



# The Village Corner for Development Frontage along Wellspring in-between Market Street and Rust Presbyterian RIO RANCHO, NEW MEXICO 87124

THE **Village**  
AT RIO RANCHO



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## PROPERTY SUMMARY

### OFFERING SUMMARY

Ground Lease Rate	\$2.90 psf
Property Size	Up to 2 acres, owner will subdivide
Frontage	+/- 300' along Wellspring +/- 157' along Trail Side Road
Zoning	SU, City of Rio Rancho
Submarket	Unser Gateway in Rio Rancho



**ALSO AVAILABLE FOR BUILD TO SUIT**

### PROPERTY HIGHLIGHTS

- One of the fastest growing residential and commercial areas in New Mexico
- Across from main entrance to Rust Presbyterian Medical Center
- Full access
- Corner location
- Excellent visibility and accessibility
- Concentrated retail, restaurant, and services to support the trade area

## PROPERTY INFORMATION

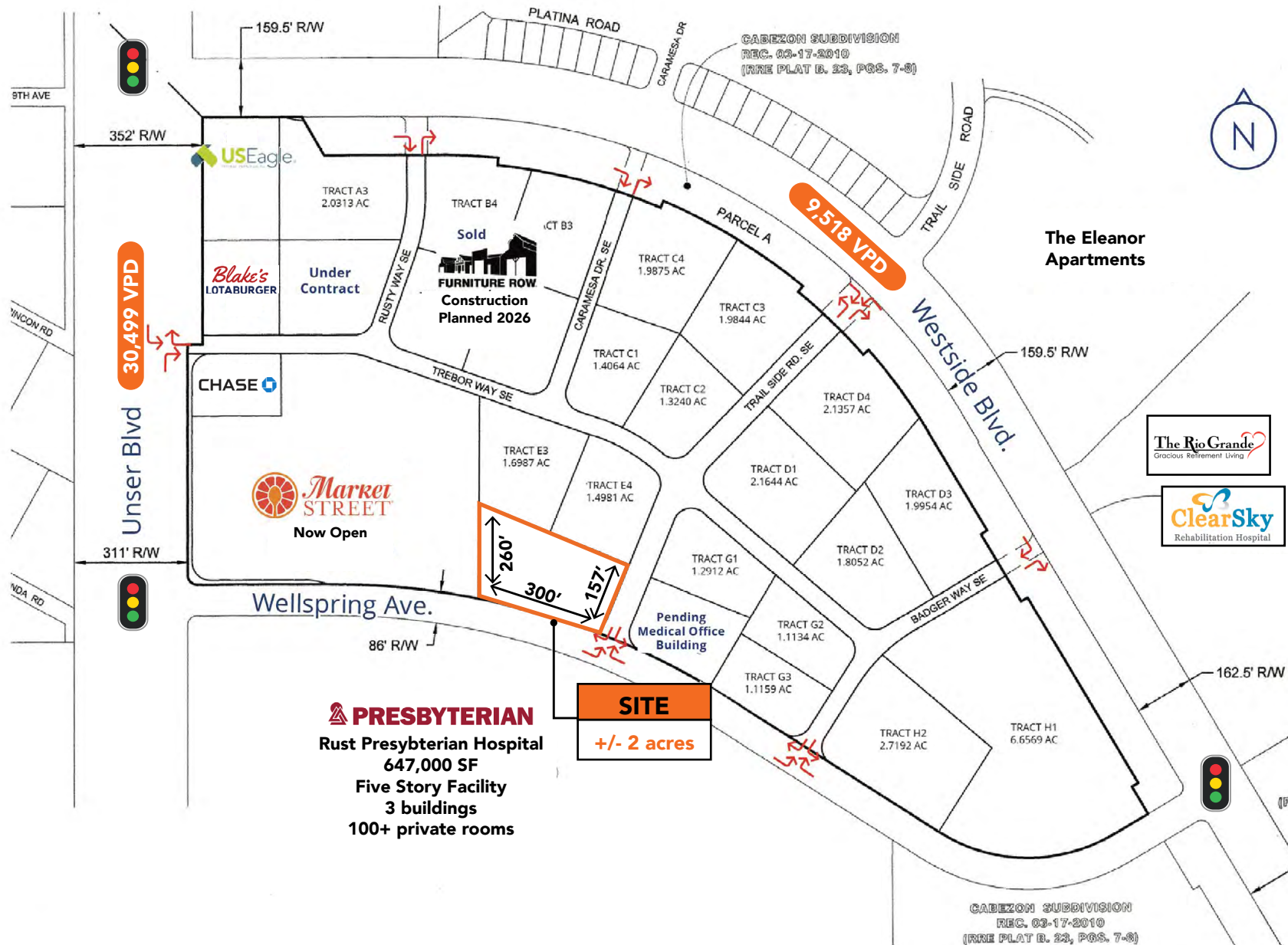
- The subject property is positioned at the northwest corner of Trail Side Road and Wellspring Avenue. The acreage is part of, "The Village" which is a 64 acre mixed use planned development in the City of Rio Rancho. The Village is anchored by Albertson's "Market Street" which is their upscale grocery brand.
- Across Wellspring from the subject property is the main entrance to Rust Presbyterian Hospital. The hospital is a 647,000sf five story facility in three buildings with over 100 private rooms.
- Cabezon Communities, a 2,800 dwelling unit planned community (fully developed) on 600 acres, is north of the property.
- To the west is the Joe Harris Elementary School which opened in 2021.
- Los Diamantes residential is a multi-phase residential project. Phase I is 174 acres with 487 residences planned and under construction.

The immediate area is bustling with growth. This is one of the fastest growing areas in the State of New Mexico and this growth includes major employment, residential, retail, and services:

- ♦ Retailers include: Albertson's Market Street and Walmart Supercenter
- ♦ Restaurants include: Raising Cane's, Chick fil A, Chili's Bar & Grill, Taco Cabana, Starbuck's, Blake's Lotaburger, Slim Chickens, Dutch Bros.
- ♦ Entertainment includes: Rio Rancho Premier 14 Theatre, Elevate Trampoline Park
- ♦ Major employers include: Rust Presbyterian, Intel, Walmart Supercenter, City of Rio Rancho



# PLAT MAP





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# HIGH-UP AERIAL





## DEMOGRAPHIC INFORMATION



# THE Village AT RIO RANCHO CORNER FOR REDEVELOPMENT

	1 MILE	2 MILES	3 MILES
Average HH Income	\$142,086	\$115,734	\$106,738
Average Age	37.1 years	39.0 years	39.7 years
Population	14,911	48,802	92,795
Owner-occupied Housing	78.62%	76.81%	71.31%
Average HH Size	2.85	2.60	2.48

ESRI Data





# Collective Strength, Accelerated Growth

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