



+/- 4.35 AC Prime Commercial Development Opportunity

NWC HWY 528 & NORTHERN BLVD, RIO RANCHO NM 87144

Accelerating success.



CONTACT US

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Details

- > Available: For Sale or Ground Lease
- > Land Size: ±4.35 Acres | All or part
- > Price: \$16 per Sq Ft
- > Zoning: SU

Property Features

- > Located on the NWC of Hwy 528 & Northern Blvd
- > Hard-corner, signalized intersection with frontage on two major arterials
- > Traffic Count:

| | |
|---------------|--------|
| Hwy 528 | 30,600 |
| Northern Blvd | 10,300 |
- > Over 1,000 new residential starts planned over the next 5 years in close proximity of site

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Demographics

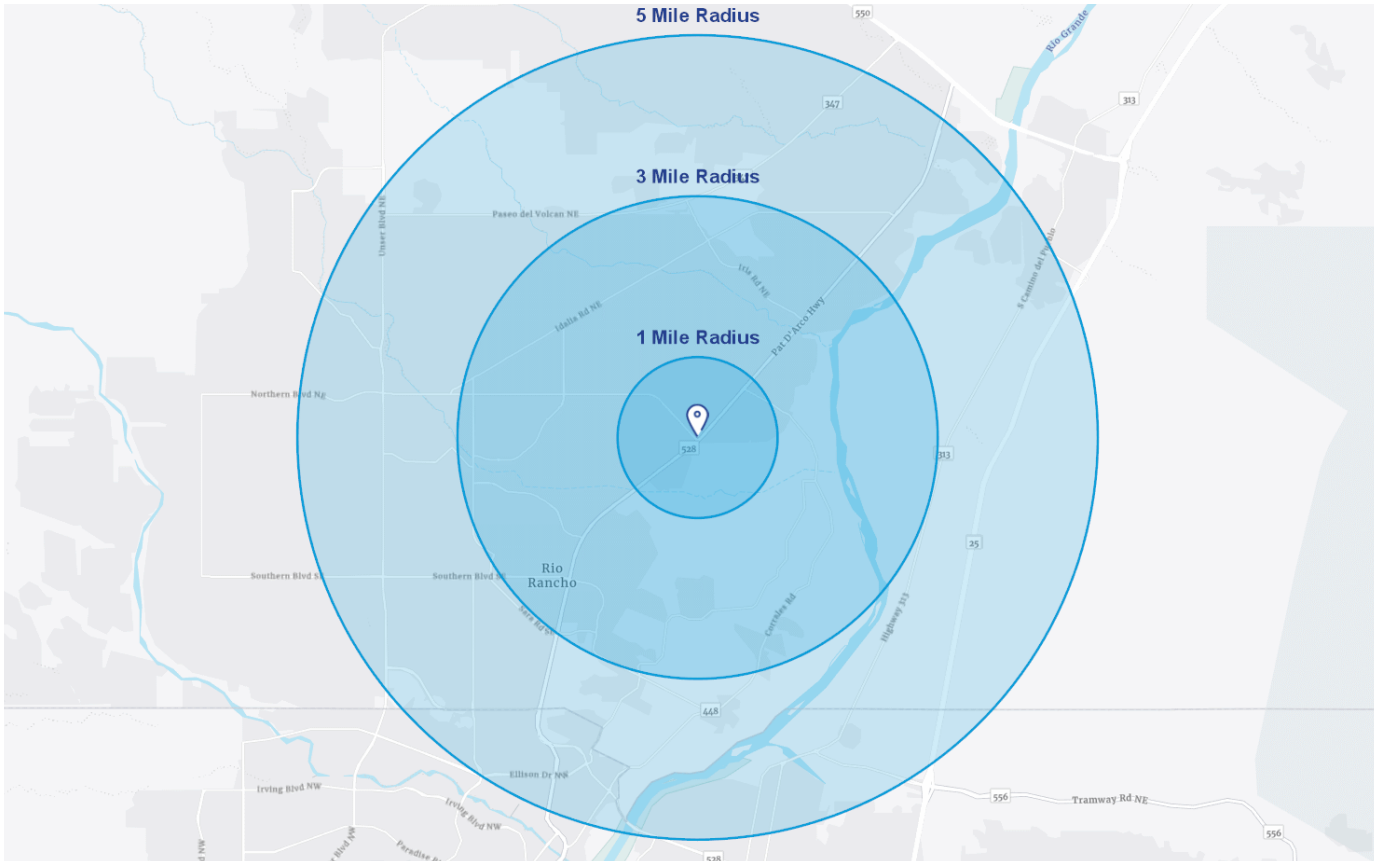
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Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Total Population | 13,766 | 38,554 | 95,738 |
| Total Households | 1,438 | 15,352 | 36,915 |
| Average HH Income | \$82,061 | \$79,848 | \$78,721 |
| Median HH Income | \$59,732 | \$56,717 | \$56,622 |

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