

FOR SALE/LEASE

• ZONING: FLEXIBLE - INDUSTRIAL | BUSINESS PARK



Infrastructure Ready



43 AC



Rio Rancho

City Center, Rio Rancho, NM 87144

**Zoned for: Central Business District
- Industrial; Business Park - Development Ready**



A Certified Economic
Development Organization
since 1993



505-891-4305



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SANDOVAL
ECONOMIC ALLIANCE

ESSENTIAL INFO:



Area:

43 Acres with 20 contiguous & developable



Electricity:

Provider: PNM
Substation: 1.75 Miles
Distribution Line: 195 ft
Excess Capacity: 5.7 MW; 5MW can be serviced in 12 months.
Scalable



Ownership:

City of Rio Rancho (Public)



Gas:

Provider: NM Gas
Infrastructure: 6-inch plastic line is located along the site's eastern border.



Max Height:

65 ft



Water:

Provider: Rio Rancho
Capacity: 1.15 MGD
12" ,14" , 18" line adjacent



Developability Impact:

Two dirt roads, College Blvd. and Park. Dr. NE bisect the site horizontally.



Wastewater:

Provider: Rio Rancho
Capacity: 288,000 GPD
8 inch sewer line along eastern border



Additional Info:

Infrastructure:
Ready

Total Population (within 30 min. area)
721,485

Workforce (within 30 min. area):
364,409

Median Household Income:
\$72,859

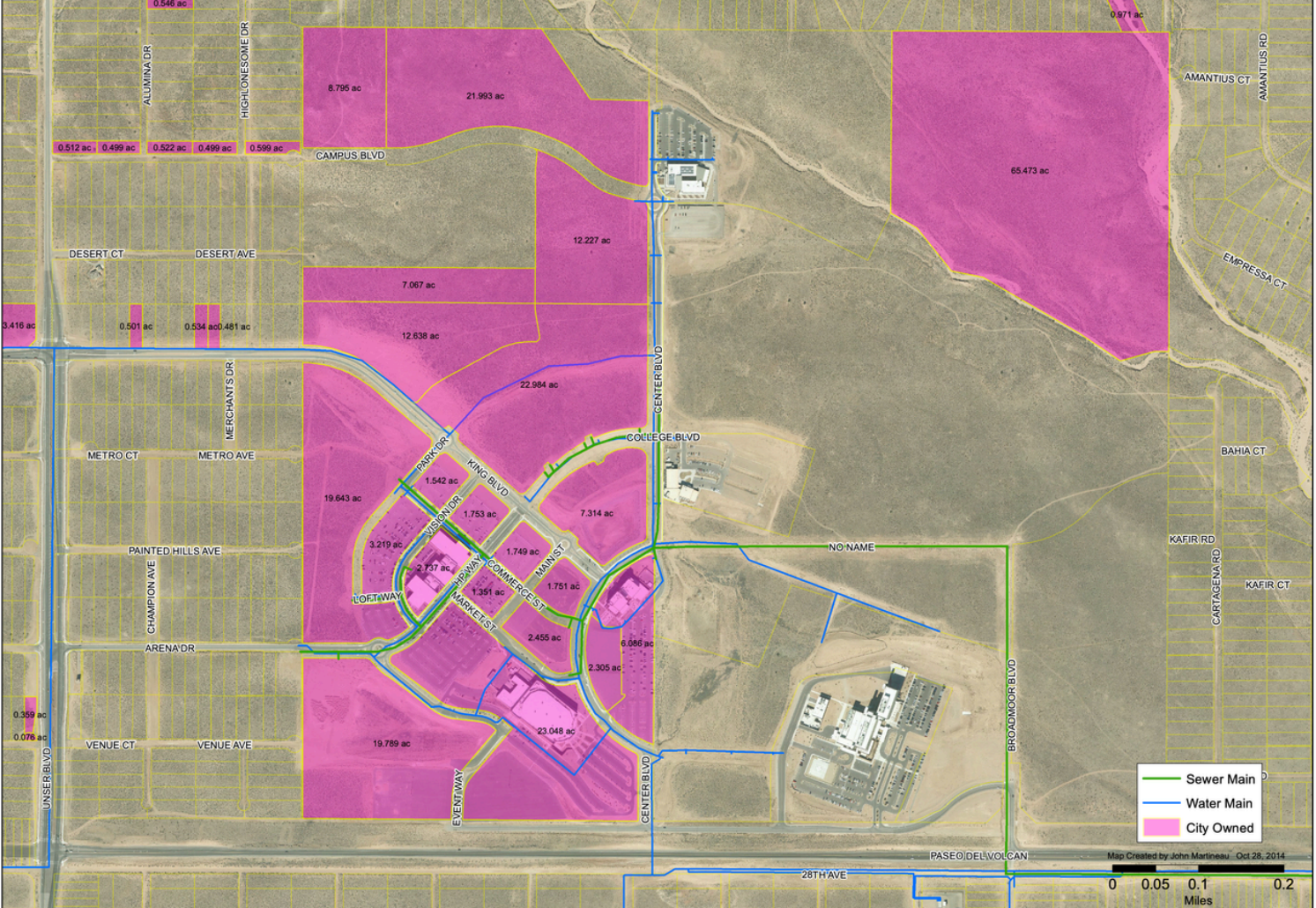
GDP (within 30 min. area)
Manufacturing: \$895 Million

Median Housing Price:
\$293,198

Drive Time:
20 min to Double Eagle II Airport
30 min to ABQ International Airport
10 min to Interstate-25
25 min to Interstate-40

Education Attainment:
High School - 86,928
Some College - 80,659
Degree - 116,237
Post Graduate - 58,385






CITY CENTER - CITY OWNED PROPERTIES

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should only be used for graphical purposes only.




Map Created by John Martineau Oct 28, 2014
 0 0.05 0.1 0.2 Miles



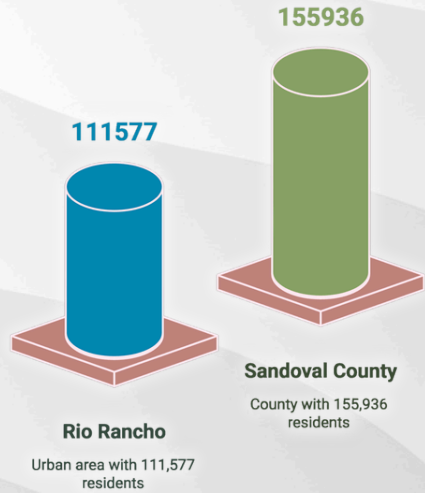
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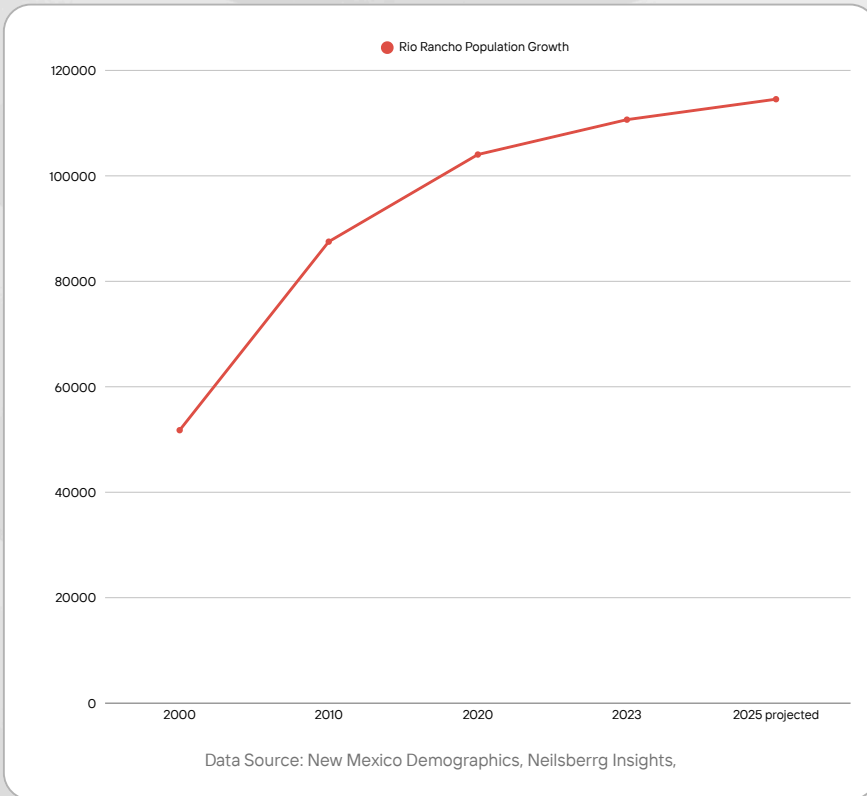
THE FACTS:



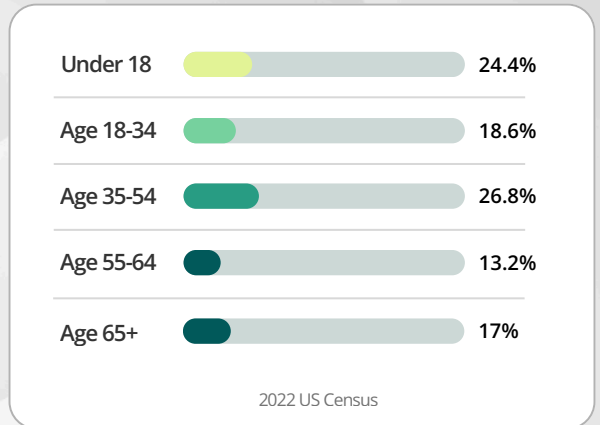
Population Comparison of Rio Rancho and Sandoval County



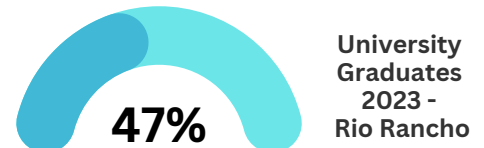
Rio Rancho Population Growth 2000-2025



Age Distribution by %: Rio Rancho



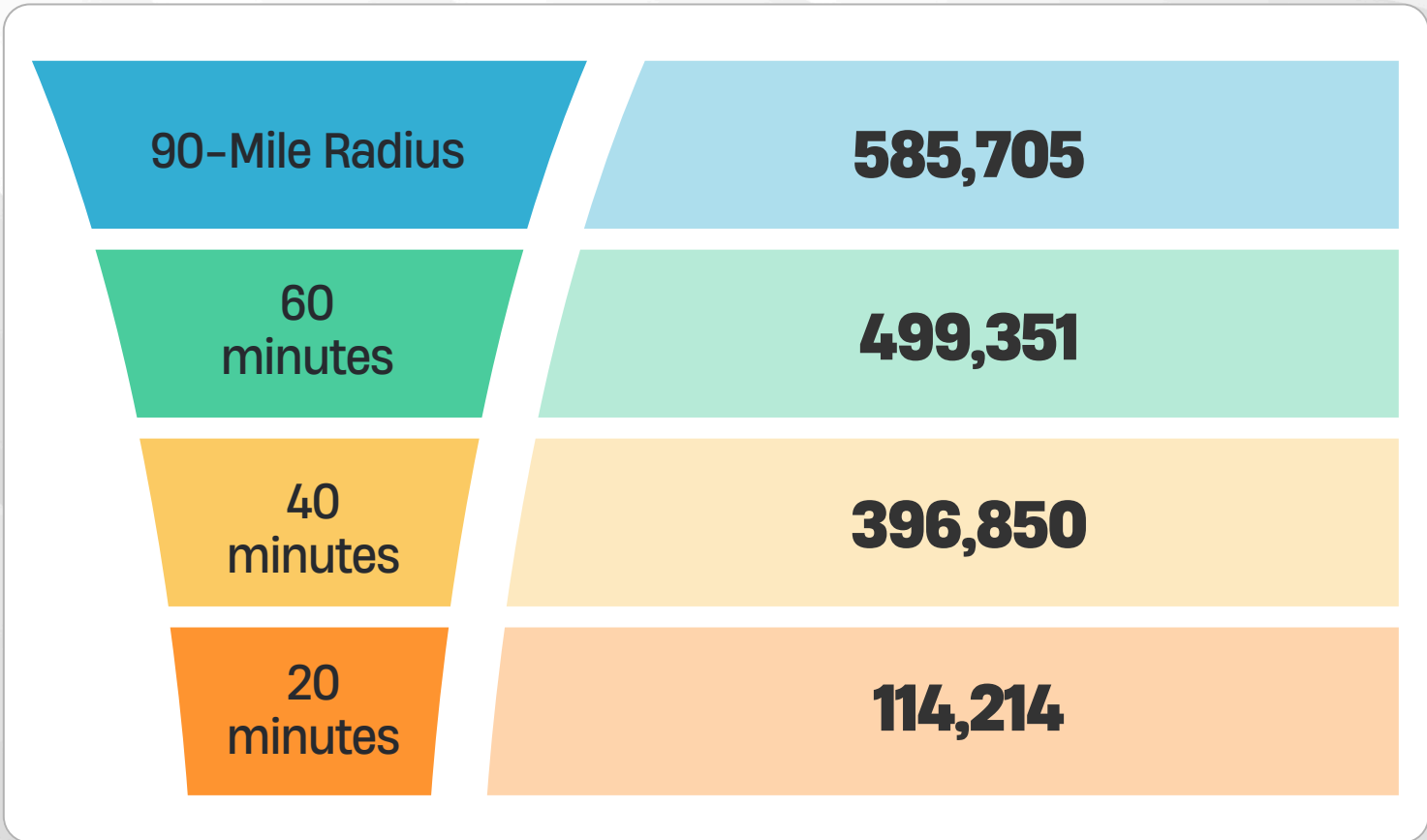
High School Graduates 2023 Rio Rancho



THE FACTS (con't):



Workforce Statistics: Labor Force within Specified Period of Drive Time & Distance



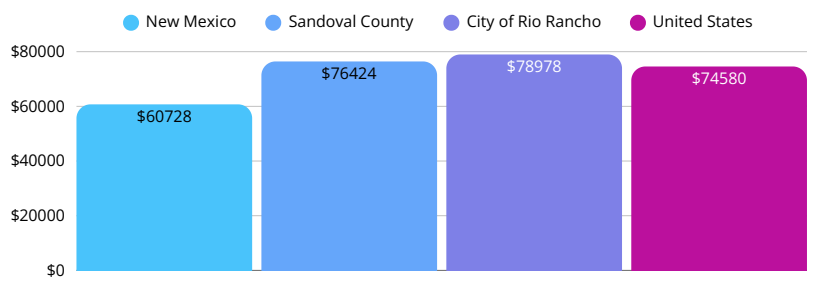
Average Annual Growth
2000-2023

4.8%

Total Growth
2000-2023

113.8%

Median Income Comparison: US Census 2022

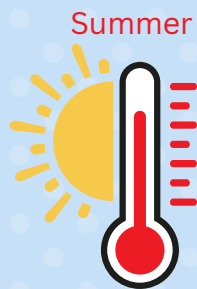


THE PLACE:



City of Rio Rancho, Climate & Weather

Rio Rancho enjoys a semi-arid climate with warm summers and cool winters. Average summer temperatures range from the mid-70s to low 90s°F, while winter temperatures typically fall between the mid-40s and high 50s°F. The area receives an average of just over 13 inches of precipitation annually, with most rainfall occurring during the summer months. Snowfall is usually light but can be moderate in some years.



Avg H **90°**



Avg L **18°**



For More Information

CONTACT US



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Empowering Businesses Since 1993

Sandoval Economic Alliance is an award-winning, partnership-based economic development and business attraction organization established in 1993. We help businesses connect data to decision making, build liaison among members, government agencies, and civil leaders. Our mission is to grow regional prosperity, enhance global competitiveness, and position our county and cities in New Mexico effectively for investment and talent.