

# For Sale ]

## Corazon del Bosque Platted Subdivision

RARE RIVERFRONT RESIDENTIAL DEVELOPMENT OPPORTUNITY

SEQ Hwy. 528 & Idalia Rd. | Bernalillo, NM 87004



### AVAILABLE

Land: ±66.0 Ac.  
124 Platted Lots



### SALE PRICE

\$6,900,000

- Residential subdivision with 124 platted lots
- Water, sewer, electrical, and natural gas infrastructure nearby
- Stunning views of the Rio Grande and Sandia Mountains
- Infill opportunity with close proximity to national chain grocery, retail, restaurant, and recreation amenities
- Quick access to NM Hwy. 528 and US Hwy. 550
- Zoning: [R-1 and R-R, Town of Bernalillo](#)



For Sale



## CORAZON DEL BOSQUE RESIDENTIAL SUBDIVISION

SEQ Hwy. 528 & Idalia Rd. | Bernalillo, NM 87004



SITE | ±66.0 Ac.

DEL WEBB AT  
ALEGRIA

Sheriff's Posse Rd.

Venada Plaza Dr.

**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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505 350 5729



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## CORAZON DEL BOSQUE RESIDENTIAL SUBDIVISION

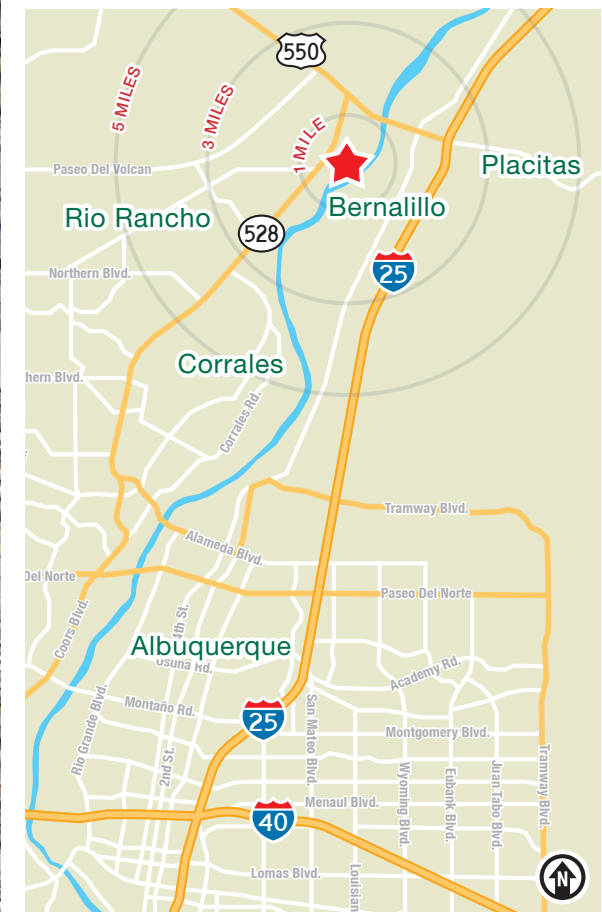
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,178	25,466	41,034
Average HH Income	\$98,173	\$105,447	\$113,008
Daytime Employment	1,947	7,876	10,392

2023 Forecasted by Esri



**NAI SunVista**

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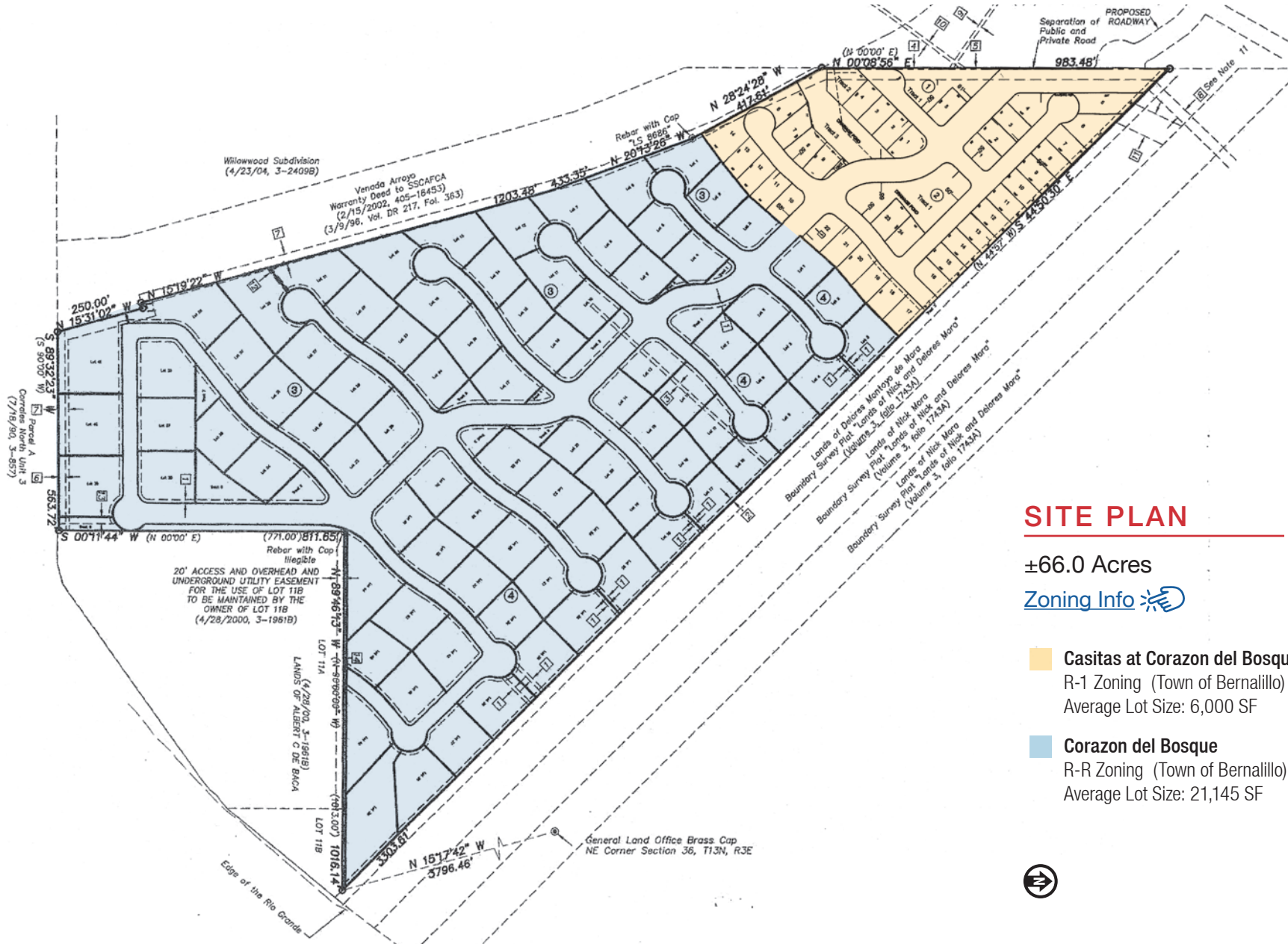
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### SITE PLAN

±66.0 Acres

[Zoning Info](#)

#### Casitas at Corazon del Bosque

R-1 Zoning (Town of Bernalillo)

Average Lot Size: 6,000 SF

#### Corazon del Bosque

R-R Zoning (Town of Bernalillo)

Average Lot Size: 21,145 SF





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# Bernalillo Rio Rancho

## TRADE AREA ANALYSIS

### BERNALILLO/RIO RANCHO | NEW MEXICO

The cities of Rio Rancho and Bernalillo meet to form the northwest edge of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. Bernalillo boasts being the historical center of the state with occupation reaching back almost a thousand years. Together, the two cities comprise more than 100 square miles. Their adjacency to Albuquerque allows them 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.



#### Growth

Rio Rancho is the Fastest-Growing City in New Mexico



#### BERNALILLO/RIO RANCHO BY THE NUMBERS (ESRI 2023 Demographics)



**118,170**

Combined Population



**44,237**

Combined Households



**\$93,133**

Avg. Household Income



**\$58,090**

Md. Disposable Income



**2,575**

Total Businesses



**26,479**

Total Employees

### 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

- ↑ Business-friendly cities
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

#### CHALLENGES

- ↓ Bernalillo and Rio Rancho experience significant retail leakage of over **\$400 million** into Albuquerque.

#### OPPORTUNITIES

- Investors can bridge the gap of needs and retail services in Bernalillo and Rio Rancho