

For Sale

Vacant Land Near Hwy. 528

COMMERCIAL DEVELOPMENT OPPORTUNITY

NEQ Hwy 528 & Corrales Rd. NE | Rio Rancho, NM 87124



AVAILABLE

±1.64 Ac.



SALE PRICE

\$585,447 (\$8.00/SF)

ZONING SU

HIGHLIGHTS

- Centrally located in Rio Rancho
- Easy access to both Hwy. 528 and Corrales Rd.
- Utilities in the street
- Ideal rectangular-shaped parcel to maximize development options
- Site can support multiple office/warehouse/contractor yard configurations
- Flexible SU zoning
- Located in underserved market experiencing rapid growth
- Experience the support of a pro-development mayor and city council

NAI SunVista

got space™

Genieve Posen
genieve@sunvista.com
505 998 1568

Randall Parish
randall@sunvista.com
505 338 4110

John Algermissen
johna@sunvista.com
505 998 5734

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INDUSTRIAL OPTION 1

Site: ± 1.64 Ac.

Conceptual site plans,
subject to change.

Site Plan 1 | ± 1.64 Ac.

± 2.41 AC.
ALSO AVAILABLE
ASK ADVISORS
FOR DETAILS

TAP N TACO

Altitude
Cannabis
Whispering
Bean Coffee
Roasters

ExtraSpace
Storage

Speedway

528

CPD 30,200

CPD 7,100

Corrales Rd.

Flood Control Channel



For Sale

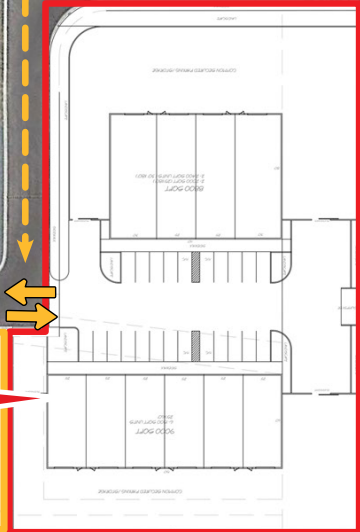
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INDUSTRIAL
OPTION 2

Site: ±1.64 Ac.

Conceptual site plans,
subject to change.



Site Plan 2 | ±1.64 Ac.



±2.41 AC.
ALSO AVAILABLE
ASK ADVISORS
FOR DETAILS

TAP N TACO

Altitude Cannabis
Whispering Bean Coffee Roasters



528

CPD 30,200

CPD 7,100

Corrales Rd.

Flood Control Channel



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505 878 0001 | sunvista.com | f t i n u
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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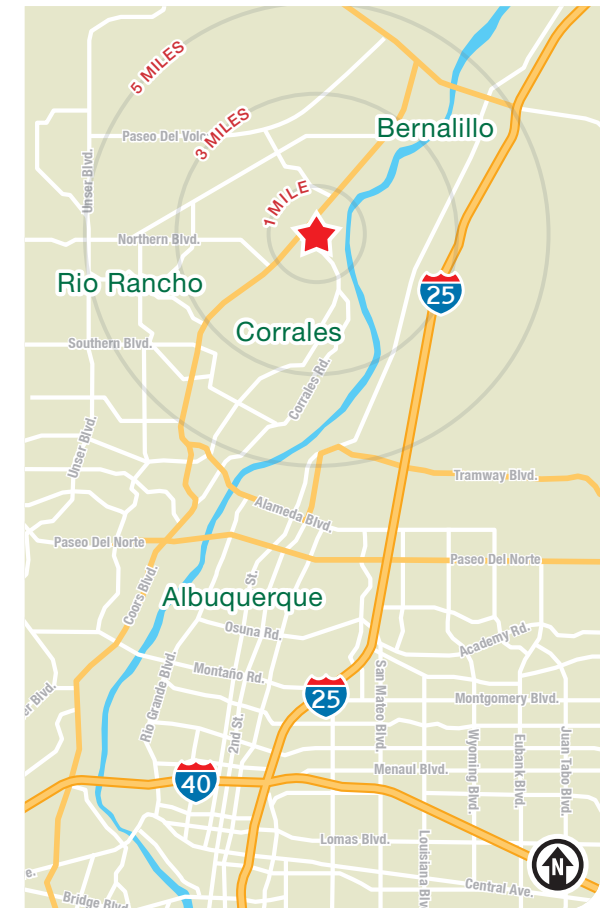
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	3,904		32,725		85,011	
Households	1,501		12,260		33,210	
Families	1,172		8,807		22,736	
Average Household Size	2.60		2.64		2.53	
Owner Occupied Housing Units	1,356		10,764		26,755	
Renter Occupied Housing Units	145		1,496		6,455	
Median Age	47.1		44.4		43.2	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	37	2.5%	401	3.3%	1,668	5.0%
\$15,000 - \$24,999	44	2.9%	399	3.3%	1,230	3.7%
\$25,000 - \$34,999	23	1.5%	580	4.7%	1,904	5.7%
\$35,000 - \$49,999	165	11.0%	1,305	10.6%	4,347	13.1%
\$50,000 - \$74,999	277	18.5%	2,228	18.2%	6,115	18.4%
\$75,000 - \$99,999	171	11.4%	1,732	14.1%	4,605	13.9%
\$100,000 - \$149,999	438	29.2%	2,930	23.9%	7,078	21.3%
\$150,000 - \$199,999	202	13.5%	1,278	10.4%	3,375	10.2%
\$200,000+	143	9.5%	1,405	11.5%	2,885	8.7%
Median Household Income	\$102,153		\$91,021		\$80,862	
Average Household Income	\$121,959		\$120,732		\$108,843	
Per Capita Income	\$48,305		\$45,943		\$42,666	

TRADE AREA

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	3,904	32,725	85,011
Average HH Income	\$121,959	\$120,732	\$108,843
Daytime Employment	405	6,644	26,765

2023 Forecasted by Esri



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Rio Rancho City Center



Santa Ana Star Center



CNM West Campus



UNM Sandoval Medical Center



Loma Colorado Library



Rio Rancho Aquatic Center



Rio Rancho Sports Complex



Prominent Retailers



Intel Rio Rancho



Presbyterian Rust Medical Center



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RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At only 35-years-old, Rio Rancho is considered the fastest-growing city in New Mexico. The City is strategically located in the northwest quadrant of the MSA and comprises more than 100 square miles of land. The City is just 45 minutes from Santa Fe, the cultural center of the Southwest. Rio Rancho's adjacency to Albuquerque allows it 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.



Fastest
Growing City in
New Mexico



RIO RANCHO BY THE NUMBERS (ESRI 2022 Demographics)



102,865
City Population



37,423
Households



\$88,895
Avg. Household Income



\$56,658
Md. Disposable Income



2,190
Total Businesses



26,059
Total Employees

Rio Rancho is 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

- ↑ Rio Rancho is a business-friendly city
- ↑ Low crime rates
- ↑ Excellent public education system
- ↑ Diverse housing options
- ↑ Growing list of quality-of-life amenities

CHALLENGES

- ↓ Rio Rancho experiences significant retail leakage of approx. **\$400 million** into the City of Albuquerque.

OPPORTUNITIES

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