PRIME 2.49+/- AC COMMERCIAL PAD ALONG BUSTLING UNSER CORRIDOR

SWQ Unser & Westside Blvd Rio Rancho, New Mexico 87124







- **Strategically Positioned Demisable 2.49+/- AC Pad To-Be-Anchored by National Retailer Along Unser in City of Rio Rancho**
- **Flexible SU (Special Use) for C-1 Zoning Allowing for Various Medical, Retail, Restaurant, Office & Multifamily Uses**
- **Excellent Access with Multiple Points of Entry**
- **Various Lines of Visibility from Heavily Traveled Unser Blvd.**
- **All Off-Site Infrastructure at or Near Site**
- **Located in the Epicenter of Explosive Commercial and Residential Growth Fueled by Expanding Rust Hospital Campus and Major Mixed-Use Development Known as Village @ Rio Rancho and Anchored by Albertson's Street Market**
- **Click HERE to Explore Numerous Benefits of Developing in Rio Rancho**
- **CONTACT BROKERS FOR PRICING**

Mark or Mariah Edwards

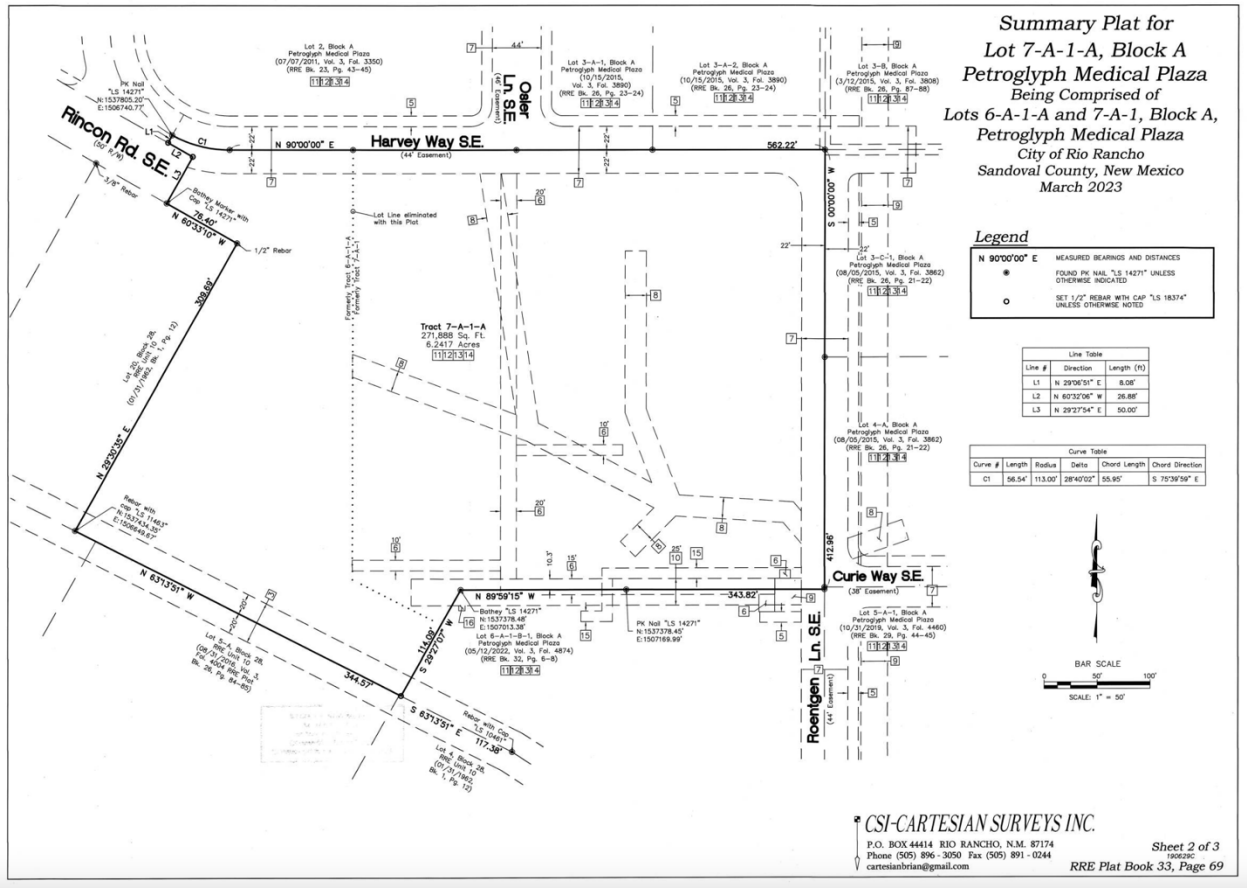
Edwards Commercial Realty, LLC

Leasing♦Brokerage♦Development

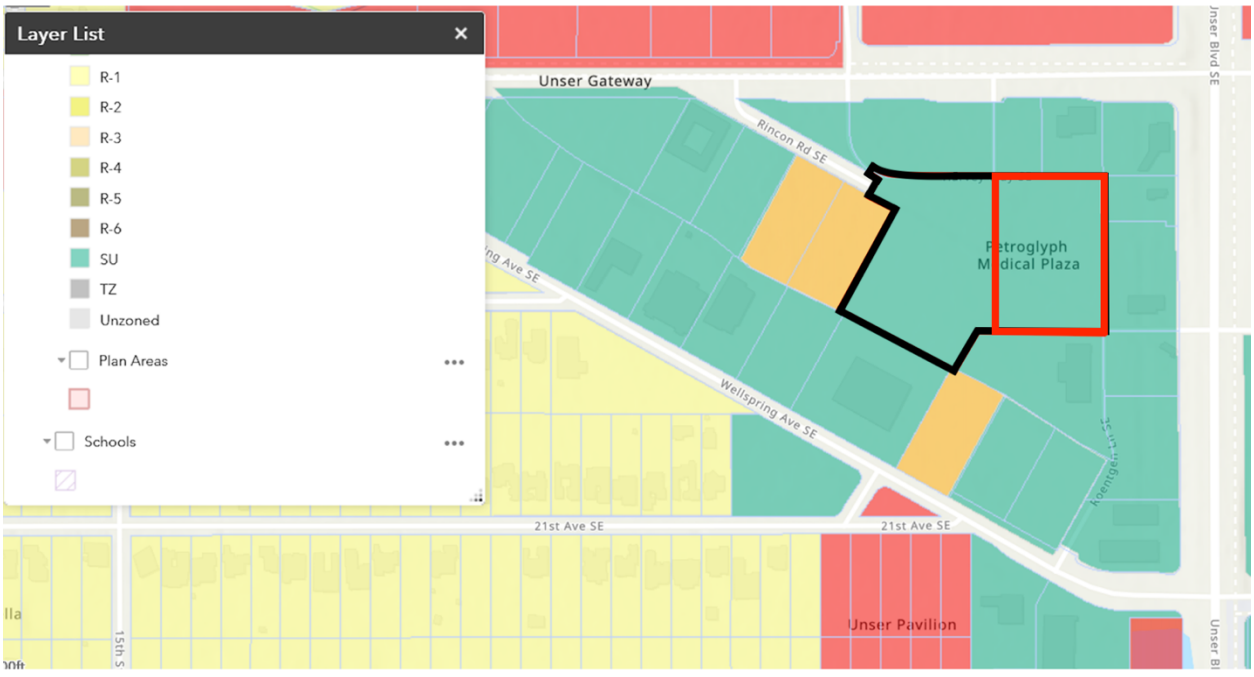
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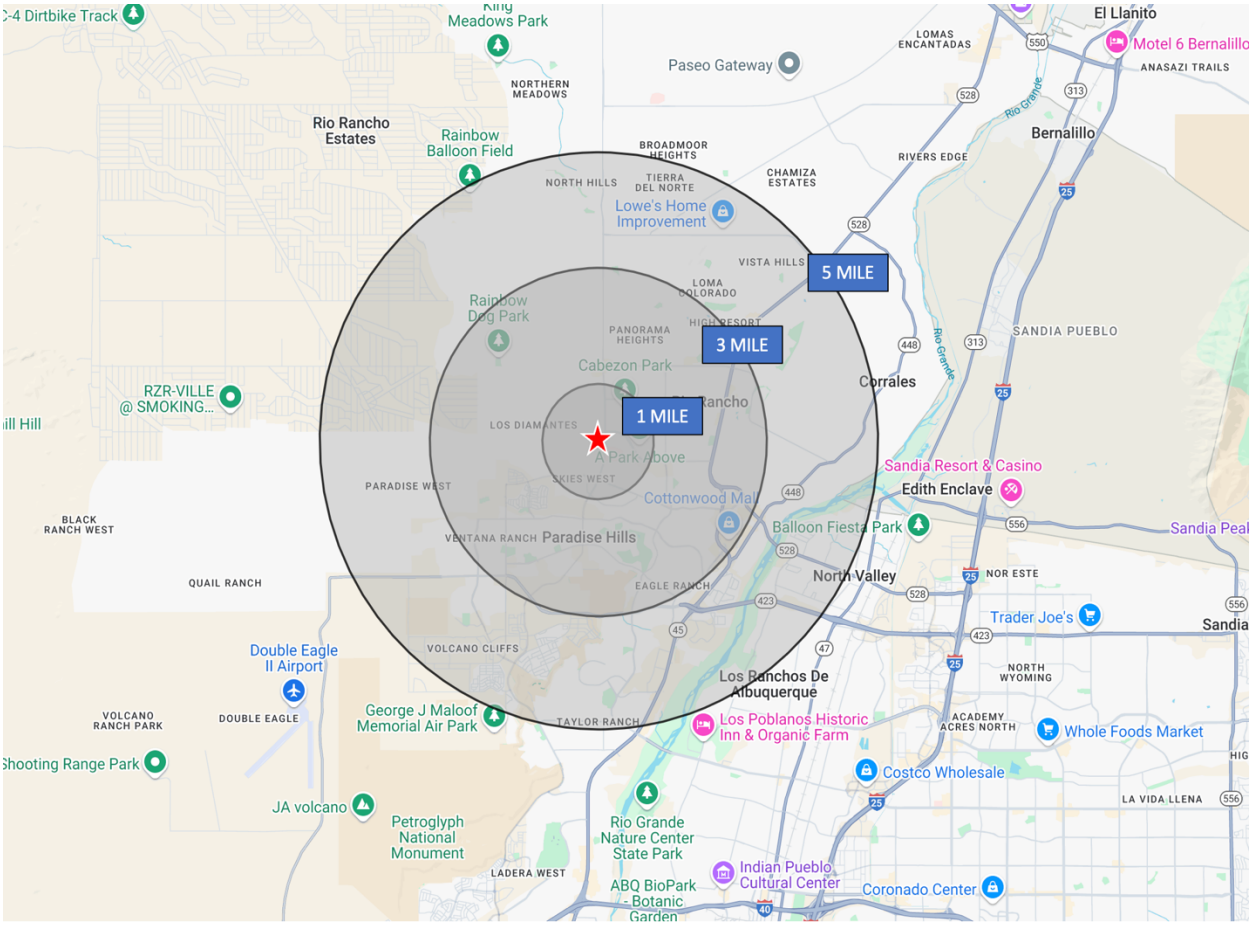
PLAT



ZONING MAP



DEMOGRAPHICS





1 MILE	3 MILE	5 MILE
12,857	89,560	162,894

POPULATION



1 MILE	3 MILE	5 MILE
$116,186	$94,704	$99,451

AVG HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
1,760	25,355	43,383

DAYTIME EMPLOYMENT



UNSER BLVD	30,500 VPD
WESTSIDE BLVD	10,129 VPD

TRAFFIC