

FOR SALE OR
DEVELOPMENT

VACANT LAND IN HIGH GROWTH AREA

NEC UNSER & NORTHERN BLVD | RIO RANCHO, NM 87124



THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.



For more information contact:

Marketing@mdgrealestate.com
505.858.0001

OVERVIEW

NEC UNSER & NORTHERN BLVD | RIO RANCHO, NM 87124



PROPERTY HIGHLIGHTS

- Zoning: C-1
- 5 minute drive to City Center
- Adjacent to national QSR
- Utilities are at the property line
- Left turn access on Northern Boulevard

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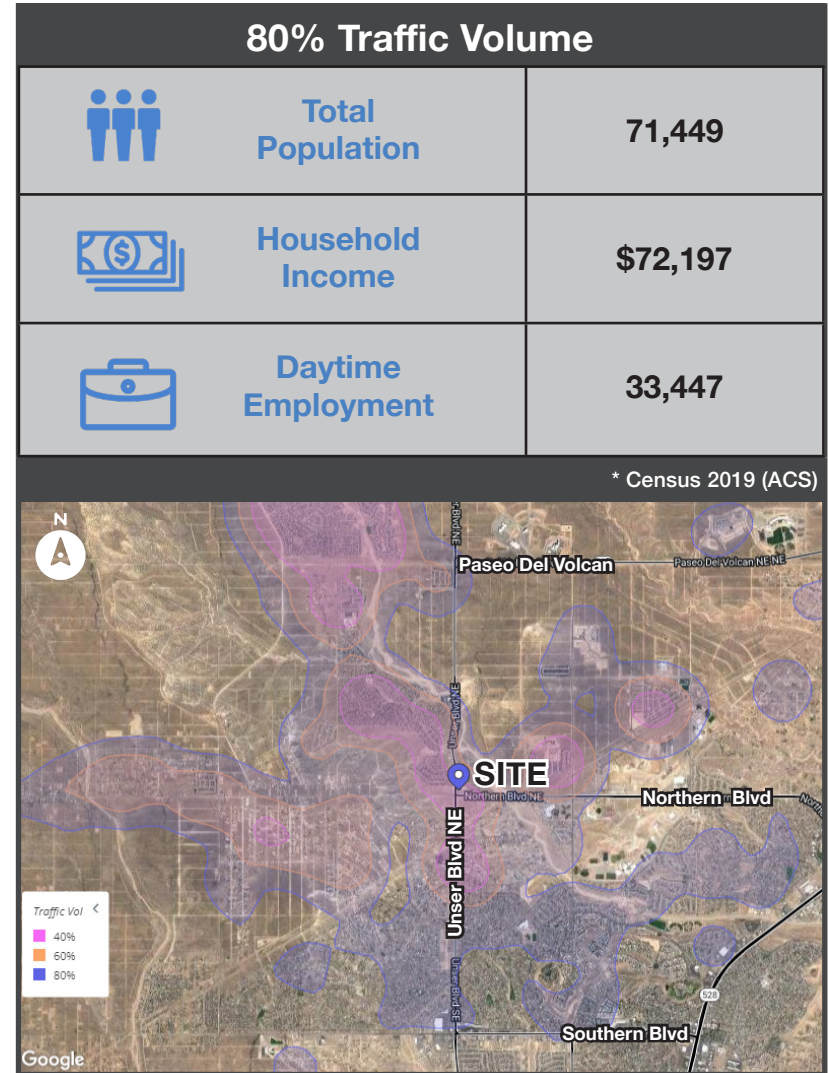
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TRADE AREA

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Overview	40 % Traffic		60 % Traffic		80 % Traffic	
Population	15,509		25,236		71,449	
Household Income						
Household Average Income	\$68,090.5		\$72,196.77		\$76,439.87	
Average Income per Person	\$22,728.46		\$24,417.6		\$28,143.23	
Household Median Income	\$59,557.52		\$60,945.27		\$64,599.88	
\$25K - \$30K	331	(6.6%)	390	(4.7%)	987	(3.9%)
\$30K - \$35K	215	(4.3%)	386	(4.7%)	1,156	(4.6%)
\$35K - \$40K	288	(5.8%)	441	(5.4%)	1,308	(5.2%)
\$40K - \$45K	300	(6%)	497	(6%)	1,103	(4.3%)
\$45K - \$50K	115	(2.3%)	300	(3.6%)	956	(3.8%)
\$50K - \$60K	565	(11.3%)	916	(11.1%)	2,337	(9.2%)
\$60K - \$75K	838	(16.8%)	1,206	(14.6%)	3,274	(12.9%)
\$75K - \$100K	759	(15.2%)	1,198	(14.5%)	4,137	(16.3%)
\$100K - \$125K	353	(7.1%)	713	(8.7%)	2,656	(10.5%)
\$125K - \$150K	255	(5.1%)	473	(5.7%)	1,292	(5.1%)
\$150K - \$200K	156	(3.1%)	388	(4.7%)	1,380	(5.4%)
>\$200K	115	(2.3%)	216	(2.6%)	954	(3.8%)
Labor Force						
Employed	6,984	(93.1%)	11,426	(92.7%)	33,447	(93.6%)
Unemployed	515	(6.9%)	903	(7.3%)	2,284	(6.4%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)



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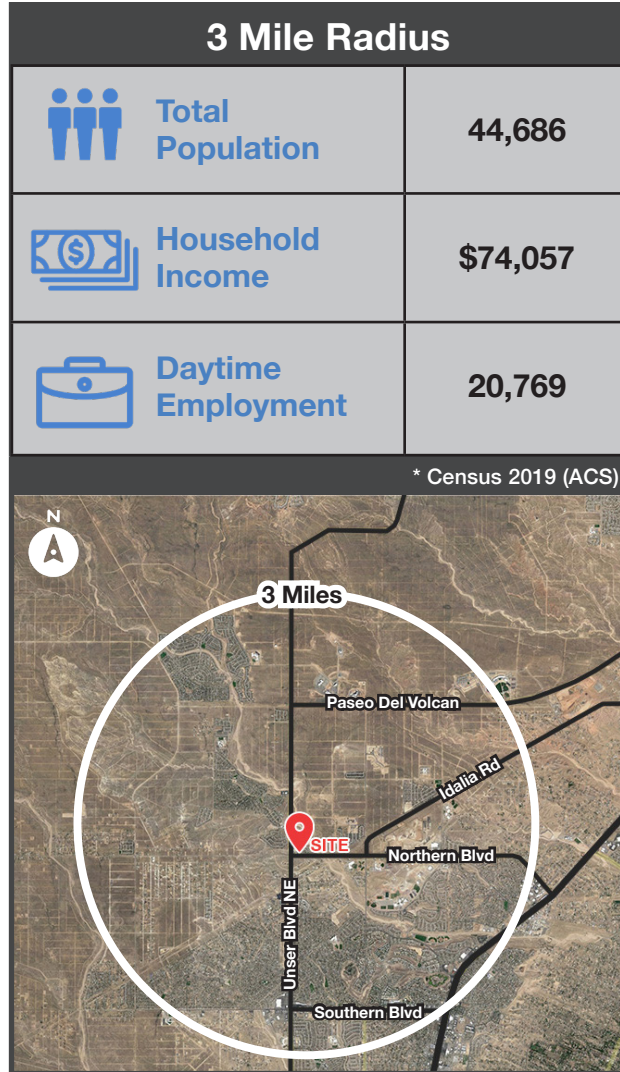
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DEMOGRAPHICS

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Overview	3 Miles
Population	44,686
Household Income	
Household Average Income	\$74,056.68
Average Income per Person	\$28,430.38
Household Median Income	\$60,682.13
\$25K - \$30K	665
\$30K - \$35K	665
\$35K - \$40K	866
\$40K - \$45K	1,117
\$45K - \$50K	726
\$50K - \$60K	1,656
\$60K - \$75K	2,232
\$75K - \$100K	2,542
\$100K - \$125K	1,539
\$125K - \$150K	814
\$150K - \$200K	719
>\$200K	592
Labor Force	
Employed	20,769
Unemployed	1,350
Calculated using Weighted Centroid from Block Groups DataSet: Census 2019 (ACS)	



Rio Rancho Quick Facts



Average Household Income: \$79,720 (city)



Fastest Growing City In New Mexico



3rd Largest City In State



MSA's Newest Retail Developments



Development-friendly City



Low Crime Rates

* US Census 2019 ACS

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