



# COUNTRY CLUB PLAZA LAND

NWQ SOUTHERN BLVD & PINETREE RD  
3301 Southern Blvd SE, Rio Rancho, NM 87124



**FOR SALE**

**AVAILABLE LAND**  
1.603 AC

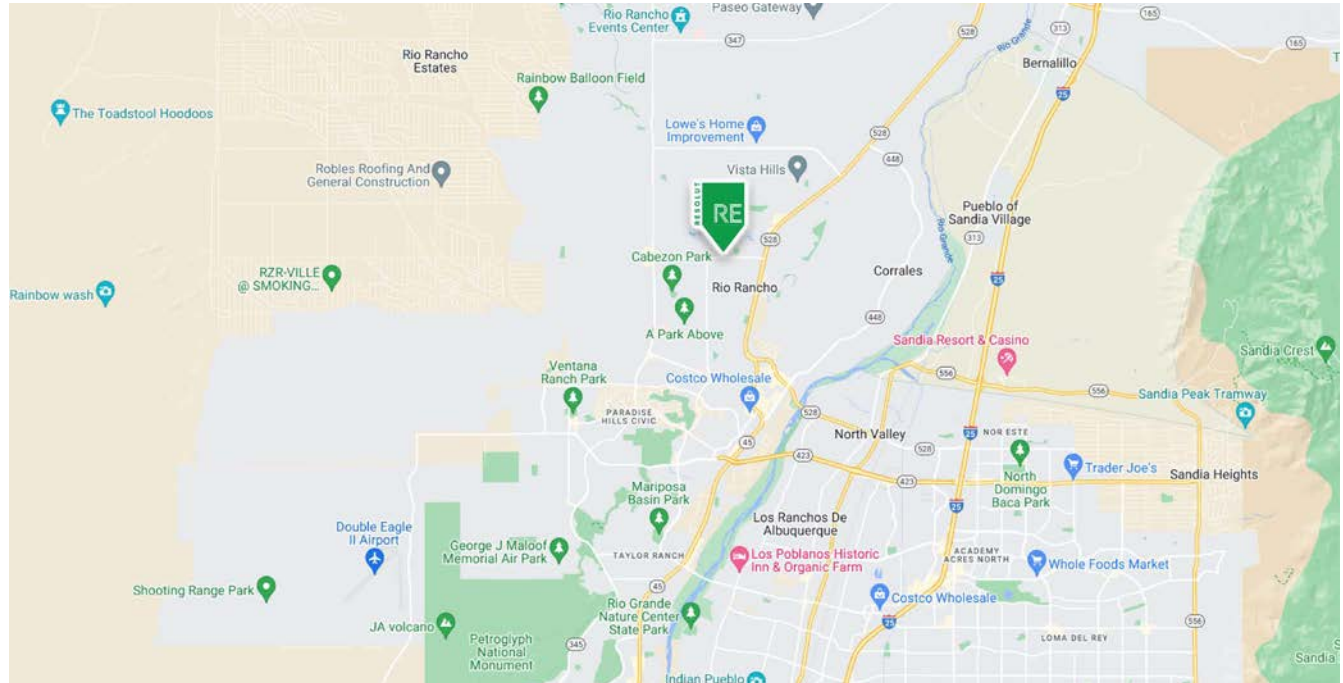
**PRICE**  
\$425,000

**Remsa Troy**  
rtroy@resolutre.com  
505.337.0777

**Austin Tidwell, CCIM**  
atidwell@resolutre.com  
505.337.0777

**PROPERTY HIGHLIGHTS**

- Fitness Anchored Neighborhood Shopping Center
- Ample Parking with Cross-Parking Throughout
- Multiple Access Points Including Signalized and Full Access
- Strong Retail Co-Tenancy with Elevate Trampoline Park, Planet Fitness, Arby's, Dollar General, & Brew Lab
- Join Rio Rancho's First Raising Cane's Development within a 2-mile Radius



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2023**

**79,554**  
**POPULATION**  
3-MILE RADIUS

**\$103,193.00**  
**AVG HH INCOME**  
3-MILE RADIUS

**43,630**  
**DAYTIME POPULATION**  
3-MILE RADIUS

**TRAFFIC COUNTS**  
Southern Blvd: 15,072 VPD  
Country Club Dr: 10,255 VPD  
(Costar 2021)



## PROPERTY OVERVIEW

Explore the ideal land for lease at the Country Club Plaza. Situated in a high-traffic zone with exceptional visibility, the location provides the perfect opportunity for individuals interested in securing land for various purposes. Its strategic location, generous space, and close proximity to other thriving establishments make it an enticing prospect for those looking to establish a presence in a vibrant community. Seize the chance to tailor the expansive land to align with your vision, allowing for the creation of a unique environment suited to your needs. Don't overlook this prime location! Act now to secure your lease and become a part of the dynamic land landscape in Rio Rancho!

## LOCATION OVERVIEW

Country Club Plaza land is strategically situated in the heart of Rio Rancho along Southern Blvd, nestled between Hwy 528 and Unser Blvd. Rio Rancho has consistently been a flourishing trade area in New Mexico, driven by the presence of Intel, and there is a pressing demand for additional land opportunities to cater to the expanding population. The region has recently witnessed substantial investment, including the construction of new establishments such as Dutch Bros, Dunkin' Donuts, Popeyes, Stripes Burrito, among others, and the proposed additions of Raising Cane's and 7 Brew Coffee, all set to join Southern Blvd. This land is ideally positioned for individuals or businesses seeking to secure a location on this side of town, offering prime second-generation land for various purposes.



## PROPERTY OVERVIEW

|              |            |
|--------------|------------|
| Price:       | \$425,000  |
| Lot Size:    | 1.603 AC   |
| Square Feet: | 69,826 SF  |
| Zoning:      | SU         |
| Submarket:   | Rio Rancho |

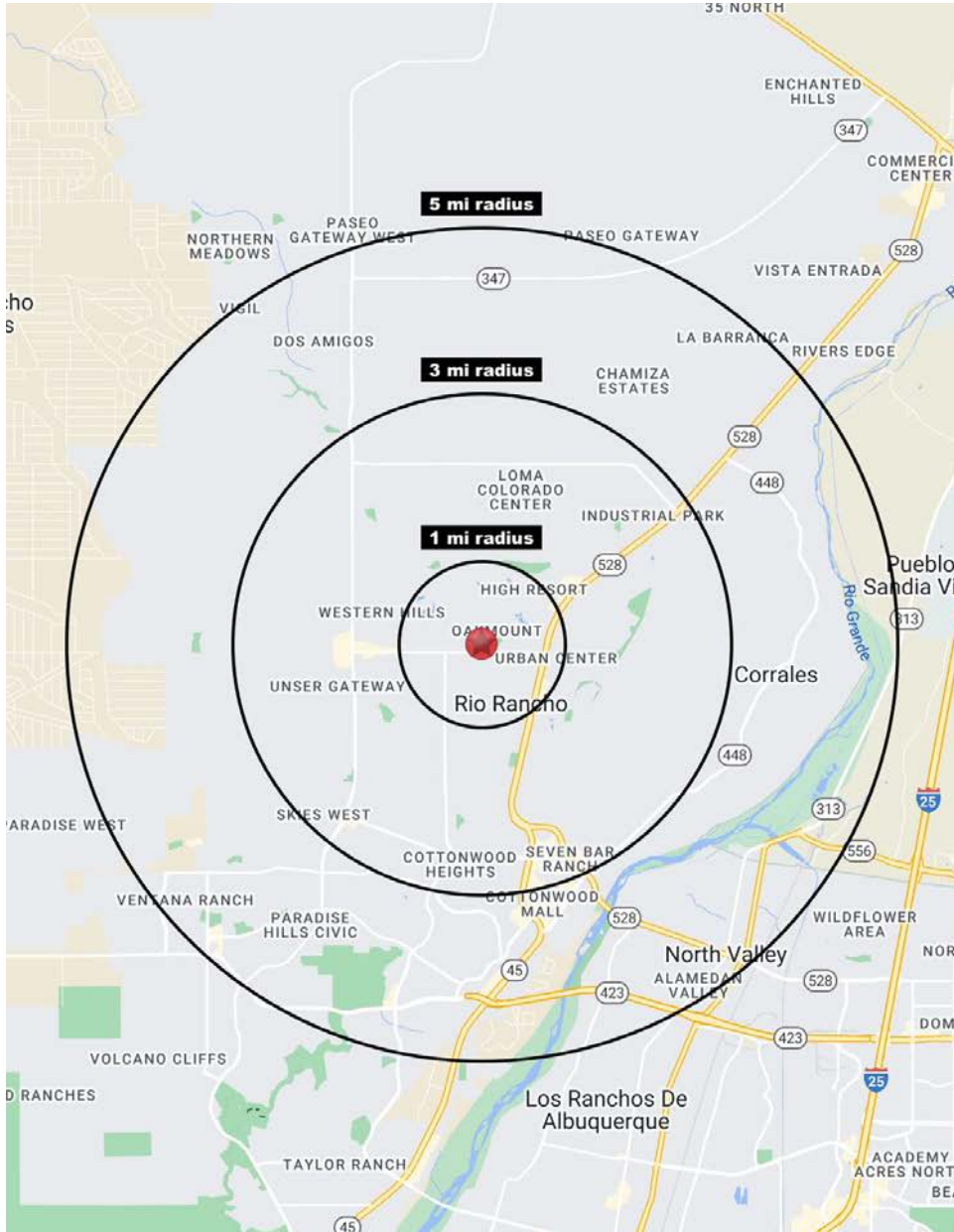


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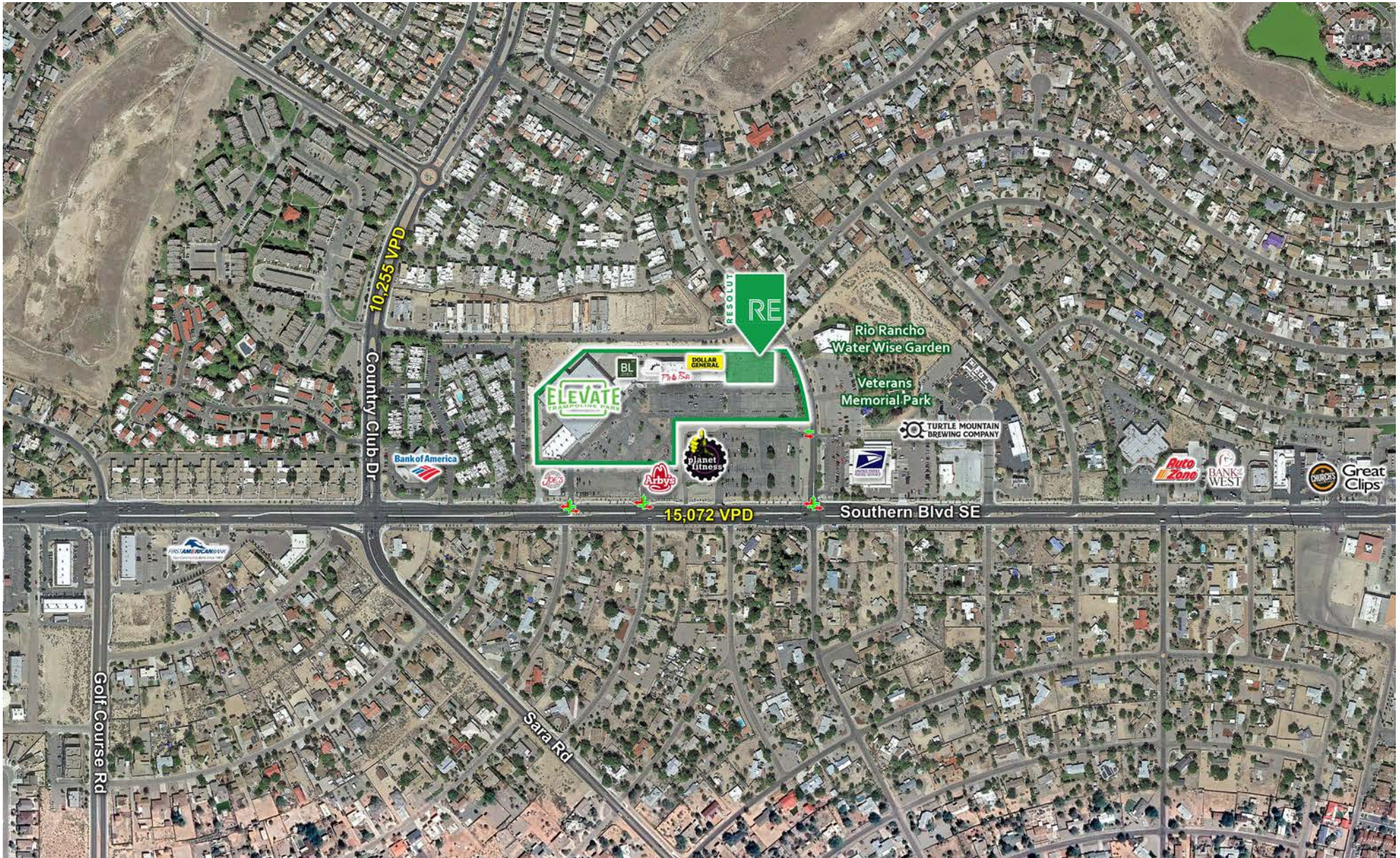




| 3301 Southern Blvd SE<br>Rio Rancho, NM 87124         | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2023 Estimated Population                             | 9,785          | 79,554         | 145,920        |
| 2028 Projected Population                             | 9,866          | 81,304         | 149,501        |
| 2020 Census Population                                | 9,718          | 78,078         | 143,839        |
| 2010 Census Population                                | 8,846          | 68,097         | 128,285        |
| Projected Annual Growth 2023 to 2028                  | 0.2%           | 0.4%           | 0.5%           |
| Historical Annual Growth 2010 to 2023                 | 0.8%           | 1.3%           | 1.1%           |
| 2023 Median Age                                       | 44.9           | 40.0           | 39.3           |
| <b>Households</b>                                     |                |                |                |
| 2023 Estimated Households                             | 4,207          | 31,083         | 57,061         |
| 2028 Projected Households                             | 4,475          | 33,146         | 60,549         |
| 2020 Census Households                                | 4,130          | 30,092         | 55,504         |
| 2010 Census Households                                | 3,690          | 26,146         | 48,887         |
| Projected Annual Growth 2023 to 2028                  | 1.3%           | 1.3%           | 1.2%           |
| Historical Annual Growth 2010 to 2023                 | 1.1%           | 1.5%           | 1.3%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2023 Estimated White                                  | 60.7%          | 59.6%          | 58.7%          |
| 2023 Estimated Black or African American              | 3.9%           | 3.7%           | 3.6%           |
| 2023 Estimated Asian or Pacific Islander              | 3.5%           | 2.9%           | 2.8%           |
| 2023 Estimated American Indian or Native Alaskan      | 3.3%           | 3.9%           | 3.8%           |
| 2023 Estimated Other Races                            | 28.6%          | 29.9%          | 31.1%          |
| 2023 Estimated Hispanic                               | 38.6%          | 42.7%          | 44.5%          |
| <b>Income</b>                                         |                |                |                |
| 2023 Estimated Average Household Income               | \$93,677       | \$103,193      | \$109,029      |
| 2023 Estimated Median Household Income                | \$73,511       | \$78,861       | \$79,924       |
| 2023 Estimated Per Capita Income                      | \$40,288       | \$40,444       | \$42,719       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2023 Estimated Elementary (Grade Level 0 to 8)        | 0.9%           | 1.4%           | 1.8%           |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.3%           | 4.3%           | 4.1%           |
| 2023 Estimated High School Graduate                   | 26.8%          | 22.8%          | 22.1%          |
| 2023 Estimated Some College                           | 24.3%          | 23.9%          | 23.9%          |
| 2023 Estimated Associates Degree Only                 | 12.1%          | 11.4%          | 11.5%          |
| 2023 Estimated Bachelors Degree Only                  | 20.6%          | 21.7%          | 21.7%          |
| 2023 Estimated Graduate Degree                        | 12.0%          | 14.5%          | 14.9%          |
| <b>Business</b>                                       |                |                |                |
| 2023 Estimated Total Businesses                       | 583            | 3,018          | 5,398          |
| 2023 Estimated Total Employees                        | 3,297          | 18,794         | 33,142         |
| 2023 Estimated Employee Population per Business       | 5.7            | 6.2            | 6.1            |
| 2023 Estimated Residential Population per Business    | 16.8           | 26.4           | 27.0           |

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