

COMMERCIAL LAND FOR SALE

1799 11th Ave SE
Rio Rancho, NM 87124



Coralee Quintana

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Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, it's agents or brokers, assume responsibility for typographical errors, misprints or misinformation.

PROPERTY SUMMARY

LAND INFO

Price: \$350,000
Lot SF: 30,492
Price per SF: \$11.47
Acres: 0.70 acres
Rio Rancho Zoning: C-1



FEATURES

- Property's water and sewer connections are in the street.
- Buried electric and cable lines are along the street.
- Accessible Corner Location
- Beautiful City and Mountain Views
- Busy Southern & Unser Trade Area
- City Utilities
- UPC 1011068239241
- 21,500 Southern Blvd Vehicles Per Day
- 33,700 Unser Blvd Vehicles Per Day
- 55,200 Total Vehicles per Day
- Legal Description: RIO RANCHO ESTATES Block: B Lot: 2 Unit: 10



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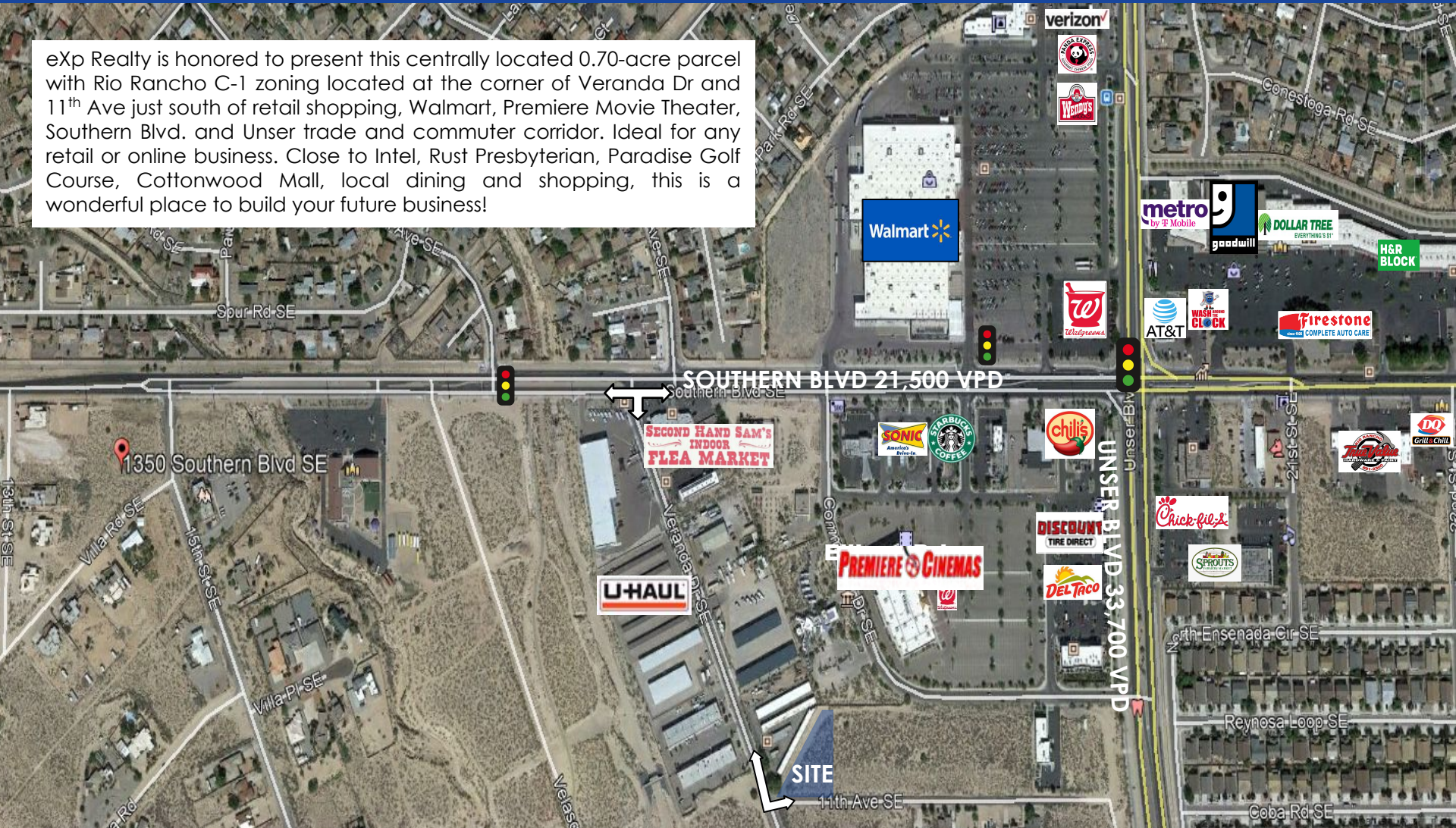
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SITE SUMMARY

eXp Realty is honored to present this centrally located 0.70-acre parcel with Rio Rancho C-1 zoning located at the corner of Veranda Dr and 11th Ave just south of retail shopping, Walmart, Premiere Movie Theater, Southern Blvd. and Unser trade and commuter corridor. Ideal for any retail or online business. Close to Intel, Rust Presbyterian, Paradise Golf Course, Cottonwood Mall, local dining and shopping, this is a wonderful place to build your future business!



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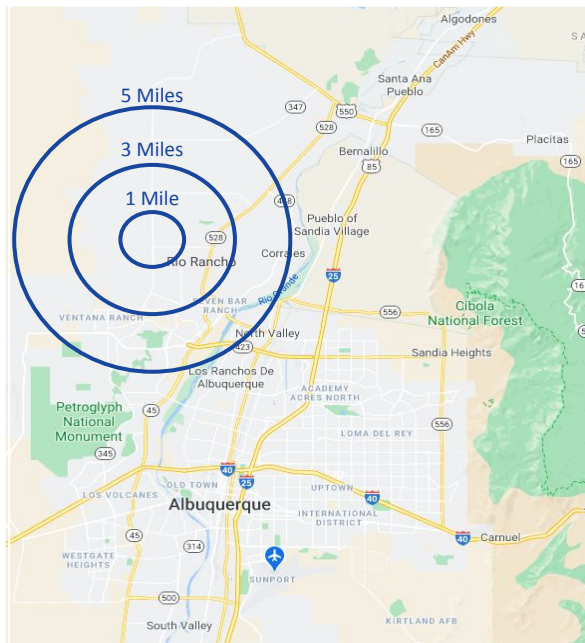
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TRADE AREA



DEMOGRAPHICS



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.

COMMUTE TIMES

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.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	10,231	97,011	155,979
Households	3,327	36,243	59,423
Average Household Income	\$83,306	\$72,945	\$75,942

LOCATION SUMMARY: RIO RANCHO, NM



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 New 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.

(Courtesy of: https://en.wikipedia.org/wiki/Rio_Rancho,_New_Mexico)



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