

FOR LEASE

FLEXIBLE ZONING INDUSTRIAL SITE



549+ acres



SECTION 32

RIO RANCHO, SANDOVAL COUNTY
NEW MEXICO



505-891-4305



INFO@SEA-NM.COM

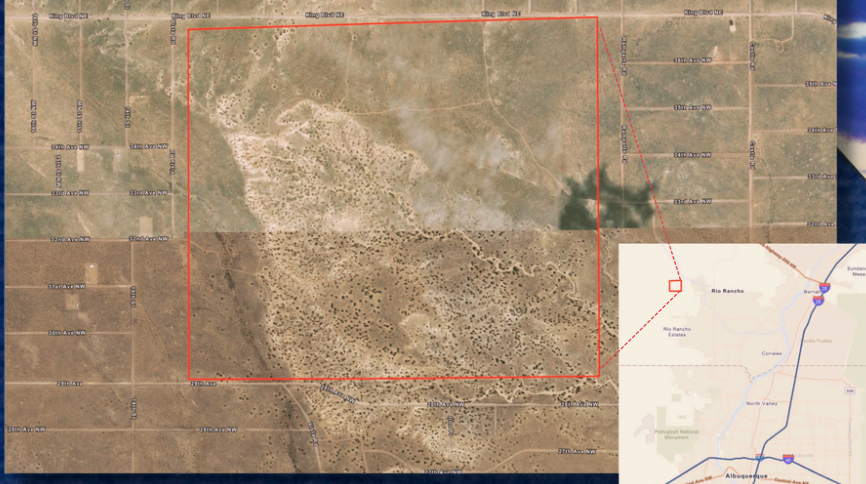


WWW.SEA-NM.ORG



LOCATION:

35.31986, -106.75002



Preliminary Site Layout
Courtesy of Gray AES



owner-
ship

PUBLIC
Sandoval County

zone

UNZONED
Sandoval County



505-891-4305



INFO@SEA-NM.COM



WWW.SEA-NM.COM



THE LOW DOWN:

Lot Size:

549 acres with 220 contiguous & developable
Moderate rolling with 4.4% grade

Distance to HWY:

9.8 Miles

Lease Type:
County Lease

Distance to Interstate:
14.4 Miles

Lease Rate:
(505) 891-4305 | INFO@sea-nm.com

Distance to Airport:
28 Miles

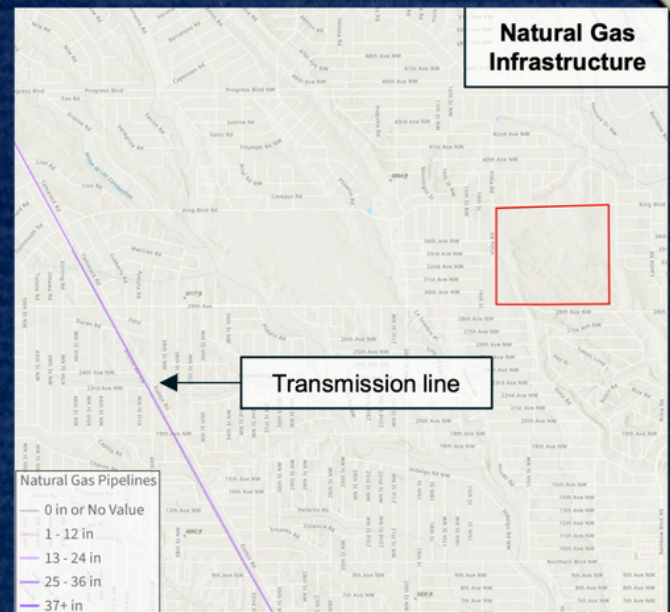
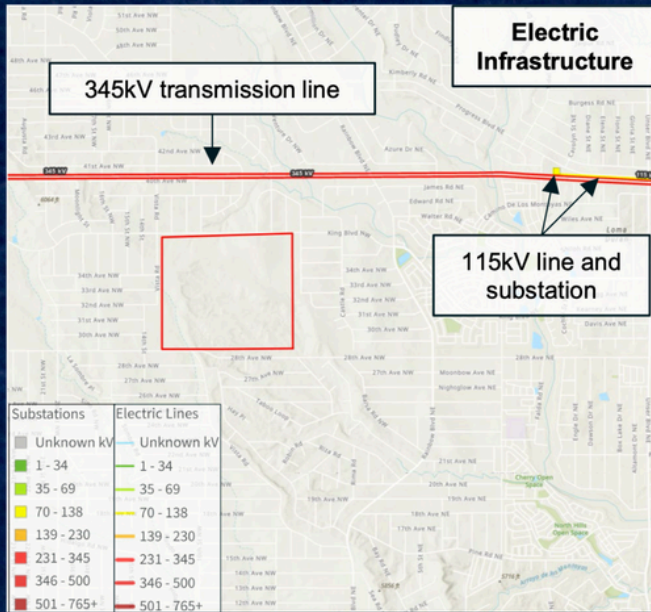
Zoning:
Flexible

Utilities:
Available.
PNM: Requires 24 months for 10 MW
electricity.
Water: Requires City of Rio Rancho
connection.
Gas: Requires NMGas for build out.



UTILITIES:

Courtesy of GLS



**Electricity
(PNM)**

**5-10 MW
50 MW**

**18 Months
24 Months**

**Natural Gas
(New Mexico Gas)**

**50 MCF/h
100-200 MCF/h**

**< 6 Months
6-12 Months**

**Water
(City of Rio Rancho)**

1 MGD Excess

18 Months

**Wastewater
(City of Rio Rancho)**

**Supports modular or septic
systems**



PRIME LAND FOR LEASE:

Your Gateway for Strategic Growth & Development

Section 32 is strategically positioned in both New Mexico's fastest-growing city (Rio Rancho) and county (Sandoval). This 549-acre site creates the ideal environment for multiple types of large-scaled operations, from manufacturing to renewable energy projects.

Business Incentive Programs

01

Industrial
Revenue
Bond
(IRB)

02

Workforce
Innovation &
Opportunity
Act

03

High Wage
Jobs Tax

04

Manufacturing
Investment
Tax Credit

05

Technology Jobs
and R&D
Tax Credit

06

Local
Economic
Development
Act
(LEDA)

07

Job Training
Incentive
Program
(JTIP)

Contact us for details.



A Certified Economic
Development Organization



505-891-4305



INFO@SEA-NM.COM



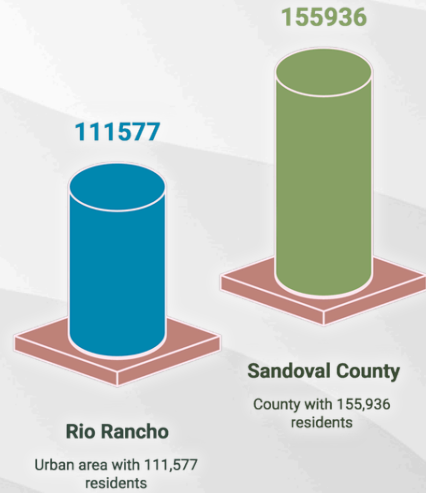
WWW.SEA-NM.ORG



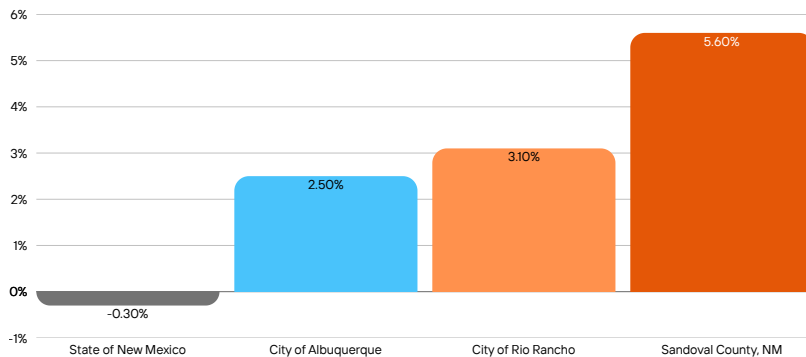
THE FACTS:



Population Comparison of Rio Rancho and Sandoval County

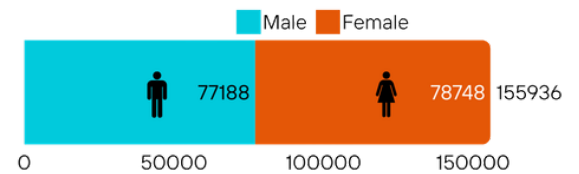


Comparative Projected Population Growth % 2023-2030



Data Source: US Census, Census Reporter, GPS.UNM.EDU

Sandoval County Population 2022



2022 US Census

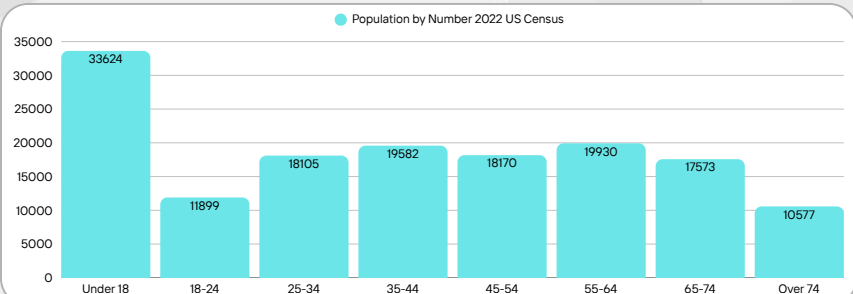
Median Household Income 2022

\$76,424

Median Per Capita Income 2022

\$36,603

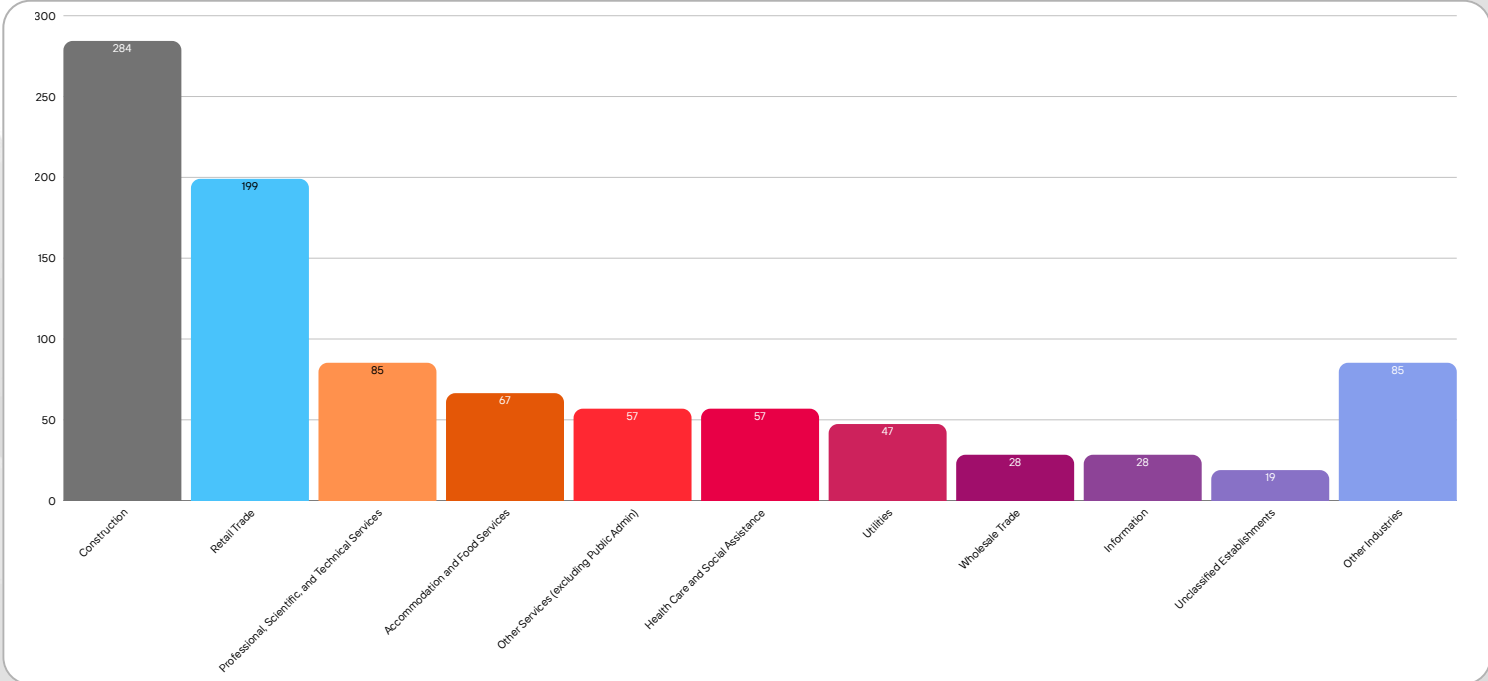
Age Distribution: US Census 2022



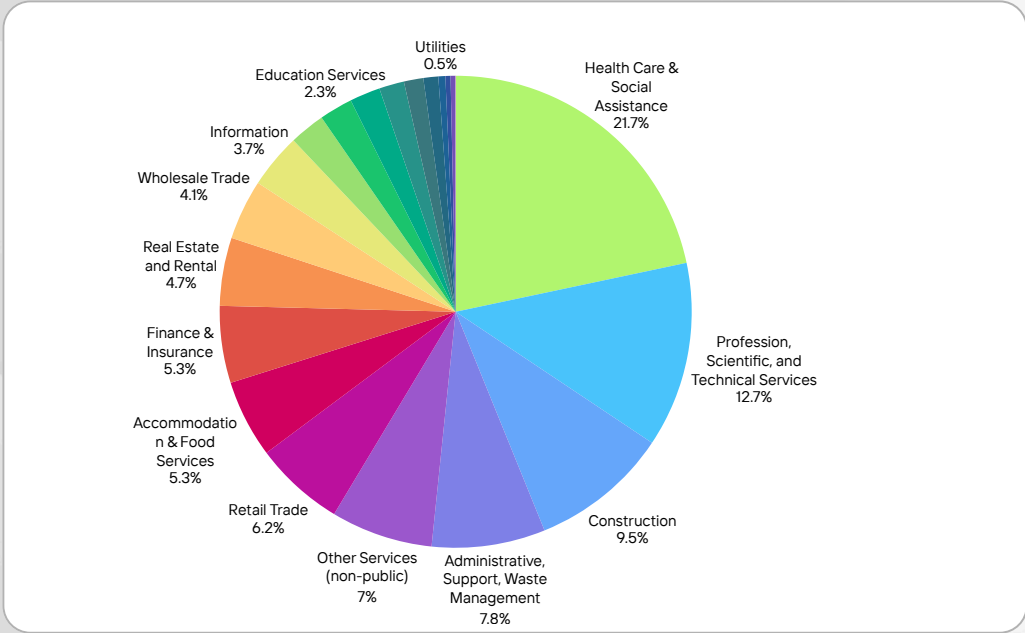
THE FACTS (Con't):



Distribution of Key Industries in Sandoval County, New Mexico 2024
Numbers in \$ Millions



Establishments by Industry in Sandoval County, New Mexico 2025



High School Graduates 2023 - Sandoval County

93%

34%

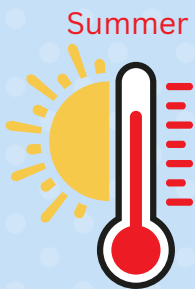
University Graduates 2023 - Sandoval County

THE PLACE:



Sandoval County, 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



505-891-4305



INFO@SEA-NM.COM



WWW.SEA-NM.ORG



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.