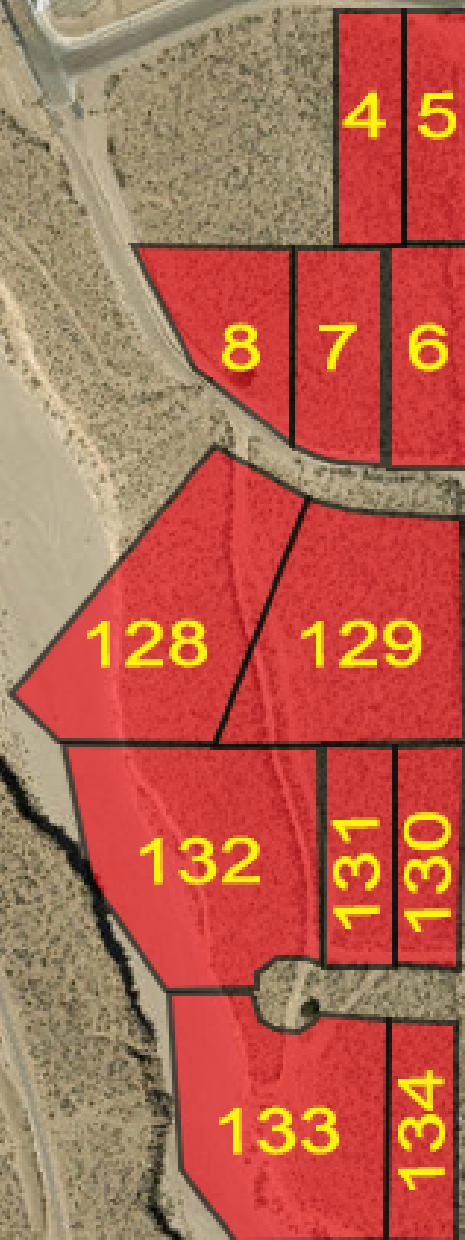


Cabazon Rd

Unser Blvd



SALE

Cabazon Rd & Unser Blvd

UNSER BLVD. SE

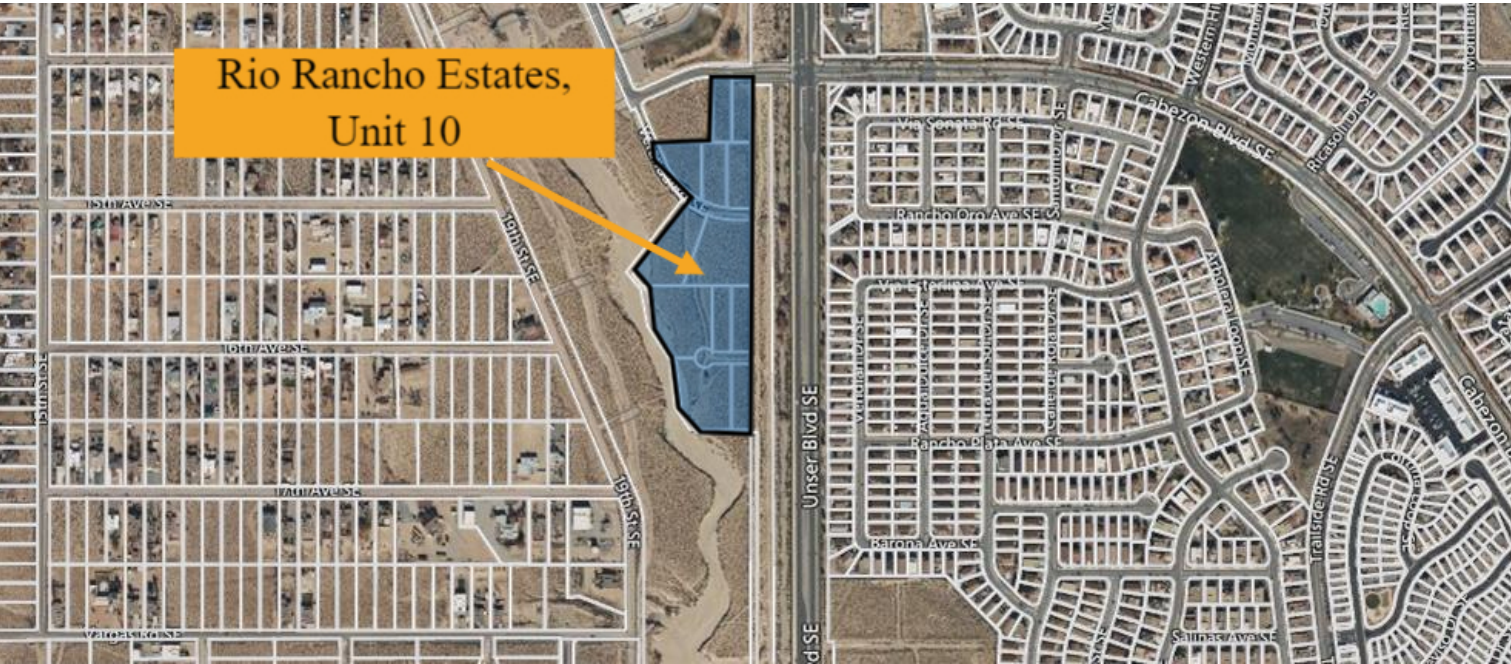
Rio Rancho, NM 87124

PRESENTED BY:

KELLY SCHMIDT, MICP
O: 505.503.2643
kelly.schmidt@svn.com

COURTNEY LEWIS
O: 505.377.9916
courtney.lewis@svn.com
NM #55106

PROPERTY SUMMARY



PROPERTY DESCRIPTION

12 individual lots that can be combined into one site or can be sold separately.

PROPERTY HIGHLIGHTS

- Located in Unser Gateway Corridor
- On Unser, just South of Southern Blvd and North of Presbyterian Rust Medical Center.
- Signalized intersection at Unser and Cabezón Blvd.
- Zoning is Unser Gateway Neighborhood Commercial
- Traffic count: Unser near Southern, 35,100 VPD.

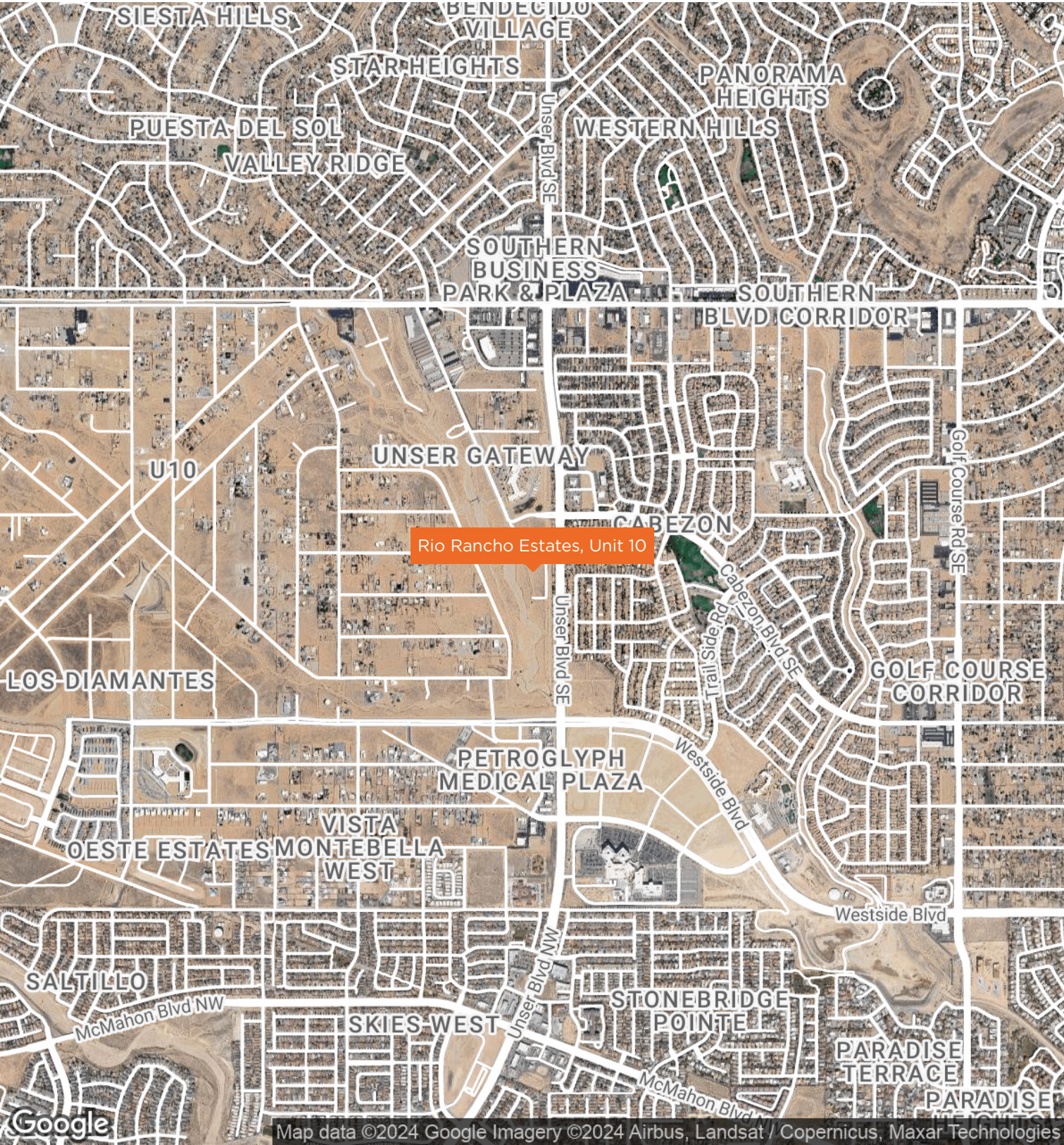
OFFERING SUMMARY

SALE PRICE:		\$3,704,551.50	
TOTAL LOT SIZE:		10.55 Acres	
MARKETING		Rio Rancho	
LOTS	SIZE	PRICE/SF	TOTAL
LOTS 4-8	2.87 Acres	\$11.50	\$1,437,695.50
LOTS 128-129	2.98 Acres	\$8.00	\$1,038,464.00
LOTS 130-134	4.7 Acres	\$6.00	\$1,228,392.00
ENTIRE SITE	10.55 Acres	\$8.06	\$3,704,551.50

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COURTNEY LEWIS
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courtney.lewis@svn.com
NM #55106

REGIONAL MAP



KELLY SCHMIDT, MICP
O: 505.503.2643
kelly.schmidt@svn.com

COURTNEY LEWIS
O: 505.377.9916
courtney.lewis@svn.com
NM #55106

RETAILER MAP



KELLY SCHMIDT, MICP

O: 505.503.2643

kelly.schmidt@svn.com

COURTNEY LEWIS

O: 505.377.9916

courtney.lewis@svn.com

NM #55106

154.22 NC: NEIGHBORHOOD COMMERCIAL DISTRICT. Revised 9/22

(A) *Purpose.* This district permits limited commercial and residential uses such as those pertaining to the day-to-day needs of the residential populace.

(B) *Permissive uses.*

- (1) Bakeries, pastry and confectioneries for retail sales;
- (2) Banks and other financial institutions;
- (3) Churches, Sunday school and parish house, incidental facilities;
- (4) Clubhouses, fraternal organization, nonprofit public service;
- (5) Medical complexes, professional offices (medical and dental), veterinarians, offices/clinics; provided, that there are no boarding kennels;
- (6) Nursery schools and daycare facilities;
- (7) Parks, recreational parks, open spaces, public facilities;
- (8) Photocopying and blueprinting, shipping and messenger service;
- (9) Public utilities/electric facilities;
- (10) Repair shops – electrical, radio, and television appliances, keys and similar articles;
- (11) Residential uses as secondary use or above the first floor.
 - (a) The density shall not exceed 26 dwelling units per acre; and
 - (b) The exterior of any residential building shall be constructed of materials similar in color and appearance to those used in the primary business structure; and
 - (c) The residence shall be located either as part of the primary business structure or behind the primary business structure; and
 - (d) The residence can be used as a residence but cannot be used in a business capacity;
- (12) Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities; provided, that:
 - (a) There shall be no drive-in or drive-up restaurants; and
 - (b) Outdoor seating is at least 75 feet away from any residential zone;

(13) Schools, public, K-12;

(14) Shops – dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;

(15) Stores for the sale of retail goods, products, and services; provided, that gasoline stations are not permitted;

(16) Undertaking establishments.

(C) *Conditional uses (requiring use permit and site plan).*

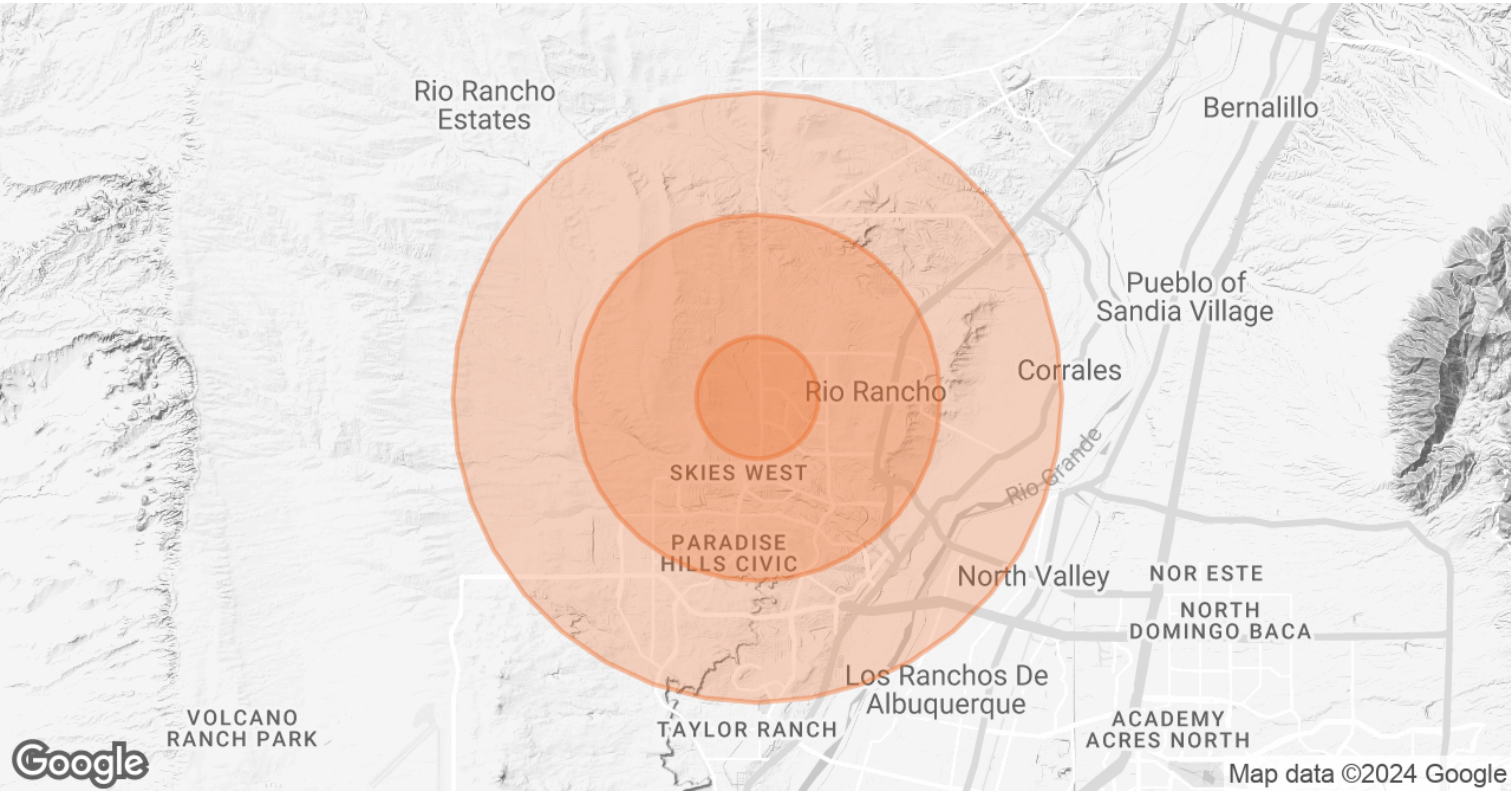
(1) Research and development offices;

(2) Schools, private, K-12, college, trade schools;

(3) Self-storage facilities;

(4) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material as defined in Article III, Section [154.75](#)(D)(1)

DEMOGRAPHICS MAP & REPORT



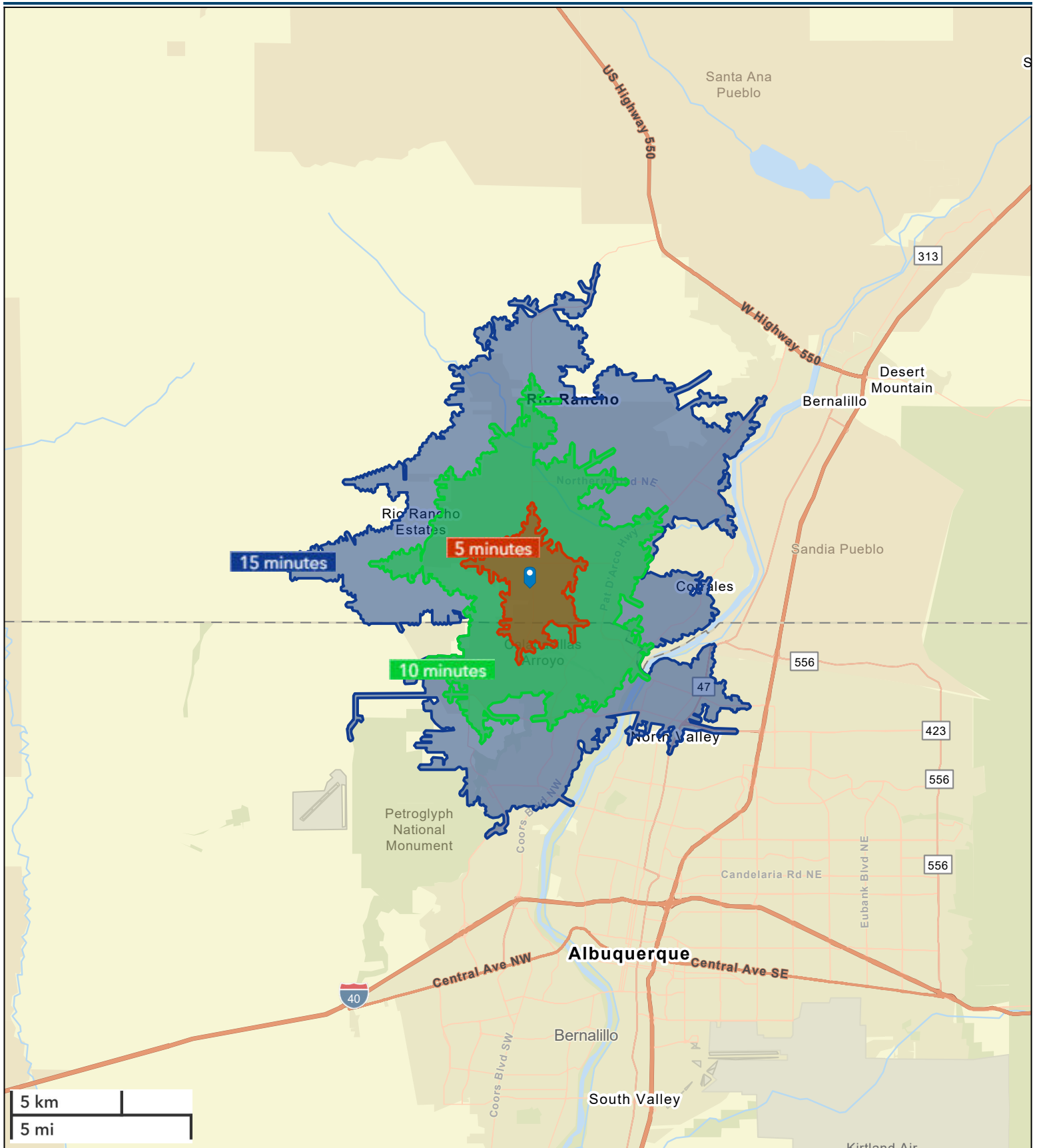
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,829	66,347	137,628
AVERAGE AGE	34.2	35.4	35.5
AVERAGE AGE (MALE)	34.6	35.0	34.9
AVERAGE AGE (FEMALE)	34.1	35.5	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,045	24,563	51,494
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$67,070	\$68,804	\$73,003
AVERAGE HOUSE VALUE	\$160,108	\$207,638	\$218,115

2020 American Community Survey (ACS)

KELLY SCHMIDT, MICP
O: 505.503.2643
kelly.schmidt@svn.com

COURTNEY LEWIS
O: 505.377.9916
courtney.lewis@svn.com
NM #55106

Drive Time Map



April 03, 2024

Key Facts

Rio Rancho Estates
Drive time of 5 minutes

KEY FACTS

22,959

Population



Average
Household Size

34.4

Median Age

\$83,200

Median Household
Income

EDUCATION

5.5%

No High School
Diploma



22.8%

High School
Graduate



34.7%

Some College/
Associate's Degree



37.1%

Bachelor's/Grad/
Prof Degree

BUSINESS



629

Total Businesses



5,369

Total Employees

EMPLOYMENT



67.8%

White Collar



15.8%

Blue Collar



16.4%

Services



Unemployment
Rate

INCOME



\$83,200

Median Household
Income



\$39,624

Per Capita Income



\$200,931

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.8%)

The smallest group: \$15,000 - \$24,999 (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-1.2%	
\$15,000 - \$24,999	2.8%	-0.9%	
\$25,000 - \$34,999	3.3%	-2.7%	
\$35,000 - \$49,999	14.2%	0	
\$50,000 - \$74,999	19.0%	+0.3%	
\$75,000 - \$99,999	13.9%	+0.9%	
\$100,000 - \$149,999	20.8%	+0.1%	
\$150,000 - \$199,999	11.5%	+2.0%	
\$200,000+	9.3%	+1.6%	

Bars show deviation from Sandoval County

Key Facts

Rio Rancho Estates
Drive time of 10 minutes

KEY FACTS

108,889

Population



Average
Household Size

36.9

Median Age

\$76,428

Median Household
Income

EDUCATION

4.8%

No High School
Diploma



23.2%

High School
Graduate



35.5%

Some College/
Associate's Degree



36.4%

Bachelor's/Grad/
Prof Degree

BUSINESS



2,737

Total Businesses



31,933

Total Employees

EMPLOYMENT



67.7%

White Collar



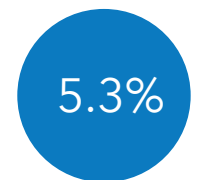
16.0%

Blue Collar



16.3%

Services



Unemployment
Rate

INCOME



\$76,428

Median Household
Income



\$38,818

Per Capita Income



\$172,152

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.1%)

The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.3%	-0.1%	
\$15,000 - \$24,999	4.0%	+0.3%	
\$25,000 - \$34,999	5.6%	-0.4%	
\$35,000 - \$49,999	14.0%	-0.2%	
\$50,000 - \$74,999	19.1%	+0.4%	
\$75,000 - \$99,999	13.5%	+0.5%	
\$100,000 - \$149,999	22.1%	+1.4%	
\$150,000 - \$199,999	8.8%	-0.7%	
\$200,000+	6.7%	-1.0%	

Bars show deviation from Sandoval County

Key Facts

Rio Rancho Estates
Drive time of 15 minutes

KEY FACTS

191,301

Population



Average
Household Size

37.5

Median Age

\$80,482

Median Household
Income

EDUCATION

4.6%

No High School
Diploma



21.7%

High School
Graduate



35.1%

Some College/
Associate's Degree



38.5%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,238

Total Businesses



47,067

Total Employees

EMPLOYMENT



69.3%

White Collar



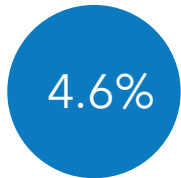
15.0%

Blue Collar



15.7%

Services



Unemployment
Rate

INCOME



\$80,482

Median Household
Income



\$40,956

Per Capita Income



\$196,812

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.4%)

The smallest group: \$15,000 - \$24,999 (3.7%)

Indicator ▲	Value	Diff		
<\$15,000	5.6%	-0.8%		
\$15,000 - \$24,999	3.7%	0		
\$25,000 - \$34,999	5.2%	-0.8%		
\$35,000 - \$49,999	12.6%	-1.6%		
\$50,000 - \$74,999	19.0%	+0.3%		
\$75,000 - \$99,999	13.8%	+0.8%		
\$100,000 - \$149,999	22.4%	+1.7%		
\$150,000 - \$199,999	9.2%	-0.3%		
\$200,000+	8.3%	+0.6%		

Bars show deviation from Sandoval County