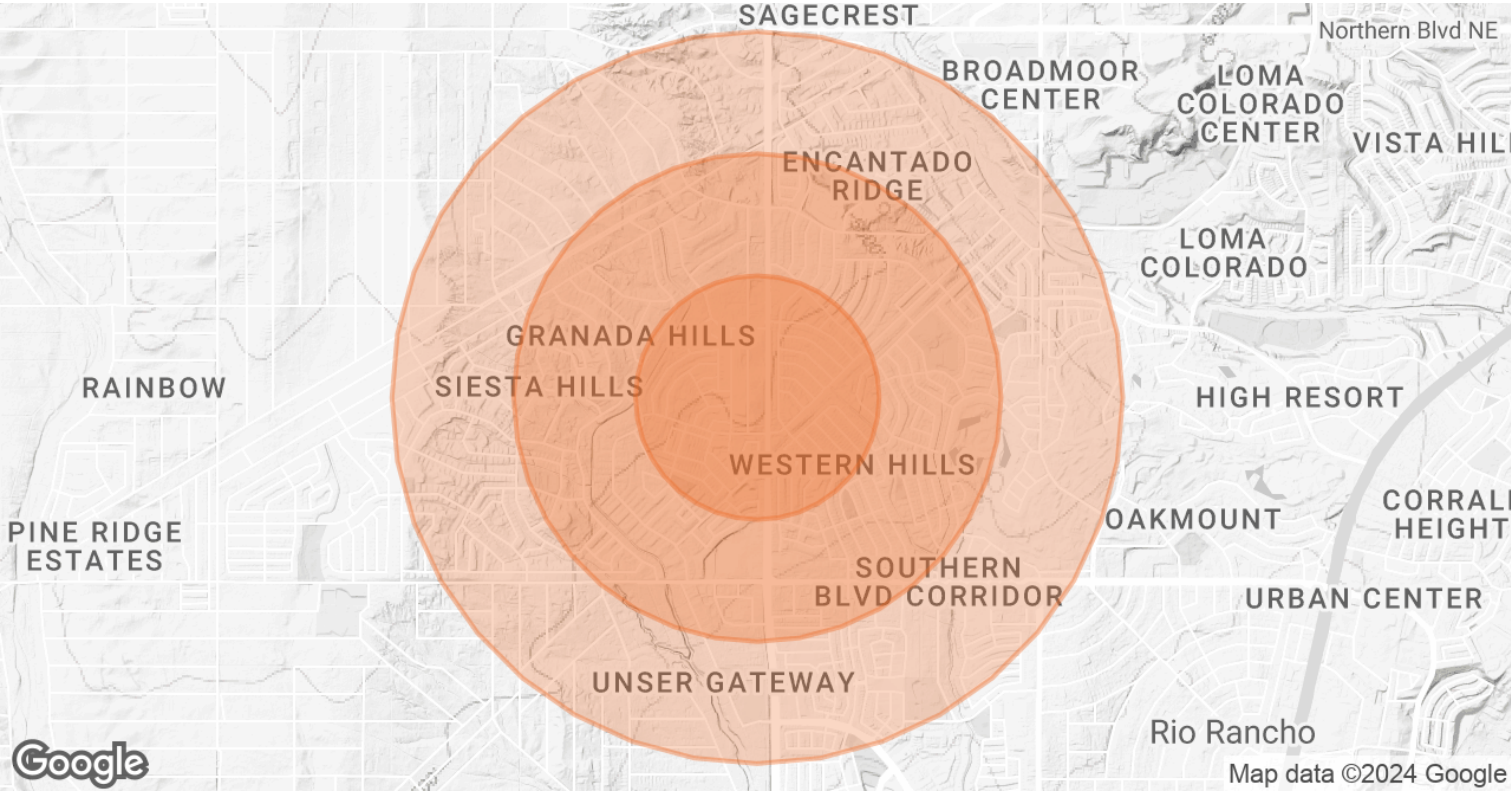
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,321	10,134	20,308
AVERAGE AGE	33.7	35.4	36.8
AVERAGE AGE (MALE)	29.8	32.4	34.7
AVERAGE AGE (FEMALE)	34.8	37.4	38.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	947	4,022	8,164
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$67,196	\$71,707	\$73,217
AVERAGE HOUSE VALUE	\$176,600	\$186,190	\$190,444

2020 American Community Survey (ACS)

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