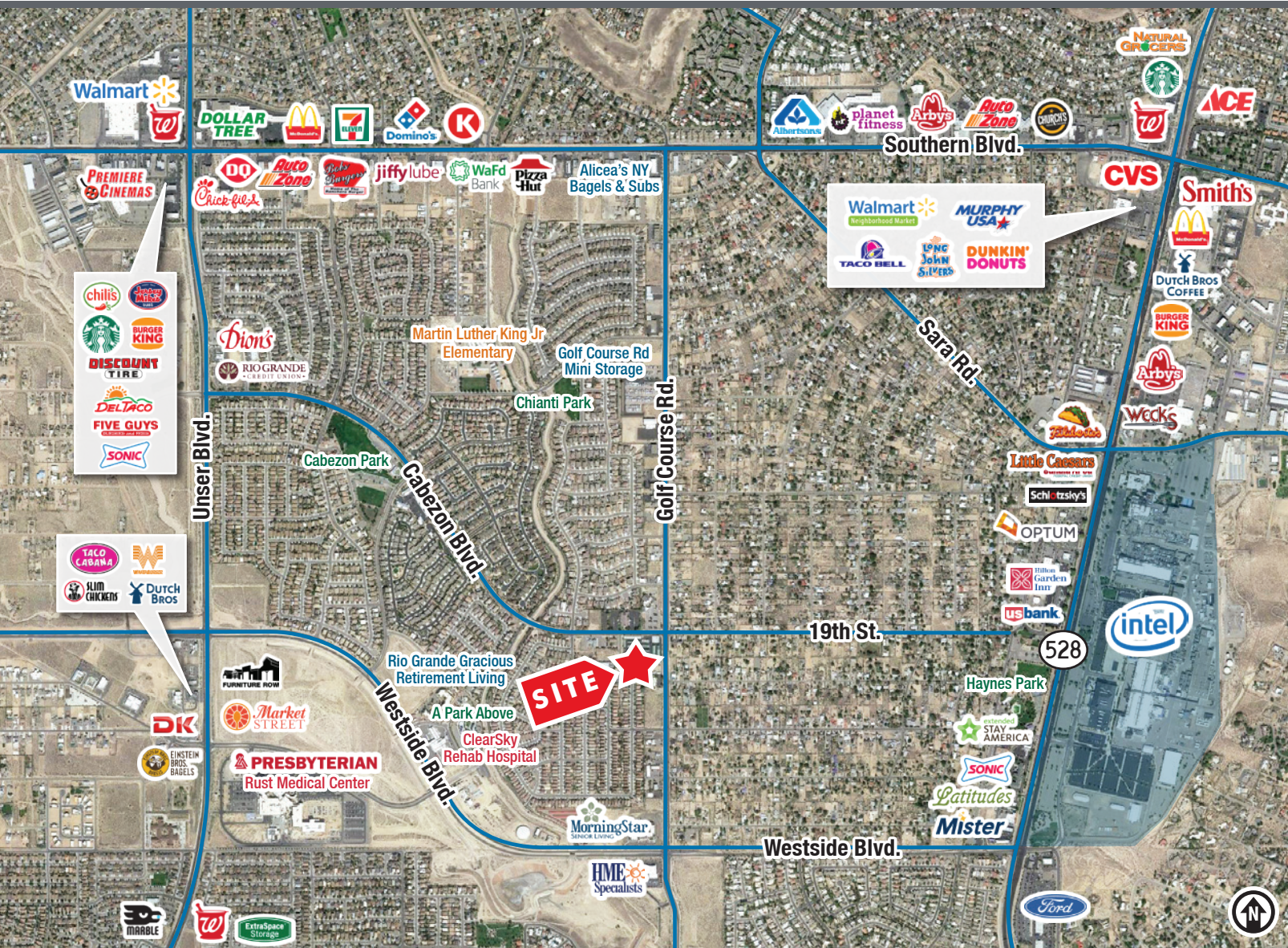


For Sale

Vacant Land Ready For Development

GREAT LOCATION FOR OFFICE, MEDICAL OR DENTAL

SWQ Golf Course Rd. & Cabezon Blvd. SE | Rio Rancho, NM 87124



AVAILABLE
Land: ±1.0 Acre



SALE PRICE
\$209,000 (\$4.80/SF)

ZONING

- NC, Rio Rancho

HIGHLIGHTS

- Near a high-traffic corridor
- Great location for office, medical, or dental
- Near a high-development area with expanding commercial presence
- Convenient access to Cabezon Blvd.
- Just minutes to dining and retail services
- Substantial residential growth area
- All utilities in the street

For Sale

VACANT LAND READY FOR DEVELOPMENT

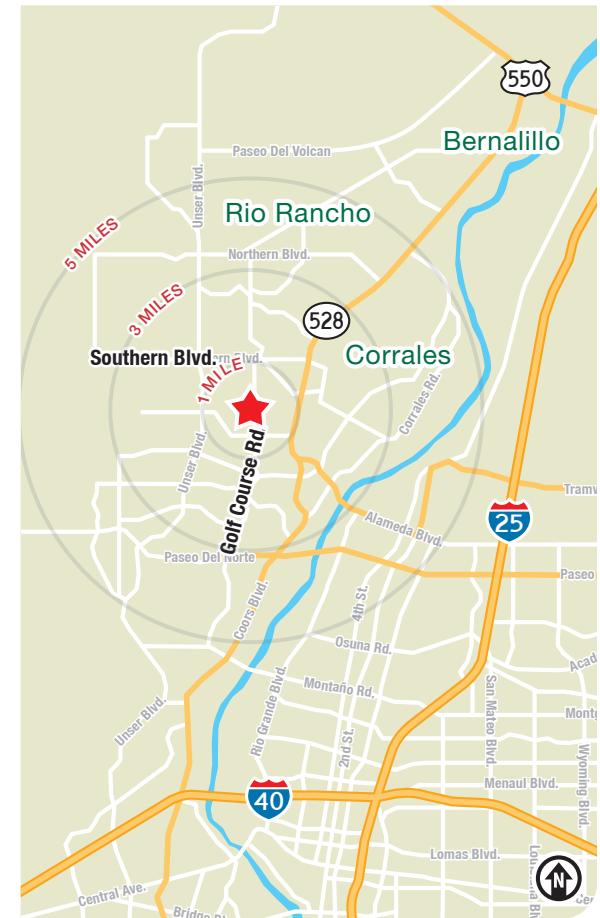
SWQ Golf Course Rd. & Cabezon Blvd. SE | Rio Rancho, NM 87124



LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|-----------|-----------|-----------|
| Total Population | 13,402 | 90,548 | 169,255 |
| Average HH Income | \$123,363 | \$104,305 | \$108,357 |
| Daytime Employment | 2,028 | 29,057 | 44,365 |

2023 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Tom Pennington
tom@sunvista.com
505 340 5298

Jim Hakeem
jim@sunvista.com
505 878 0006

RIO RANCHO | THE CITY OF VISION

The City of Rio Rancho is part of the Albuquerque Metropolitan Statistical Area. At less than 45 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 2023 Demographics)



109,139
City Population



40,567
Households



\$101,535
Avg. Household Income



\$62,761
Md. Disposable Income



2,245
Total Businesses



22,561
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