

C-1 COMMERCIAL VACANT LOTS FOR SALE!



ABOUT THE PROPERTY

Location, Location, Location! Don't miss this incredible opportunity to own a piece of Rio Rancho's booming commercial development. These two vacant commercial lots boast prime real estate near the rapidly growing Unser Gateway, putting your business at the forefront of progress.

CONTACT NIKKI BRONSTORP



505-209-1246



nikki.coldwellbl@gmail.com

CONTACT HEATHER CASALINO



505-340-4795



heathercasalino@gmail.com

LISTED FOR

\$850,000



1731 & 1761 Westside Blvd. SE
Rio Rancho, NM 87124

PROPERTY FEATURES

PROPERTY FEATURES

- C-1 Zoned
- Water At Street
- Sewer At Street
- 4,928 Cars per day on Westside Blvd
- 22,891 Cars per day on Unser

Proximity to Success:

- Rust Hospital: Capture the medical center's foot traffic and cater to healthcare professionals and patients alike.
- Nusenda Credit Union: Benefit from the established financial hub and attract a clientele with strong spending power.
- Thriving Development: Be a part of the exciting new wave of businesses transforming this area into a destination.



COLDWELL BANKER
LEGACY

PROPERTY PHOTOS

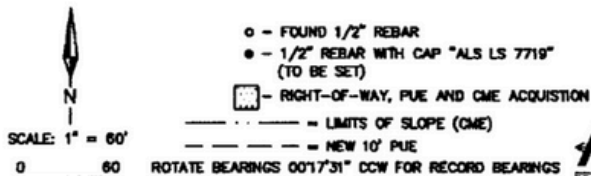
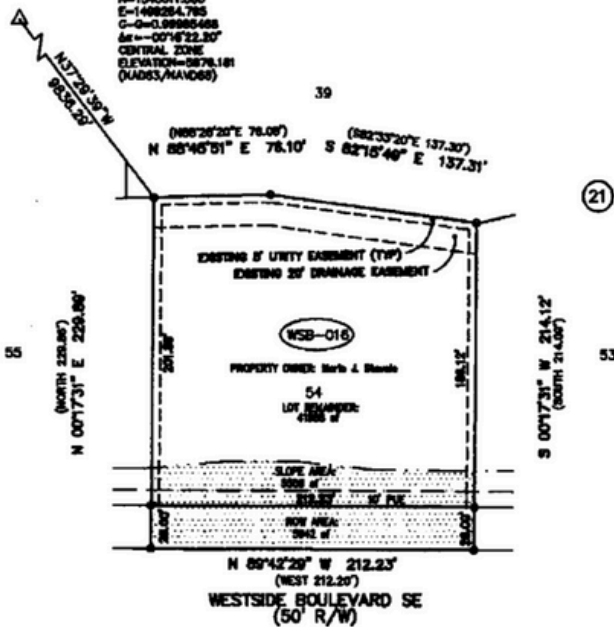


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PROPERTY PLATS

WESTSIDE BOULEVARD PARCEL WSB-016
LOT 54, BLOCK 21, RIO RANCHO ESTATES UNIT 10
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
OWNER: MARIO J. STAVOLE

NCS MONUMENT
"SAGE"
N=1545811.580
E=1498284.785
G=0.000000000
Z=0.000000000
CENTRAL ZONE
ELEVATION=5878.181
(NAD83/NAD83)

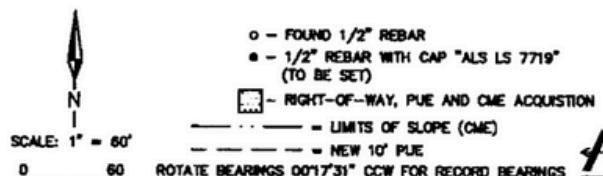
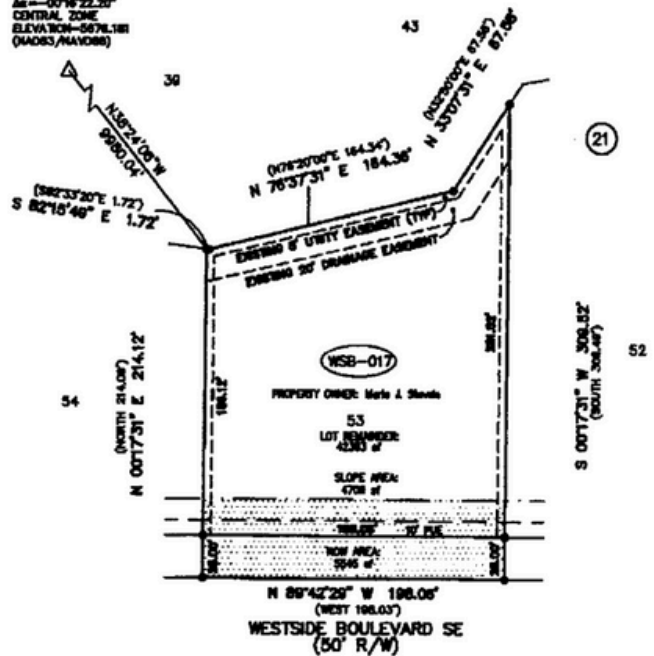


ALBION LAND SURVEYING
2000 100' 0\"/>

ATTACHMENT "A"

WESTSIDE BOULEVARD PARCEL WSB-017
LOT 53, BLOCK 21, RIO RANCHO ESTATES UNIT 10
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO
OWNER: MARIO J. STAVOLE

NCS MONUMENT
"SAGE"
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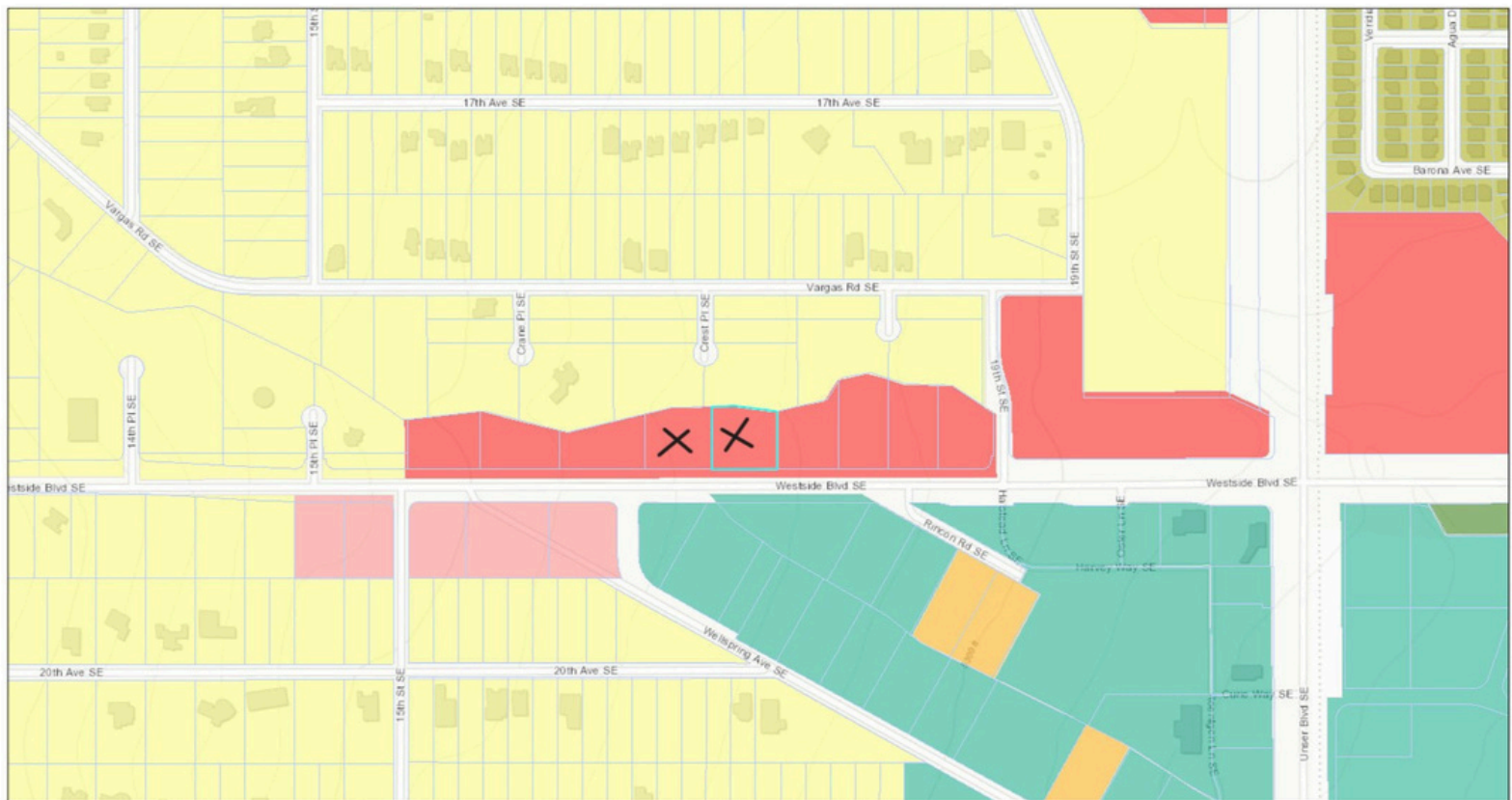
ALBION LAND SURVEYING
2000 100' 0\"/>

ATTACHMENT "A"



**COLDWELL BANKER
LEGACY**

LOCATION MAP/ZONING



6/4/2024, 7:36:41 PM

Zoning

C-2	MH	OS	R-3	SU	City Boundary
A-R	CBD	MU-A	PR	R-4	TZ
BP	E-1	NC	R-1	R-5	Unzoned
C-1	M-1	O-1	R-2	R-6	Parcels

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of Rio Rancho - Records and GIS Section - Engineering Division -

Printed On Demand



**COLDWELL BANKER
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LOCATION MAP/ZONING



**COLDWELL BANKER
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BROKERS



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COLDWELL BANKER
LEGACY

**SANDOVAL COUNTY
ASSESSOR'S OFFICE**

1500 Idalia Building D
Bernalillo, NM 87004
505-867-7562
FAX 505-867-7596
e-mail: assessor@sandovalcounty.com

Date: 05/31/2024

Account: R024190

Situs Address:

Legal: Legal: S: 35 T: 12N R: 2E Subd: RIO RANCHO ESTATES Block: 21 Lot: 54 Unit: 10

Tax Area: 510CSH_NR

List or Sale Price: \$425,000

Prior Year Taxes: \$1,181.04

Estimated Taxes: \$5,899.00

***Important:** This is an estimated property tax calculation, based on the latest mill rate set by State and Local governments. The estimated tax calculation does not take into consideration any exemptions.

***Disclaimer:** The estimated Property Tax is calculated using the stated Sale Price and estimates of the applicable tax rate. The County Assessor is required by law to value the property for assessment purposes, which may or may not reflect the estimate of current market value. Further, the estimated tax rate may be higher or lower than those that will actually be imposed. Accordingly, the actual Property Tax may be higher or lower than the estimated amount.

Buyer Signature

Date

**SANDOVAL COUNTY
ASSESSOR'S OFFICE**

1500 Idalia Building D
Bernalillo, NM 87004
505-867-7562
FAX 505-867-7596
e-mail: assessor@sandovalcounty.com

Date: 05/31/2024

Account: R124041

Situs Address:

Legal: Legal: S: 35 T: 12N R: 2E Subd: RIO RANCHO ESTATES Block: 21 Lot: 53 Unit: 10

Tax Area: 510CSH_NR

List or Sale Price: \$425,000

Prior Year Taxes: \$1,231.08

Estimated Taxes: \$5,899.00

***Important:** This is an estimated property tax calculation, based on the latest mill rate set by State and Local governments. The estimated tax calculation does not take into consideration any exemptions.

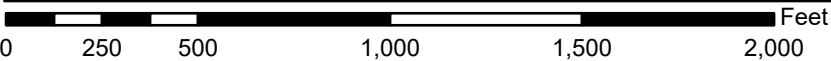
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Buyer Signature

Date

National Flood Hazard Layer FIRMette

106°42'24"W 35°13'47"N



1:6,000

106°41'47"W 35°13'17"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/11/2024 at 12:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.