

McMahon LAND FOR DEVELOPMENT



3 Ac on McMahon just West of Rainbow Blvd.



505.554.3873

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.



Coralee Quintana
505.639.1266

Coralee.Quintana@eXprealty.com

PROPERTY SUMMARY

- Price: \$298,8000
- 3 Acre Lot
- Lot SF: 130,680
- Price/SF: \$2.29
- Planned Medium Density Residential adjacent to Town Ctr.
- Located $\pm 1200'$ West of the CNM NW campus west of Rainbow on McMahon dirt road extension.
- Situs Address: Rio Rancho NM 87114
- Area: 120 - Paradise West
- County: Bernalillo
- UPC: 100906619934720105
- Nearest VPD: 11,800 on McMahon



TRADE AREA



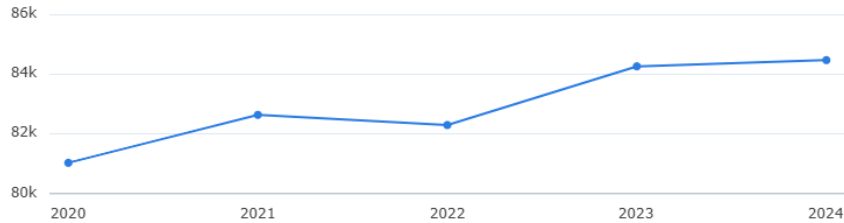
Demographics within 3 Miles

Population

84.5k

↑ 4%
Compared to 81k in 2020

0%
Compared to 84.3k in 2023



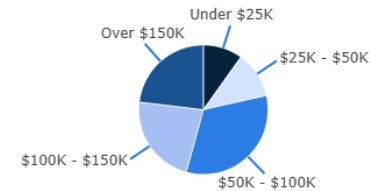
Household Income

\$91.8k

Median Income

\$104.6k
2029 Estimate

↑ 14%
Growth Rate



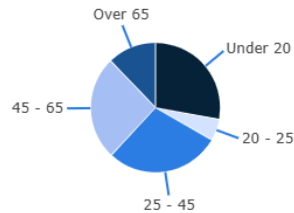
Age Demographics

38

Median Age

38
2029 Estimate

↓ 1%
Growth Rate



Number of Employees

67.1k

Top Employment Categories



Housing Occupancy Ratio

30:1

26:1 predicted by 2029



Renter to Homeowner Ratio

1:5

1:4 predicted by 2029



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LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)