

Vacant Land with NM Hwy. 528 Visibility

For Sale

HIGH-TRAFFIC CORRIDOR DIRECTLY ACROSS FROM INTEL



1641 NM Hwy. 528 SE | Rio Rancho, NM 87124

SWQ NM Hwy. 528 & Sara Rd. SE



AVAILABLE
Land: ±1.25 Acres



SALE PRICE
\$785,000

- High visibility from NM Hwy. 528 with more than 50,000 cars per day
- The last commercially-zoned vacant parcel along NM Hwy. 528 in southern Rio Rancho
- Ideal for office, financial, medical, or retail users

NA SunVista

got space™

Alexis Lovato
alexis@sunvista.com
505 639 6433

Jim Hakeem
jim@sunvista.com
505 878 0006

For Sale

VACANT LAND WITH NM HWY. 528 VISIBILITY

1641 NM Hwy. 528 SE | Rio Rancho, NM 87124



SITE

AVAILABLE

Land: \pm 1.25 Acres

ZONING

- SU/NR, Rio Rancho

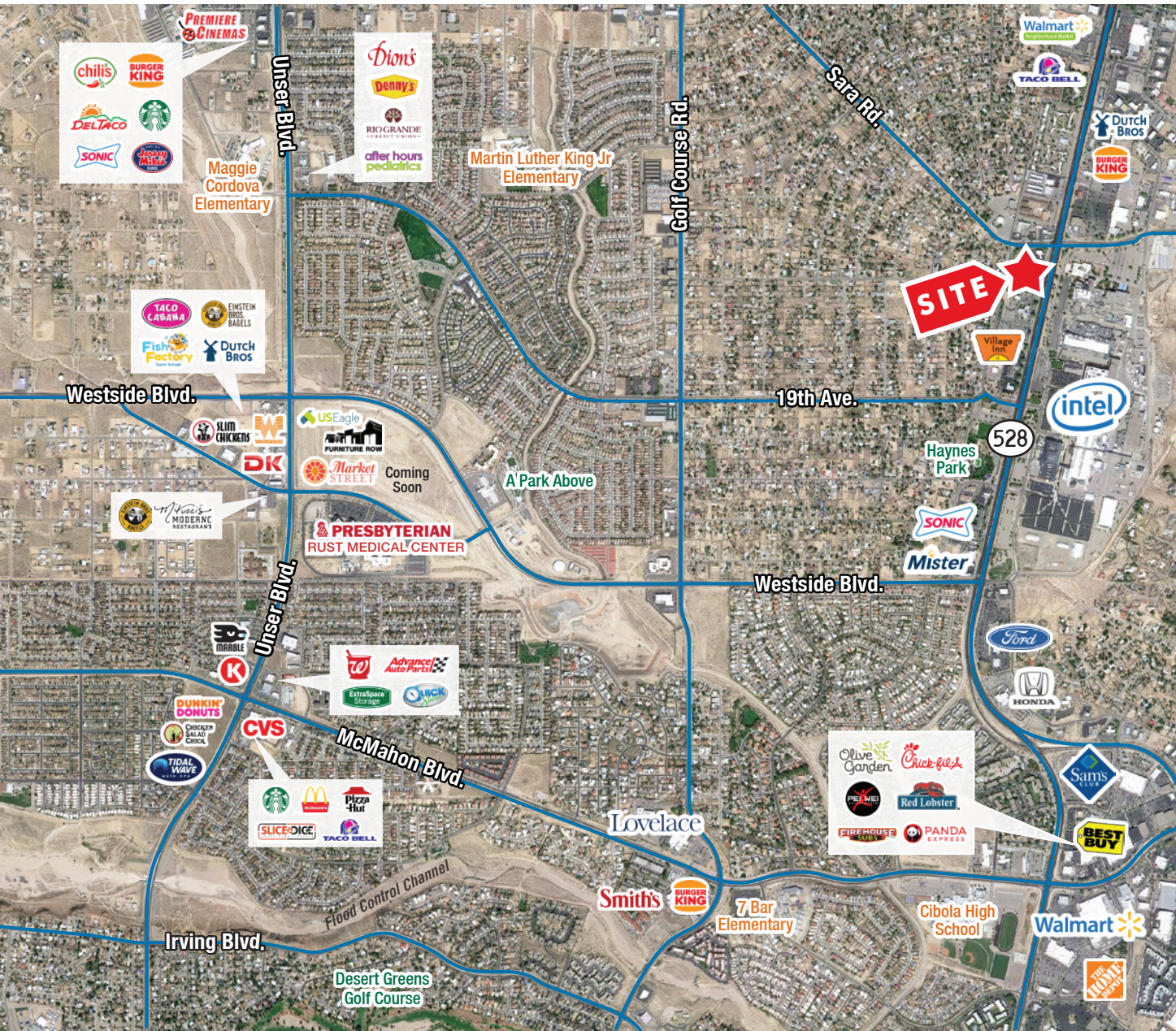
HIGHLIGHTS

- High visibility from NM Hwy. 528 with more than 50,000 cars per day
- The last commercially-zoned vacant parcel along NM Hwy. 528 in southern Rio Rancho
- Ideal for office, financial, medical, or retail users
- Nearby utilities and some off-site infrastructure
- Flat, level parcel with paved access
- Build-ready site

For Sale

VACANT LAND WITH NM HWY. 528 VISIBILITY

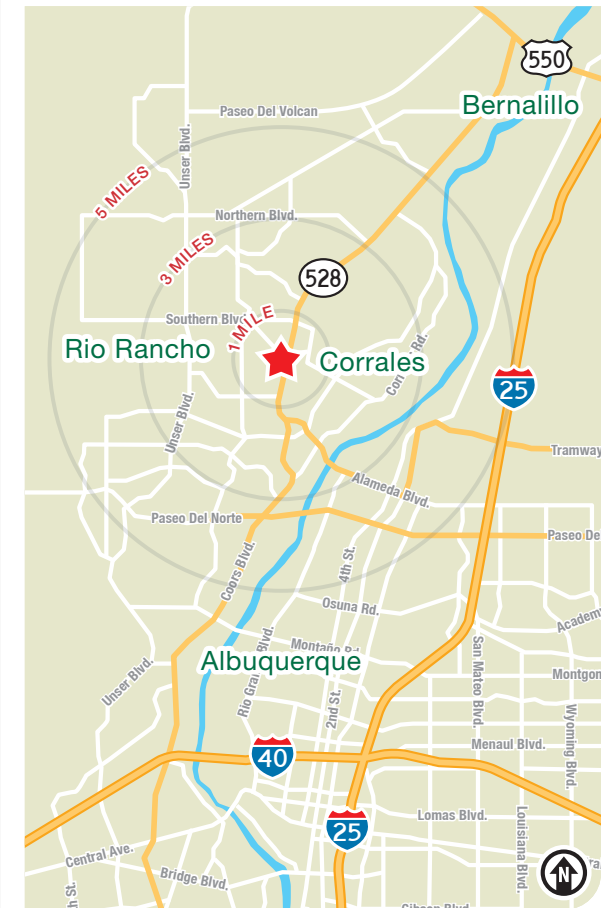
1641 NM Hwy. 528 SE | Rio Rancho, NM 87124



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,031	79,624	152,400
Average HH Income	\$94,008	\$113,649	\$111,103
Daytime Employment	8,167	31,404	51,339

2024 Forecasted by Esri



NAI SunVista

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

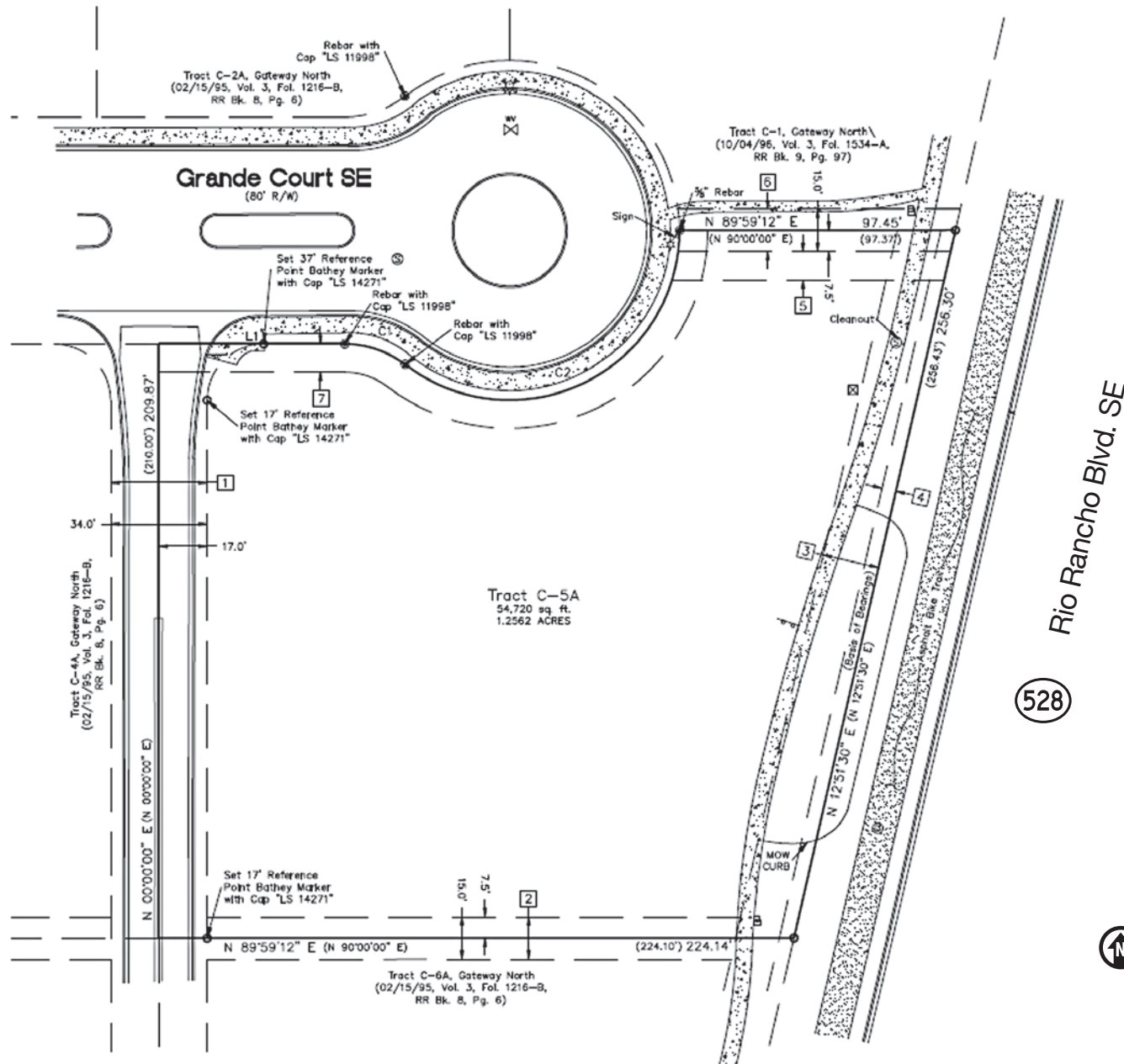
Alexis Lovato
alexis@sunvista.com
 505 639 6433

Jim Hakeem
jim@sunvista.com
 505 878 0006

For Sale

VACANT LAND WITH NM HWY. 528 VISIBILITY

1641 NM Hwy. 528 SE | Rio Rancho, NM 87124



SITE SURVEY

Tract C-5A: ±1.25 Acres

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 2024 Demographics)



111,577
City Population



41,226
Households



\$109,519
Avg. Household Income



\$69,977
Md. Disposable Income



2,354
Total Businesses



27,575
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