

# RIO RANCHO LAND IN HIGH GROWTH AREA

NEC UNSER & NORTHERN  
Unser Blvd Rio Rancho, NM 87114



**FOR SALE**

**AVAILABLE**  
+/- 2.66 AC

**PRICE**  
\$1,250,000

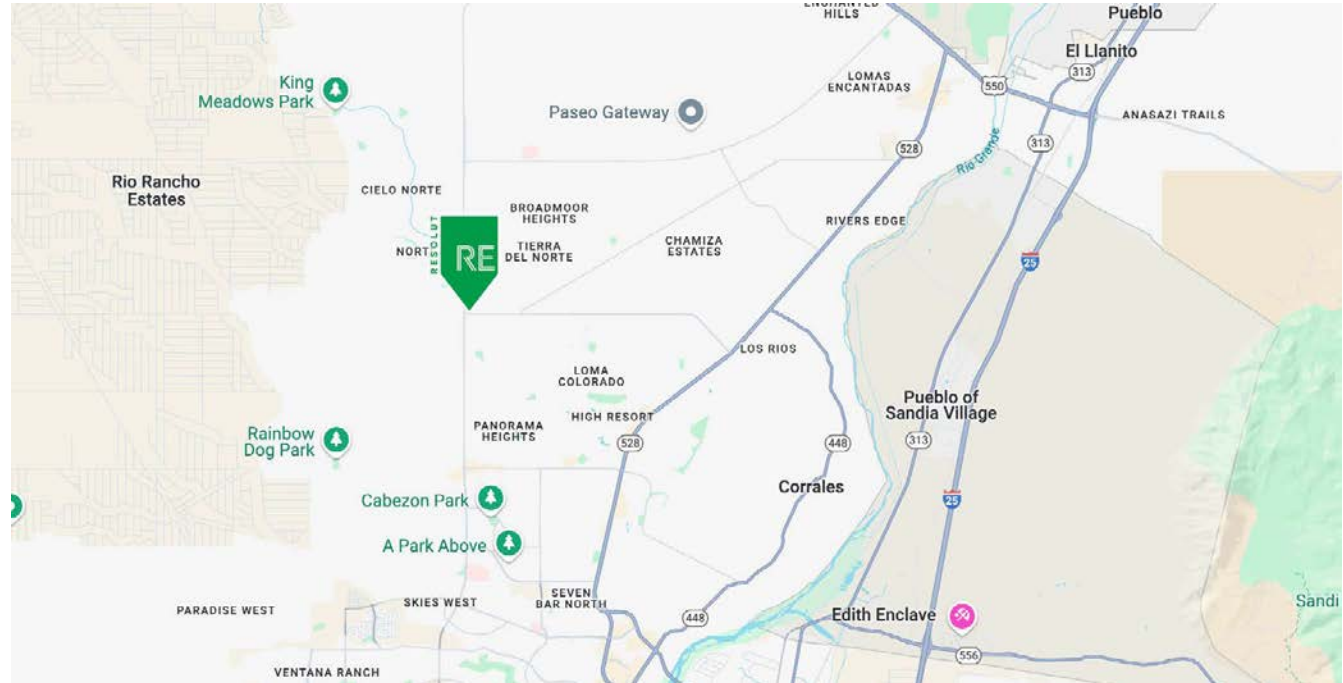
**Austin Tidwell, CCIM**  
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505.337.0777

**Daniel Kearney**  
dkearney@resolutre.com  
505.337.0777



## PROPERTY HIGHLIGHTS

- +/- 2.66 acres ready for development in the rapidly expanding City of Rio Rancho
- Last parcel at the NEC of Unser & Northern among top ranked (state and nationwide) McDonald's, Walgreens and Speedway
- Directly adjacent to the Sagecrest Subdivision (70± homes), Melon Ridge (155 planned), Solcito (157), Tierra del Oro (431) and Stonegate (804)
- Perfect for daycares/schools, medical, bank/credit union or automotive uses
- C-1 Zoning & Utilities located at the property line



## AREA TRAFFIC GENERATORS



**Austin Tidwell, CCIM**

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**Daniel Kearney**

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## DEMOGRAPHIC SNAPSHOT 2024



**53,429**  
**POPULATION**  
3-MILE RADIUS



**\$102,075.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**25,041**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Unser Blvd: 23,500 VPD  
Northern Blvd: 13,000 VPD  
(Sites USA 2024)



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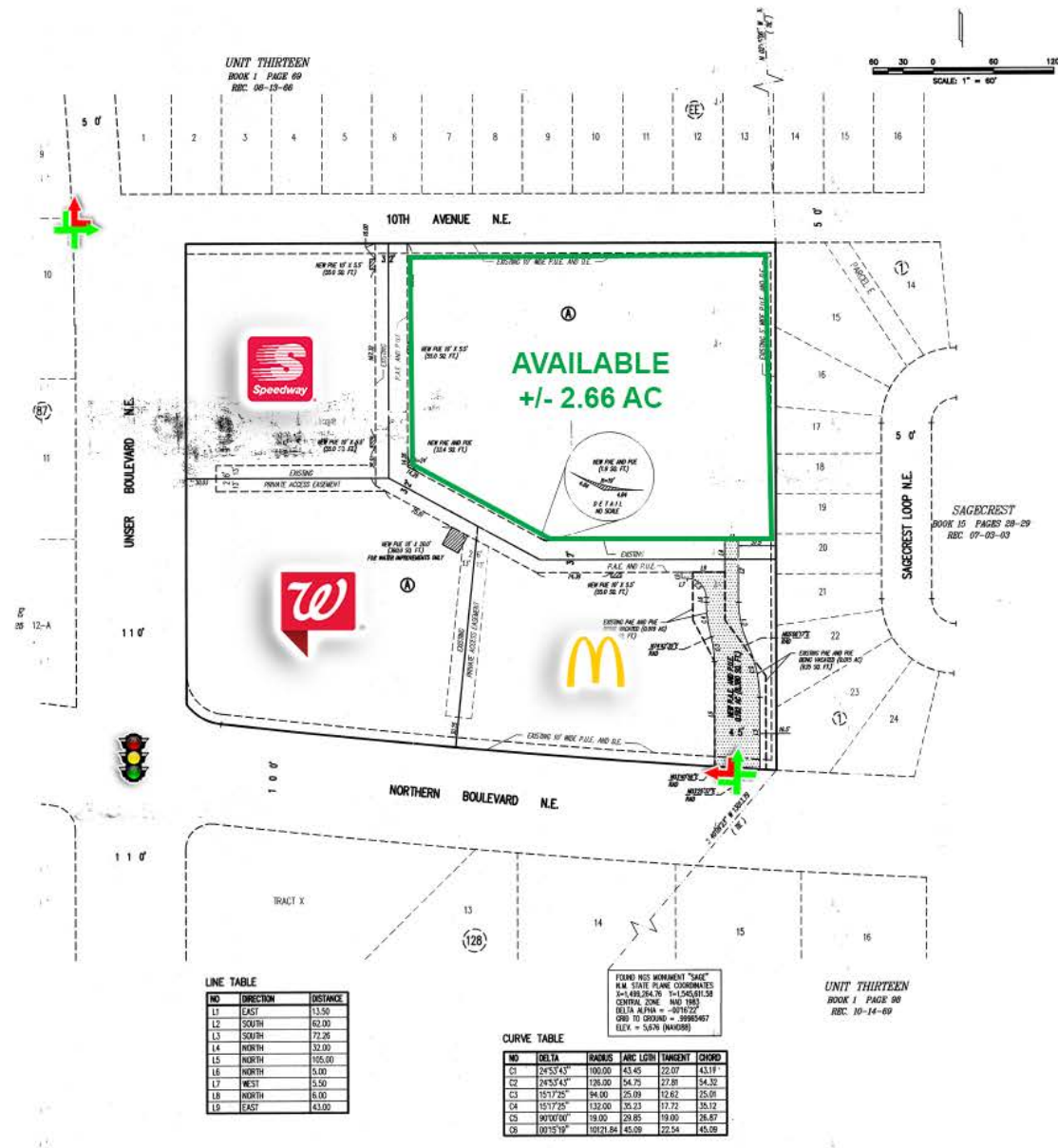


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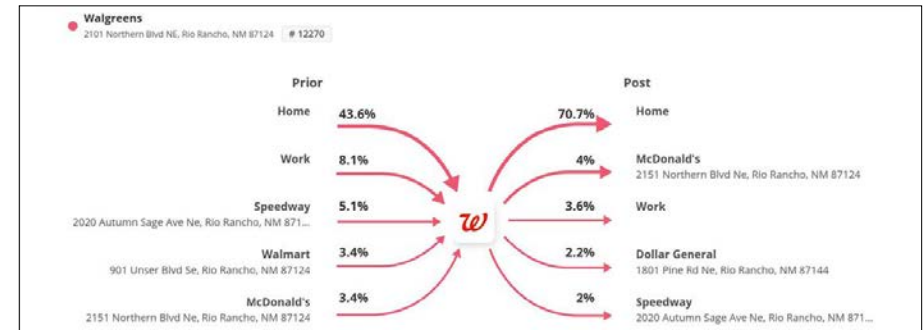
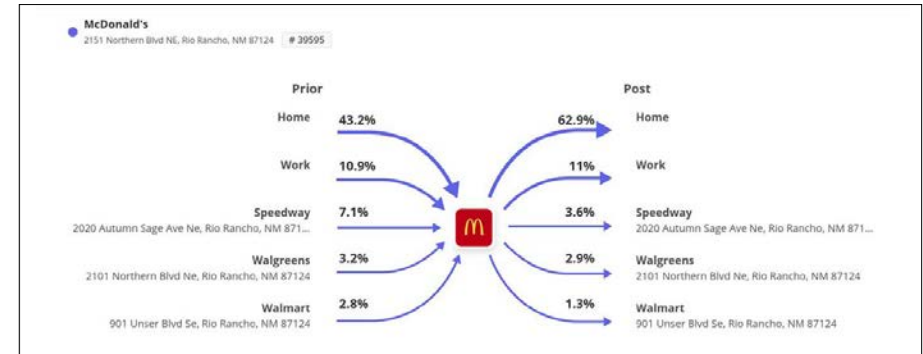
## METRICS

Metric Name	McDonald's Northern Blvd NE, Rio Rancho, NM	Walgreens Northern Blvd NE, Rio Rancho, NM	Speedway Autumn Sage Ave NE, Rio Rancho, NM
Visits	687.5K	654.6K	706.7K
Visits / sq ft	157.83	35.45	58.11
Size - sq ft	4.4K	18.5K	12.2K
Visitors	111.4K	105.4K	114.2K
Visit Frequency	6.17	6.21	6.21
Avg. Dwell Time	11 min	12 min	8 min

## HOURLY VISITS



## VISITOR JOURNEY



## MARKET LANDSCAPE

