# RESOLUT S

## **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

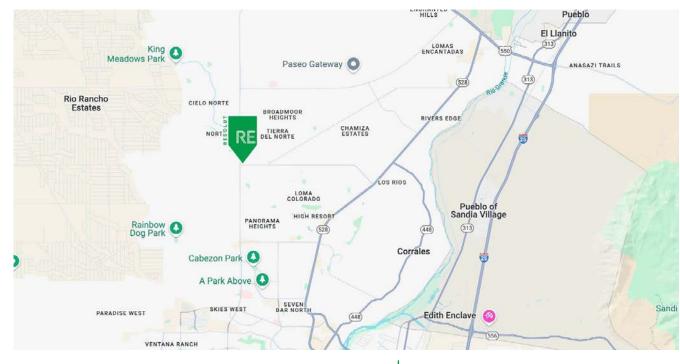
Austin Tidwell, CCIM atidwell@resolutre.com 505.337.0777

**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)





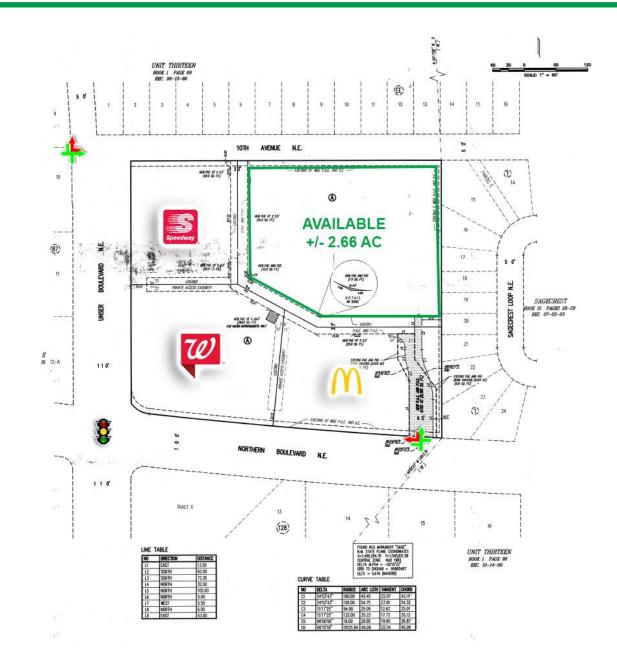
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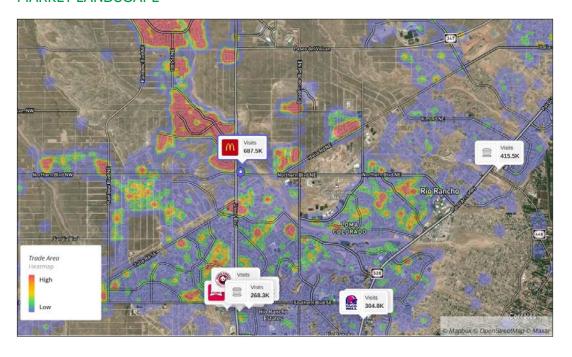


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#### **METRICS**

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

#### MARKET LANDSCAPE



#### **HOURLY VISITS**



#### **VISITOR JOURNEY**

