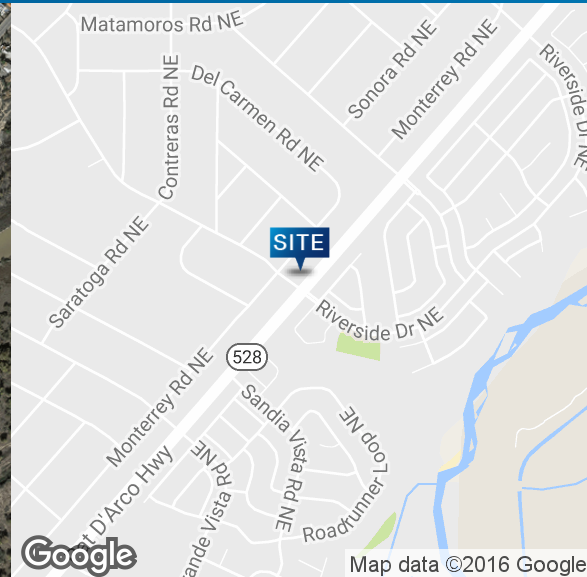


FOR SALE > LAND

NM 528 and Iris



NM 528 AND IRIS RD., RIO RANCHO, NM 87144



NM 528 And Iris

- > Sale Rate: \$8.00 / SF
- > Lot Size: 20.73 Acres
(0.5 - 14.2 Contiguous Acres)
- > Zoning: C-1 & O-1
- > Frontage: 2,277 FT On NM 528
272 FT Depth

Building Amenities

- > Prime Retail and Office Opportunity in Underserved Trade Area
- > Signalized Intersection
- > 25,800 VPD at the Intersection
- > Excellent Frontage along NM 528
- > Convenient to Rio Rancho, Bernalillo, and Corrales
- > Area Tenants Include: Burger King, Giant, and Chevron

Contact Us

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Independently Owned And Operated

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Aerial Map

NM 528 AND IRIS RD., RIO RANCHO, NM 87144



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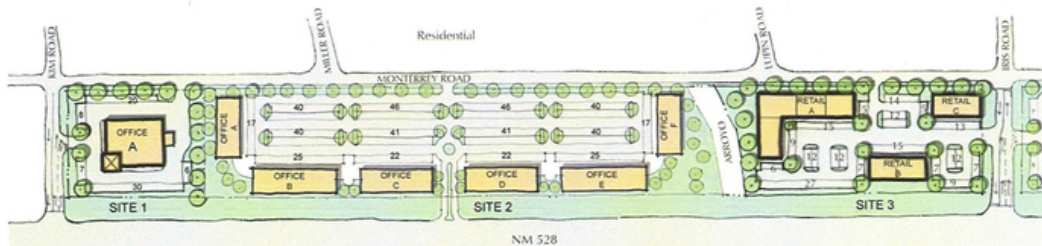
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Proposed Site Plan

NM 528 AND IRIS RD., RIO RANCHO, NM 87144

SWC Proposed Site Plan



Conceptual Site Plan 1/200

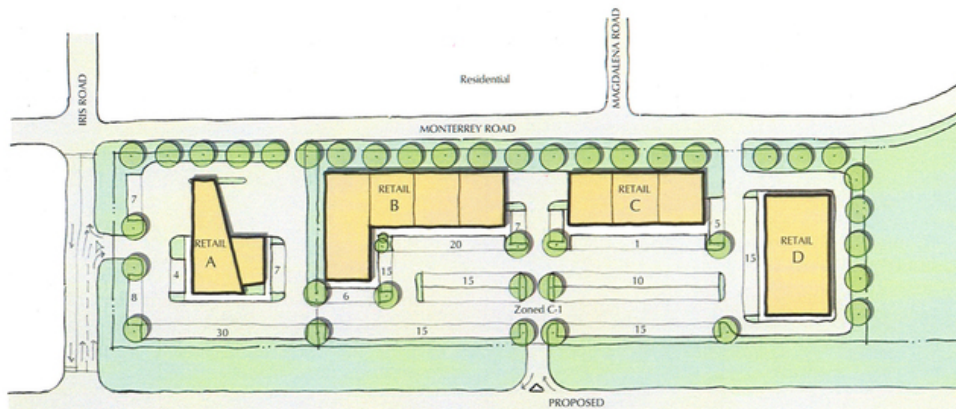
SITE DATA:

Site 1 Area: 91,476 SF
2.1 Acres
Building Area: 18,750 SF
Building -
A - Office: 18,750 SF
F.A.R.: +/- .20
Parking: +/- 70 Spaces
Site 2 Area: 357,192 SF
8.2 Acres
Building Area: 111,600 SF
Building -
A - Office: 9,000 SF
B - Office: 25,200 SF
C - Office: 21,600 SF
D - Office: 21,600 SF
E - Office: 25,200 SF
F - Office: 9,000 SF
F.A.R.: +/- 0.31
Parking: +/- 462 Spaces

Site 3 Area: 170,755 SF
3.92 Acres
Building Area: 35,400 SF
Building -
A - Office: 19,800 SF
B - Office: 8,400 SF
C - Office: 7,200 SF
F.A.R.: +/- 0.21
Parking: +/- 187 Spaces



NWC Proposed Site Plan



Conceptual Site Plan 1/100

SITE DATA:

Site Area: 283,500 SF
6.51 Acres
Building Area: 51,800 SF
Building -
A - Office: 7,000 SF
B - Office: 19,800 SF
C - Office: 11,400 SF
D - Office: 13,600 SF

F.A.R.: +/- 0.18
Parking: +/- 272 Spaces

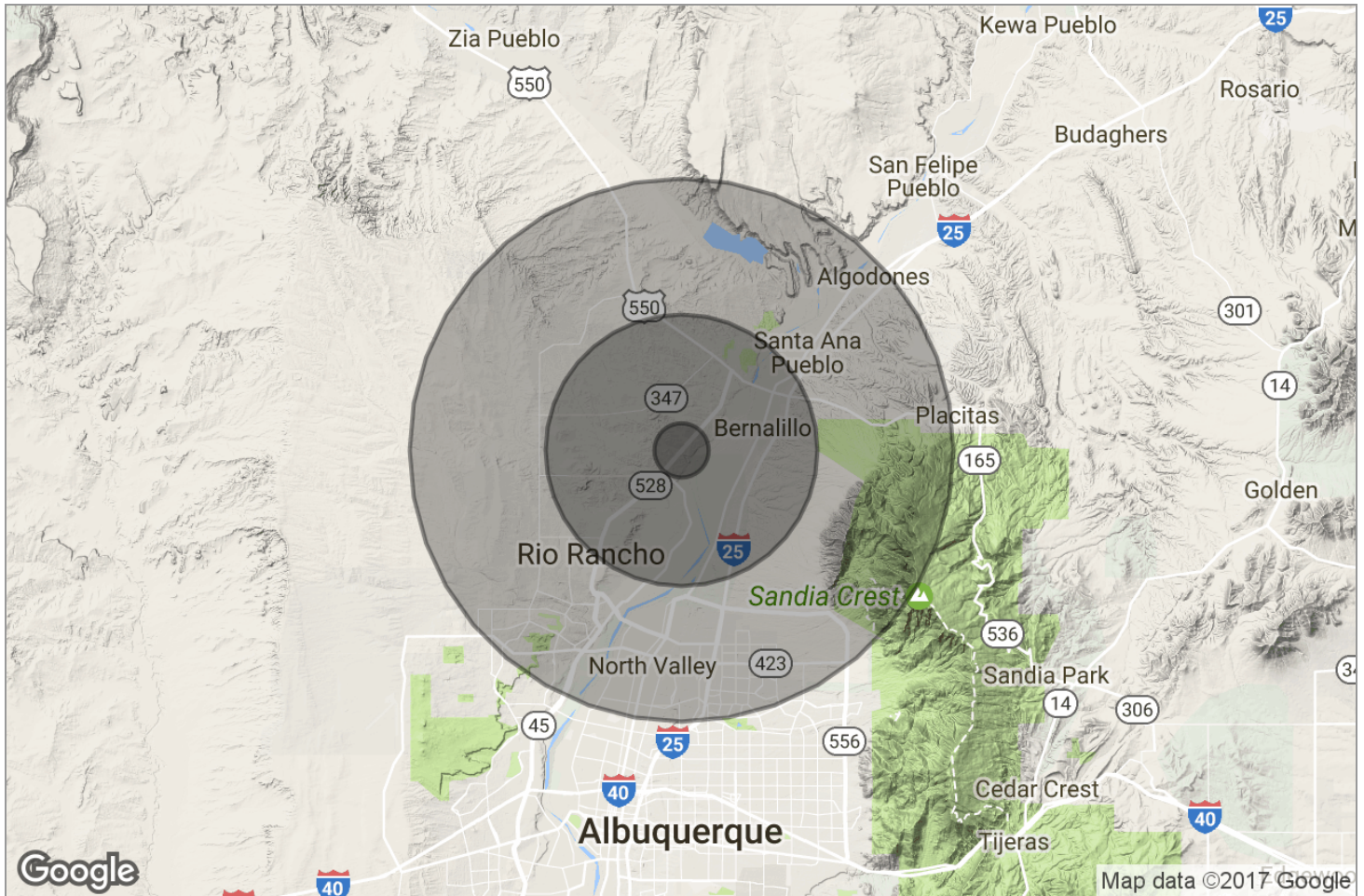
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Demographics

NM 528 AND IRIS RD., RIO RANCHO, NM 87144



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,661	54,484	237,712
MEDIAN AGE	43.7	39.5	38.6
MEDIAN AGE (MALE)	42.2	38.2	37.7
MEDIAN AGE (FEMALE)	45.0	40.7	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	953	19,943	91,579
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$85,848	\$78,509	\$78,608
AVERAGE HOUSE VALUE	\$251,116	\$221,528	\$247,844

* Demographic data derived from 2010 US Census

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