

Property Summary



Price: \$88,000



Acres: 0.5



Lot sq ft: 21,780



Price/sq ft: \$4



Zoning: R-1

UPC: 1010069040506

Features

- 0.5 acre custom home lot in Rio Rancho Estates
- Zoning allows for one home and one accessory dwelling unit
- Located near multiple key roads - Unser, Northern, & Southern Blvd.
- Established business such as Walmart, Starbucks, Target, Lowes, Chick-fil-A, and many more - all within 5 miles
- PNM poles approx. 0.5 miles away
- Legal Description: RIO RANCHO ESTATES Block: 15 Lot: 56 Unit: 11
- Buyer to confirm distance to all utilities

NORTHERN MEADOWS

RIO RANCHO EVENTS CENTER
 Challenging Goat Ranch

UNM Sandoval Reg'l Medical Ctr

CLEVELAND HEIGHTS

Paseo Del Volcan NE NE

CIELO NORTE

DOLLAR GENERAL

BROADMOOR HEIGHTS

LOWE'S

NORTH HILL

TIERRA DEL NORTE

UNSER BLVD NE 54,300 VPD

LOS PINONS

SIERRA NORTE

TIERRA DEL ORO

Lowe's Home Improvement

MELON RIDGE

NORTHERN BLVD NE 15,600 VDP

Main Library

WASH CLOTH, Hi Boba, KFC, PARLANO, AT&T cricket, O'Reilly AUTO PARTS, OneMain Financial, BAJA, H&R BLOC, Scorpion, BEST LEE'S CHINESE RESTAURANT, Firestone

BatteriesPlus, Domino's, Anitas, FET EGGS

RIO RANCHO RAMS HIGH SCHOOL

Rio Rancho Marketplace, GNC LIVE WELL, TARGET, Chill zones, Albertsons Market, Massage Envy, petsense, T&T NAILS & SPA, PAPA JOHN'S

DK ALON, McDonald's, TACO MEX

Lariat Square, BR, SUBWAY, CLOUD9, VAPOR RICO, Furniture Cottage, FRANKLI INSURANCE AGEN, MELLANY'S HAW, healthy life, LIBERTY TA

SIESTA HILLS

STAR HEIGHTS

PANORAMA HEIGHTS

Plaza at Unser Market, Walmart, Wendy's, GameStop, Car's Jr., MATTRESS FIRM, verizon

PREMIERE CINEMAS, U-HAUL, Starbucks

SOUTHERN BLVD CORRIDOR 27,200 VPD



Demographics



Total Population

1 Miles	3 Miles	5 Miles
10,231	97,011	155,979



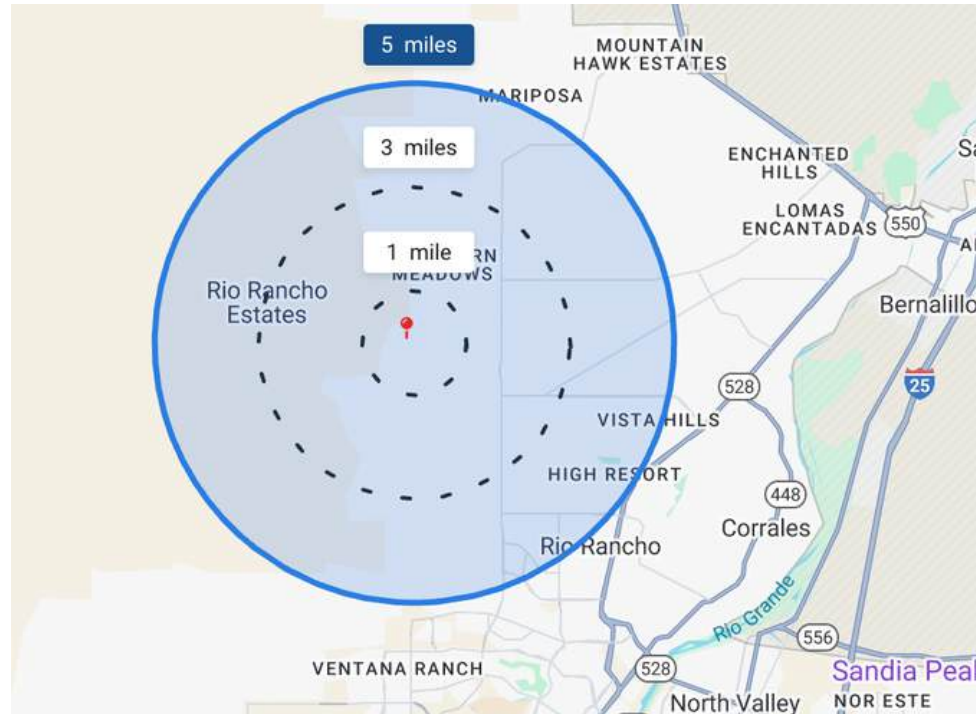
Households

1 Mile	3 Miles	5 Miles
3,327	36,243	59,423



Avg. Income

1 Miles	3 Miles	5 Miles
\$83,306	\$72,945	\$75,942



The Rio Rancho metro area's population totals 89,320 residents. Historically, the area has grown at a steady pace of 1 percent per year. The city is one of the most culturally diverse in the nation.

Despite the growth of the Rio Rancho area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Rio Rancho is one of the best cities for short commute times with the largest employers located in a convenient cluster at city center. Approximately 69 percent of Rio Rancho metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Rio Rancho, New Mexico

Rio Rancho is the largest city and economic hub of Sandoval County, part of the expansive Albuquerque Metropolitan Area, in the U.S. state of New Mexico. A small portion of the city extends into northern Bernalillo County. It is the third-largest and also one of the fastest expanding cities in New Mexico. As of the 2010 census, Rio Rancho had a population of 87,521. The name Rio Rancho derives from Los Ranchos (the ranches) that stretched along the Rio Grande in the Albuquerque Basin, and throughout historic Nuevo Mexico, including those in neighboring Corrales.

The great majority of Rio Rancho was originally part of the Town of Alameda Grant, which was founded by Spanish settlers in 1710. By the early 20th century, much of the land grant had been sold to land investment companies. Amrep Corporation purchased 55,000 acres (22,000 ha) in 1961 and turned the land into a housing development called "Rio Rancho Estates", with the first families moving in the early 1960s. Amrep contracted with Ezio Valentini, one of the original developers of Cape Coral, Florida, to design and implement a unique marketing plan to conduct land-sales, dinner-party program in northern states to open offices in 14 states. The population grew ten-fold between 1970 and 1980 and the City of Rio Rancho was incorporated in 1981. The opening of a large Intel Corporation plant in 1981 had a major economic impact on the city.

Since the 1990s, Rio Rancho has taken steps to become more independent from neighboring Albuquerque, including the establishment of separate school and library systems and attempts to attract businesses to the area. The city's latest project is the Downtown City Centre development that includes a new city hall building, a new University of New Mexico West and Central New Mexico Community College campus, as well as the Santa Ana Star Center. The arena opened in October 2006. (Courttesy of: https://en.wikipedia.org/wiki/Rio_Rancho,_New_Mexico)

