

For Sale

Residential Land Ready for Development

81 PLATTED LOTS IN THE PATH OF GROWTH



NEQ NM Hwy. 304 & Golf Course Rd. | Rio Communities, NM 87002



AVAILABLE

Land: ±10.11 Acres
(Includes common-area roadways)



SALE PRICE

\$380,000 (\$0.86/SF)

- Directly adjacent to Tierra del Sol Country Club
- Power, water, sewer, and gas all near the site
- Individual lots range between ±0.1 - 0.14 acres

For Sale

RESIDENTIAL LAND READY FOR DEVELOPMENT

NEQ NM Hwy. 304 & Golf Course Rd. | Rio Communities, NM 87002

SITE

AVAILABLE

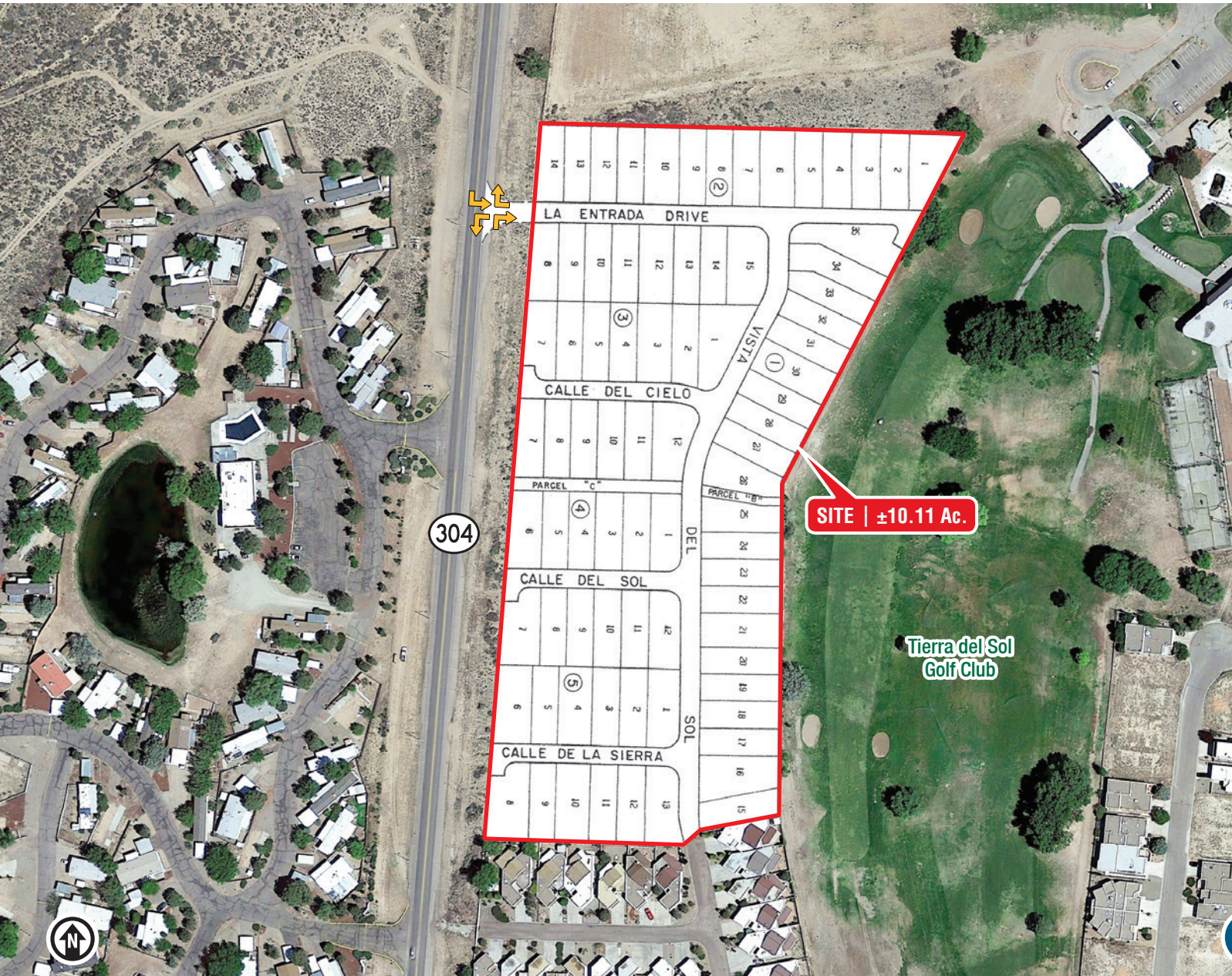
Land: ±10.11 Acres
(Includes common-area roadways)

HIGHLIGHTS

- 81 individually-platted lots ready for land development
- Individual lots range between ±0.1 - 0.14 acres
- Directly adjacent to Tierra del Sol Country Club
- Power, water, sewer, and gas all near the site
- 10 minutes from I- 25
- 20 minutes from Los Lunas
- 30 minutes to Albuquerque
- 2.5 miles to La Merced Elementary School
- 3.5 miles to Belen Middle School
- 4.5 miles to Belen High School

ZONING

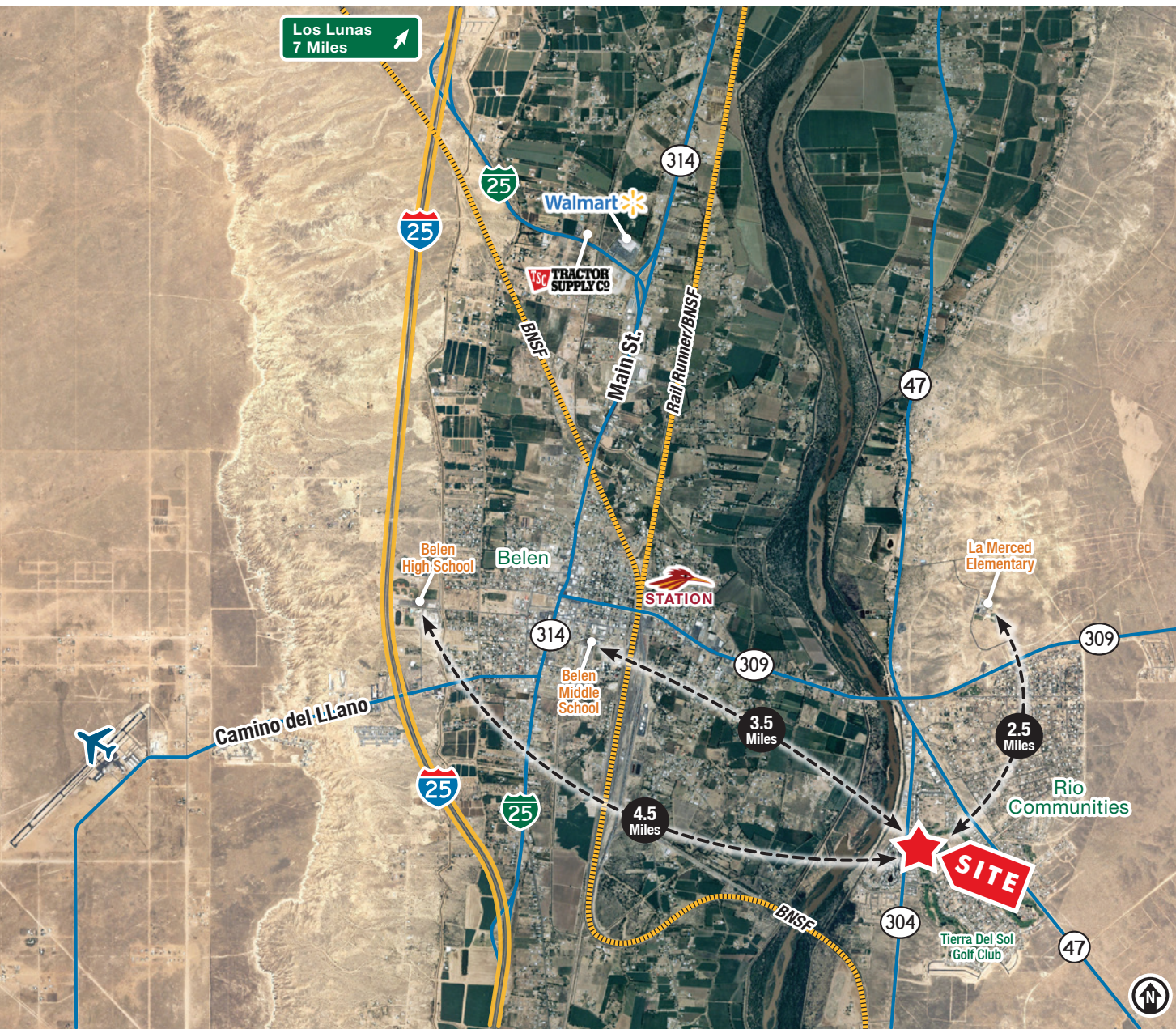
- S-R



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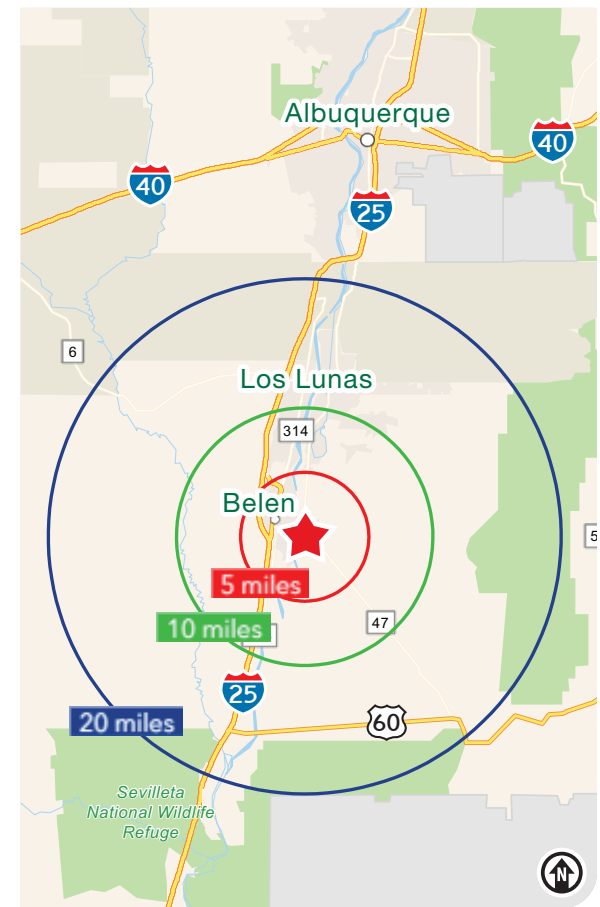
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LOCATION

Demographics	5 mile	10 mile	20 mile
Total Population	18,495	36,052	81,371
Average HH Income	\$61,658	\$73,133	\$77,299
Daytime Employment	4,383	7,218	16,782

2024 Forecasted by Esri



Los Lunas Belen

TRADE AREA ANALYSIS

LOS LUNAS/BELEN | NEW MEXICO

Over the past 40 years, Los Lunas has had a population increase of more than a thousand percent making it one of the fastest-growing communities in New Mexico. This is due in part to the ease of doing business. Not only do they offer competitive incentives, but proudly boast a fast, 2-4-week maximum approval process for commercial and residential plans as well as building permits. Just ask Facebook, Amazon, Niagara Bottling, Wall Colmonoy, Accurate Machine & Tool or any of our other economic-base companies and national retailers. Belen is a railroad hub for the BNSF Railway and new home to Arcosa Wind Towers manufacturing site. Arcosa is investing \$60 million in the area.



**2nd
Fastest**
Growing Area in
New Mexico



LOS LUNAS/BELEN AREA BY THE NUMBERS (ESRI 2024 Demographics for Valencia County)



78,016
Population



28,641
Households



\$77,734
Avg. Household Income



\$44,105
Md. Disposable Income



1,526
Total Businesses



15,850
Employees



The BNSF Railway operates a division point and large freight yard on its Southern Transcon at Belen. More than 100 trains arrive and depart Belen daily.



Arcosa, Inc. is investing \$60 million in a new wind turbine manufacturing facility in Belen. The company has orders in excess of \$1.1 billion with a significant backlog through 2028.



The Facebook Factor

- The first phase of Facebook's server farm in Los Lunas was completed in 2019.
- The latest \$800 million expansion of the project will push Facebook's investment into Los Lunas to nearly \$2 billion.
- New houses, stores, businesses and restaurants have come to the area and more are to follow.



Amazon has built a 1 million SF fulfillment facility just west of Los Lunas. It employs more than 600 people.