

For Sale

# I-25 Frontage Land Available

LOCATED IN AN EMERGING GROWTH CORRIDOR

Rancho Cielo Parcel A-2 | Belen, NM 87002

East of I-25 near Exit 195



**SALE PRICE** \$10,000/Acre  
**AVAILABLE** ±598 Acres  
**ZONING** R-1 & C-1

### PROPERTY HIGHLIGHTS

- Master-planned community opportunity with municipal utilities in the area
- Existing commercial and residential zoning
- Existing paved access
- Easy access to I-25
- Super Walmart and other retail services in the immediate area.
- Panoramic views of the Manzano Mountains and Rio Grande Valley

**NAI SunVista**

got space™

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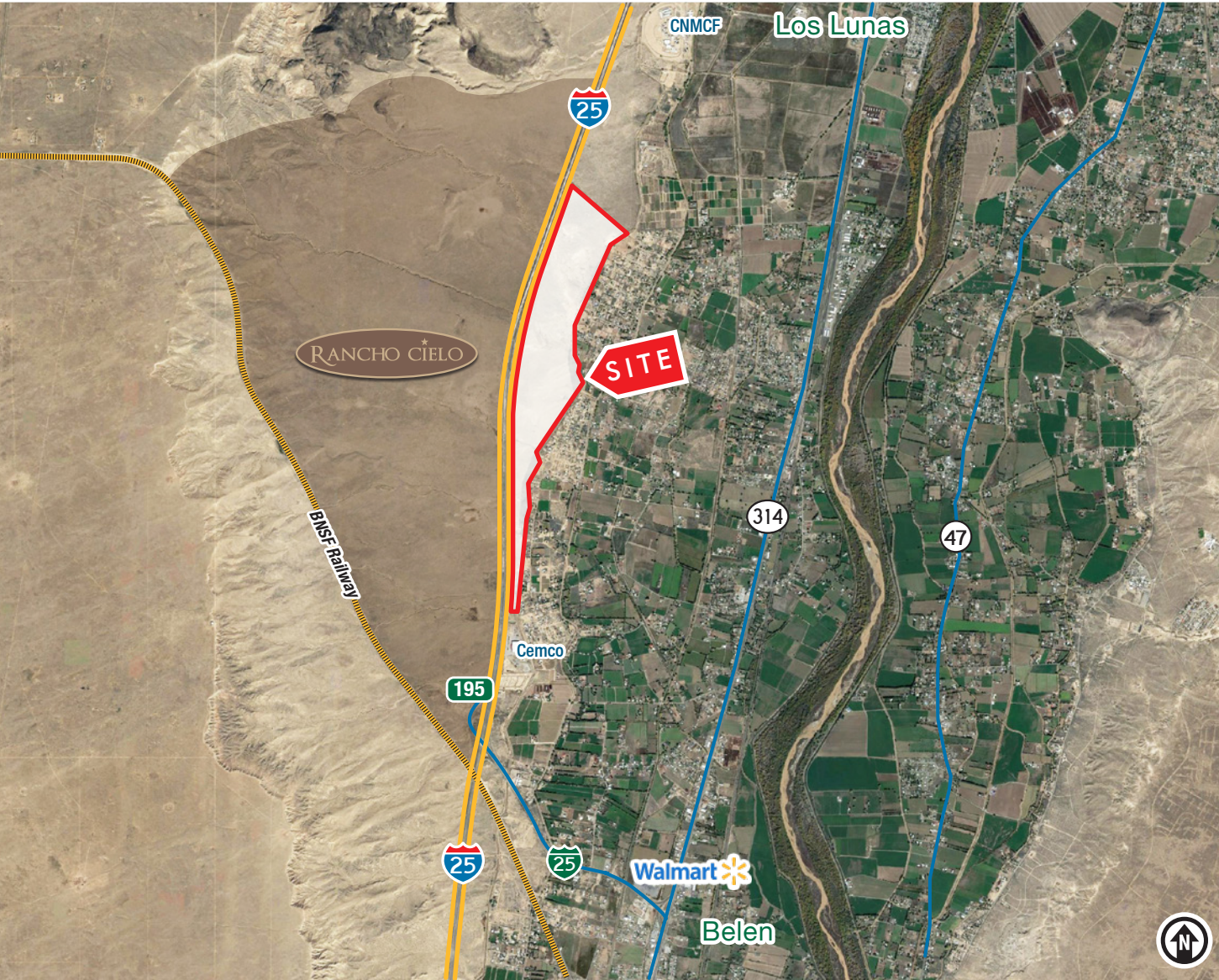
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## LOCATION



| Demographics       | 2 mile    | 5 mile   | 10 mile  |
|--------------------|-----------|----------|----------|
| Total Population   | 1,704     | 17,815   | 61,698   |
| Average HH Income  | \$160,541 | \$82,567 | \$84,399 |
| Daytime Employment | 803       | 5,152    | 13,731   |

2022 Forecasted by Esri





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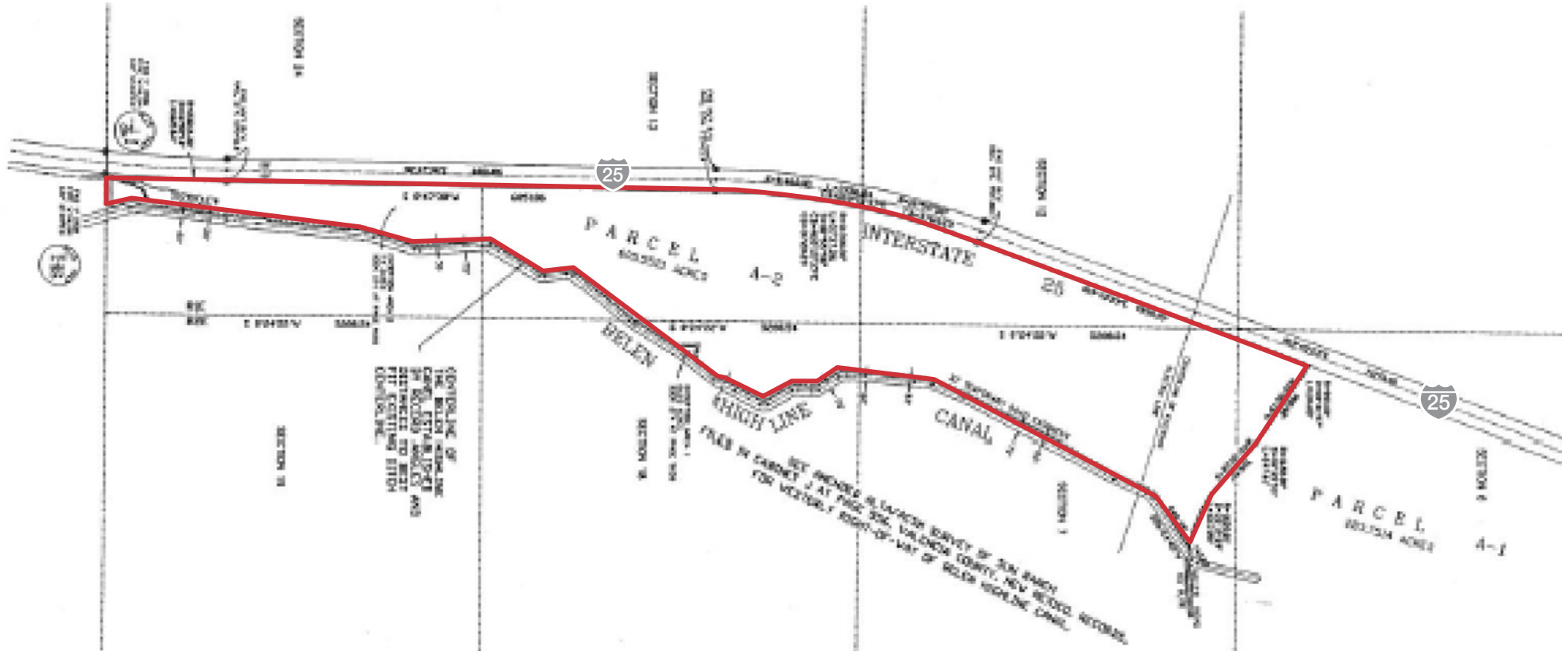
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## SITE SURVEY

±598 Acres



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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