

For Sale

Corazon del Bosque Platted Residential Subdivision

RARE RIVERFRONT 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**

NAI SunVista

got space™

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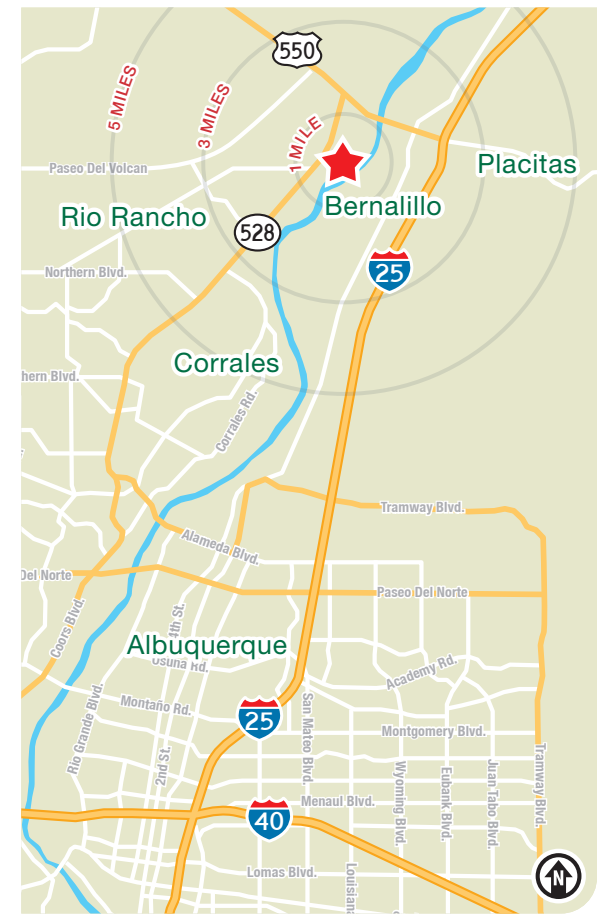
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LOCATION

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



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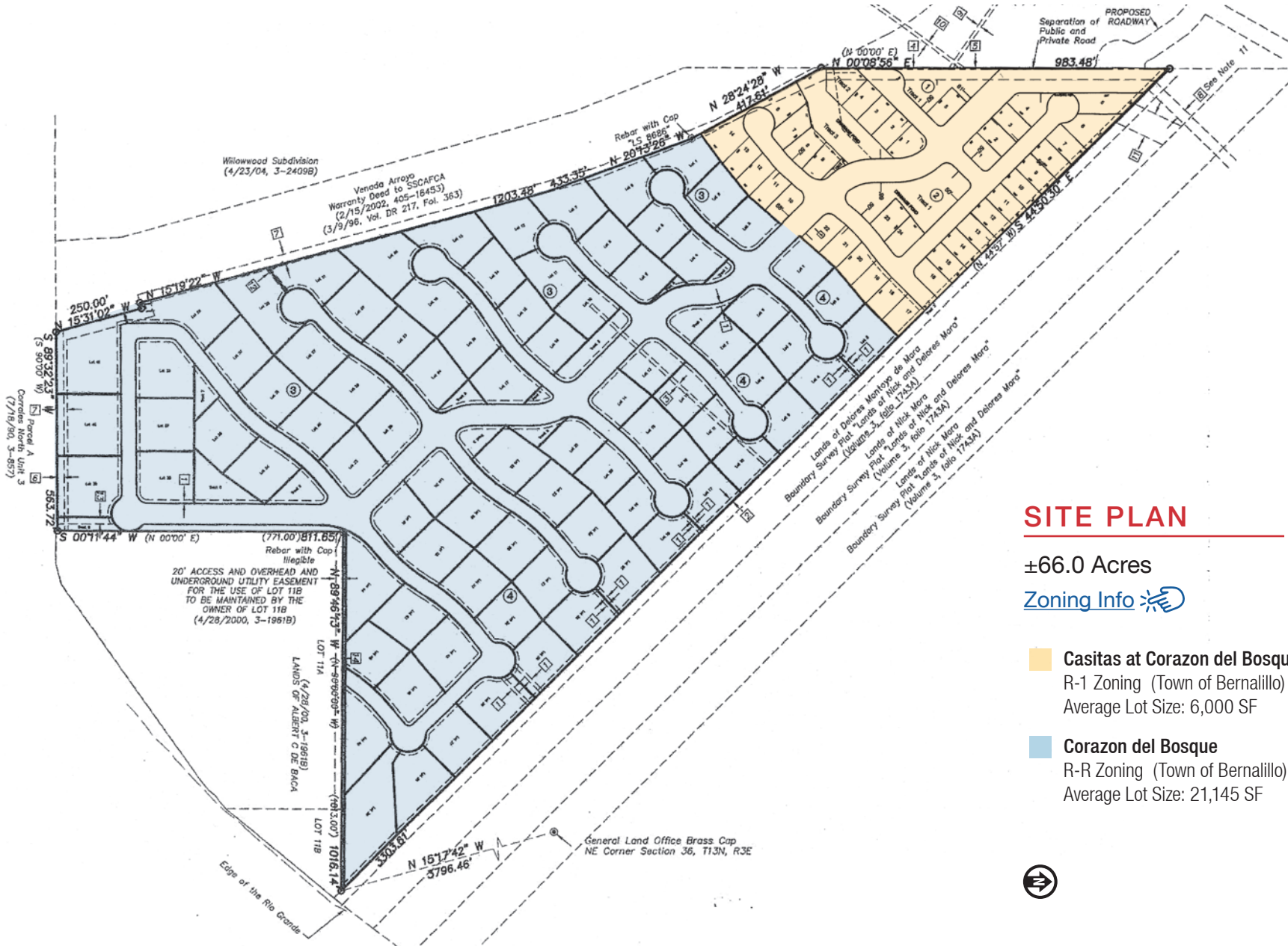
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SITE PLAN

±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