

# Land For Sale or Build-to-Suit

SWC Broadmoor Dr. and 8th St. NE, Rio Rancho



## Great for Retail/Office

**List Price: \$725,000 (\$8.00/SF)**

**Lot Size:** 2.1 ± Acres

**Zoning:** CMU (Commercial Mixed Use)

### Features:

- Prime corner lot
- All utilities available
- Central to elementary, middle and high schools
- Rapidly growing area
- Located just minutes from new Community Center, HP Facility, Rio Rancho City Center



## Contact:

**Bob Arguelles**

(505) 858.1444 office

(505) 263.7063 cell

[Bob@mcrnm.com](mailto:Bob@mcrnm.com)

**Metro Commercial**  
REALTY . INC .

8232 Louisiana Blvd. NE Suite C, Albuquerque, NM 87113  
505.858.1444 505.858.1448 fax [www.mcrnm.com](http://www.mcrnm.com)

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Aerial

Broadmoor Dr. NE, Rio Rancho, NM 87124



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# Demographic and Income Profile

2912 8th Ave NE, Rio Rancho, NM, 87124  
 Ring: 1 mile radius

Prepared by John Davidson  
 Latitude: 35.27094  
 Longitude: -106.6784

<b>Summary</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>
Population	1,516	2,298	2,704
Households	494	777	922
Families	369	587	695
Average Household Size	3.07	2.96	2.93
Owner Occupied Housing Units	369	585	700
Renter Occupied Housing Units	125	191	222
Median Age	37.2	38.8	38.0

<b>Trends: 2010 - 2015 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>
Population	3.31%	1.23%	0.76%
Households	3.48%	1.34%	0.78%
Families	3.44%	1.14%	0.64%
Owner HHs	3.66%	1.36%	0.82%
Median Household Income	3.98%	2.74%	2.36%

<b>Households by Income</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	26	5.4%	27	3.5%	30	3.3%
\$15,000 - \$24,999	59	12.2%	48	6.2%	43	4.7%
\$25,000 - \$34,999	62	12.8%	56	7.2%	57	6.2%
\$35,000 - \$49,999	87	18.0%	132	17.0%	136	14.8%
\$50,000 - \$74,999	112	23.2%	209	26.9%	172	18.7%
\$75,000 - \$99,999	78	16.1%	137	17.6%	197	21.4%
\$100,000 - \$149,999	43	8.9%	130	16.7%	235	25.5%
\$150,000 - \$199,999	5	1.0%	19	2.4%	25	2.7%
\$200,000+	11	2.3%	19	2.4%	26	2.8%

Median Household Income	\$51,179	\$63,353	\$76,990
Average Household Income	\$60,048	\$74,731	\$82,861
Per Capita Income	\$22,961	\$28,312	\$31,447

<b>Population by Age</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	92	6.1%	141	6.1%	167	6.2%
5 - 9	116	7.6%	155	6.7%	185	6.8%
10 - 14	133	8.7%	153	6.7%	193	7.1%
15 - 19	122	8.0%	175	7.6%	182	6.7%
20 - 24	69	4.6%	130	5.7%	137	5.1%
25 - 34	169	11.1%	284	12.4%	378	14.0%
35 - 44	277	18.3%	296	12.9%	347	12.8%
45 - 54	210	13.9%	406	17.7%	402	14.9%
55 - 64	125	8.2%	273	11.9%	367	13.6%
65 - 74	119	7.9%	141	6.1%	197	7.3%
75 - 84	71	4.7%	107	4.7%	107	4.0%
85+	14	0.9%	37	1.6%	43	1.6%

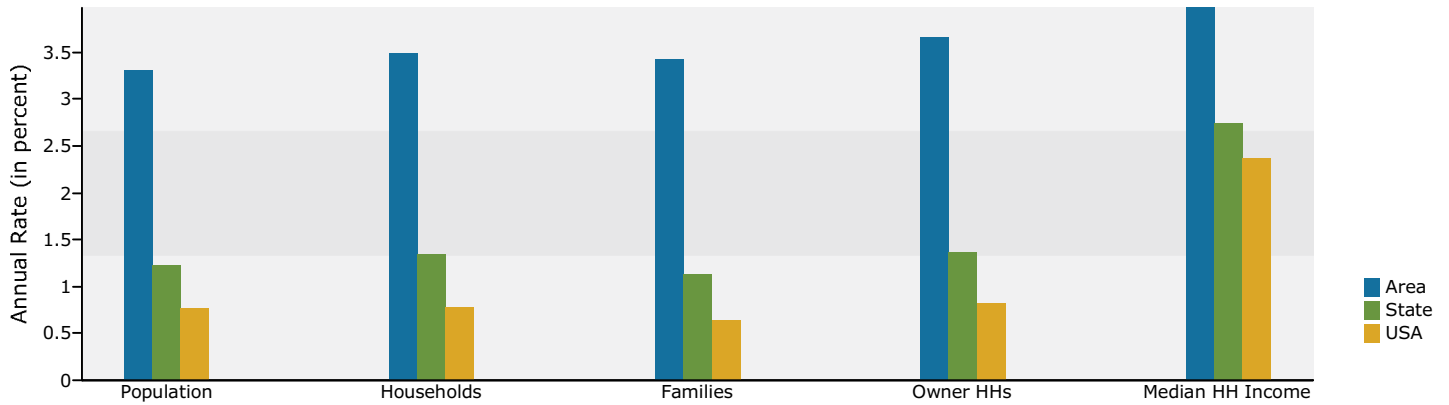
  

<b>Race and Ethnicity</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,217	80.2%	1,765	76.8%	2,092	77.4%
Black Alone	42	2.8%	95	4.1%	115	4.3%
American Indian Alone	34	2.2%	23	1.0%	16	0.6%
Asian Alone	37	2.4%	60	2.6%	70	2.6%
Pacific Islander Alone	2	0.1%	2	0.1%	2	0.1%
Some Other Race Alone	131	8.6%	255	11.1%	297	11.0%
Two or More Races	55	3.6%	97	4.2%	112	4.1%
Hispanic Origin (Any Race)	349	23.0%	641	27.9%	760	28.1%

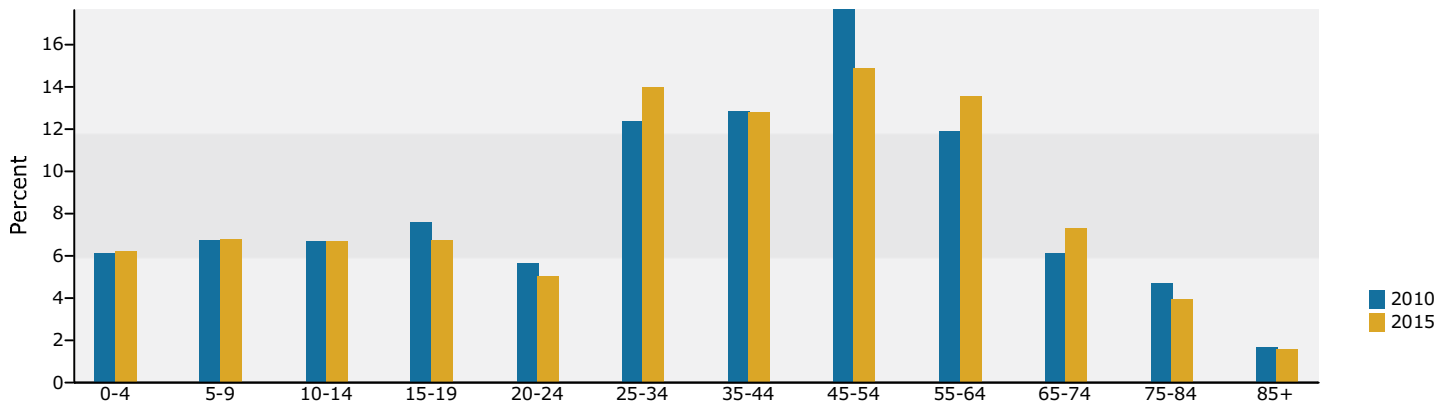
**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

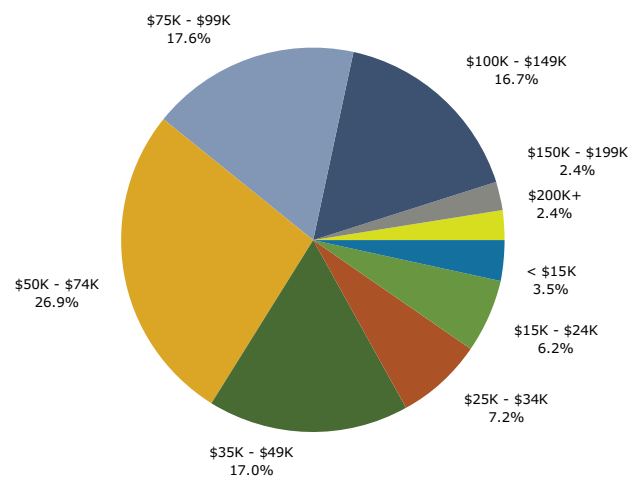
## Trends 2010-2015



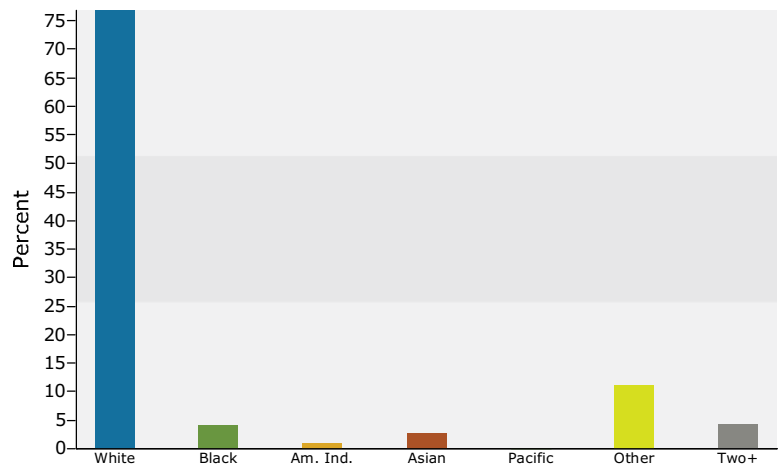
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 27.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

# Demographic and Income Profile

2912 8th Ave NE, Rio Rancho, NM, 87124  
 Ring: 3 miles radius

Prepared by John Davidson  
 Latitude: 35.27094  
 Longitude: -106.6784

Summary	2000		2010		2015	
Population	34,990		44,166		50,683	
Households	13,077		16,877		19,538	
Families	9,496		11,836		13,546	
Average Household Size	2.65		2.60		2.58	
Owner Occupied Housing Units	10,309		13,243		15,331	
Renter Occupied Housing Units	2,768		3,634		4,207	
Median Age	35.9		37.0		36.7	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	2.79%		1.23%		0.76%	
Households	2.97%		1.34%		0.78%	
Families	2.74%		1.14%		0.64%	
Owner HHs	2.97%		1.36%		0.82%	
Median Household Income	3.73%		2.74%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,076	8.2%	803	4.8%	867	4.4%
\$15,000 - \$24,999	1,538	11.8%	947	5.6%	876	4.5%
\$25,000 - \$34,999	1,669	12.8%	1,319	7.8%	1,355	6.9%
\$35,000 - \$49,999	2,878	22.0%	2,732	16.2%	2,811	14.4%
\$50,000 - \$74,999	3,455	26.4%	4,578	27.1%	3,462	17.7%
\$75,000 - \$99,999	1,484	11.4%	3,102	18.4%	4,305	22.0%
\$100,000 - \$149,999	704	5.4%	2,658	15.7%	4,884	25.0%
\$150,000 - \$199,999	82	0.6%	408	2.4%	540	2.8%
\$200,000+	183	1.4%	332	2.0%	438	2.2%
Median Household Income	\$46,497		\$63,784		\$76,581	
Average Household Income	\$52,930		\$72,652		\$80,500	
Per Capita Income	\$19,802		\$27,824		\$31,077	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,458	7.0%	3,148	7.1%	3,622	7.1%
5 - 9	2,724	7.8%	3,157	7.1%	3,601	7.1%
10 - 14	2,984	8.5%	3,009	6.8%	3,661	7.2%
15 - 19	2,674	7.6%	2,937	6.7%	3,132	6.2%
20 - 24	1,651	4.7%	2,475	5.6%	2,607	5.1%
25 - 34	4,482	12.8%	6,166	14.0%	7,416	14.6%
35 - 44	6,195	17.7%	5,900	13.4%	6,845	13.5%
45 - 54	4,616	13.2%	6,683	15.1%	6,511	12.8%
55 - 64	2,542	7.3%	4,903	11.1%	6,168	12.2%
65 - 74	2,190	6.3%	2,730	6.2%	3,851	7.6%
75 - 84	1,862	5.3%	2,048	4.6%	2,172	4.3%
85+	610	1.7%	1,010	2.3%	1,098	2.2%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,501	78.6%	33,731	76.4%	39,037	77.0%
Black Alone	936	2.7%	1,854	4.2%	2,168	4.3%
American Indian Alone	862	2.5%	449	1.0%	363	0.7%
Asian Alone	469	1.3%	796	1.8%	932	1.8%
Pacific Islander Alone	64	0.2%	58	0.1%	57	0.1%
Some Other Race Alone	3,719	10.6%	5,254	11.9%	5,877	11.6%
Two or More Races	1,437	4.1%	2,024	4.6%	2,248	4.4%
Hispanic Origin (Any Race)	9,494	27.1%	13,349	30.2%	15,275	30.1%

**Data Note:** Income is expressed in current dollars

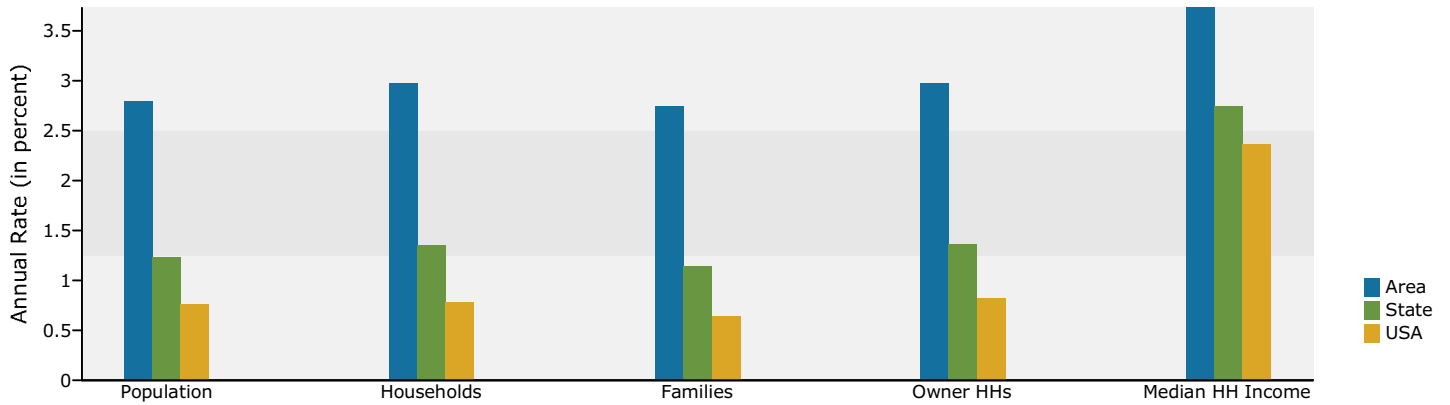
**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

# Demographic and Income Profile

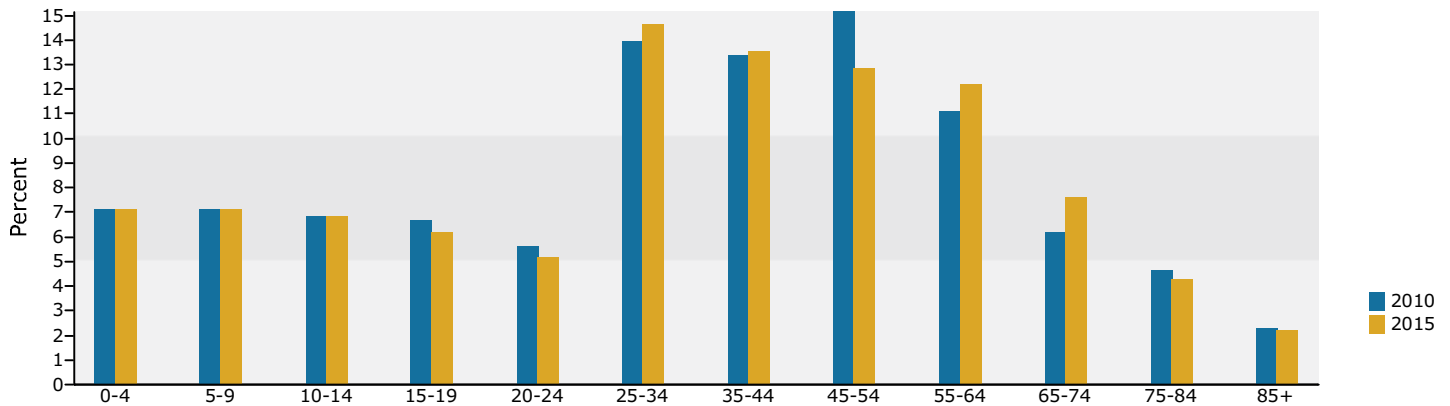
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Ring: 3 miles radius

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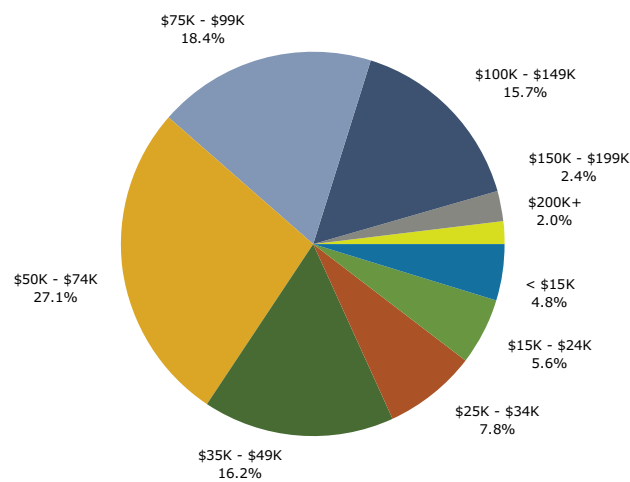
## Trends 2010-2015



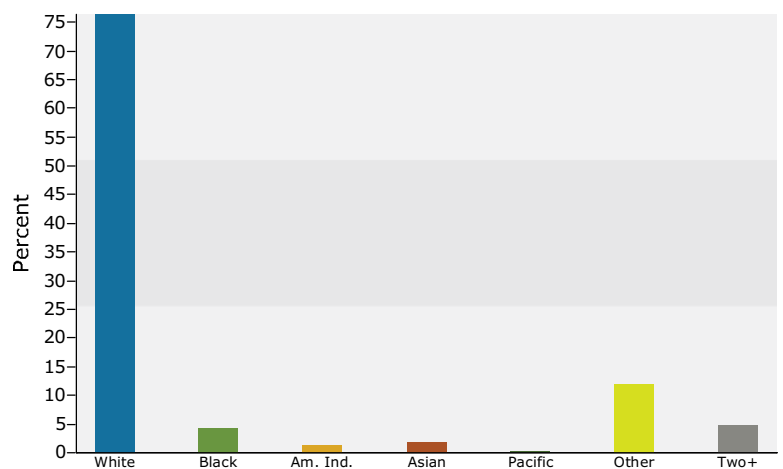
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 30.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

# Demographic and Income Profile

2912 8th Ave NE, Rio Rancho, NM, 87124  
 Ring: 5 miles radius

Prepared by John Davidson  
 Latitude: 35.27094  
 Longitude: -106.6784

Summary	2000		2010		2015	
Population	65,693		100,827		120,003	
Households	24,683		38,092		45,502	
Families	17,780		26,420		31,214	
Average Household Size	2.64		2.63		2.62	
Owner Occupied Housing Units	19,044		28,759		34,353	
Renter Occupied Housing Units	5,639		9,333		11,149	
Median Age	34.7		34.9		35.0	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	3.54%		1.23%		0.76%	
Households	3.62%		1.34%		0.78%	
Families	3.39%		1.14%		0.64%	
Owner HHs	3.62%		1.36%		0.82%	
Median Household Income	3.15%		2.74%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,997	8.1%	1,717	4.5%	1,893	4.2%
\$15,000 - \$24,999	2,721	11.0%	2,046	5.4%	1,927	4.2%
\$25,000 - \$34,999	3,091	12.5%	2,787	7.3%	2,930	6.4%
\$35,000 - \$49,999	5,344	21.6%	6,319	16.6%	6,330	13.9%
\$50,000 - \$74,999	6,271	25.3%	10,035	26.3%	9,371	20.6%
\$75,000 - \$99,999	2,933	11.8%	7,117	18.7%	10,066	22.1%
\$100,000 - \$149,999	1,662	6.7%	6,078	16.0%	10,348	22.7%
\$150,000 - \$199,999	294	1.2%	1,057	2.8%	1,402	3.1%
\$200,000+	471	1.9%	935	2.5%	1,237	2.7%
Median Household Income	\$47,685		\$64,661		\$75,496	
Average Household Income	\$57,194		\$75,482		\$82,300	
Per Capita Income	\$21,832		\$28,571		\$31,251	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,966	7.6%	8,064	8.0%	9,695	8.1%
5 - 9	5,248	8.0%	7,741	7.7%	9,328	7.8%
10 - 14	5,266	8.0%	7,278	7.2%	9,065	7.6%
15 - 19	4,634	7.1%	6,653	6.6%	7,561	6.3%
20 - 24	3,547	5.4%	5,599	5.6%	6,585	5.5%
25 - 34	9,511	14.5%	15,226	15.1%	17,861	14.9%
35 - 44	11,768	17.9%	14,861	14.7%	18,061	15.1%
45 - 54	8,821	13.4%	14,730	14.6%	15,399	12.8%
55 - 64	4,803	7.3%	10,331	10.2%	13,068	10.9%
65 - 74	3,532	5.4%	5,368	5.3%	7,811	6.5%
75 - 84	2,686	4.1%	3,381	3.4%	3,789	3.2%
85+	913	1.4%	1,596	1.6%	1,779	1.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,311	78.1%	75,383	74.8%	89,569	74.6%
Black Alone	1,702	2.6%	3,947	3.9%	4,897	4.1%
American Indian Alone	1,709	2.6%	1,811	1.8%	1,952	1.6%
Asian Alone	922	1.4%	1,913	1.9%	2,363	2.0%
Pacific Islander Alone	94	0.1%	110	0.1%	116	0.1%
Some Other Race Alone	7,296	11.1%	13,047	12.9%	15,620	13.0%
Two or More Races	2,658	4.0%	4,618	4.6%	5,485	4.6%
Hispanic Origin (Any Race)	18,779	28.6%	33,492	33.2%	40,732	33.9%

**Data Note:** Income is expressed in current dollars

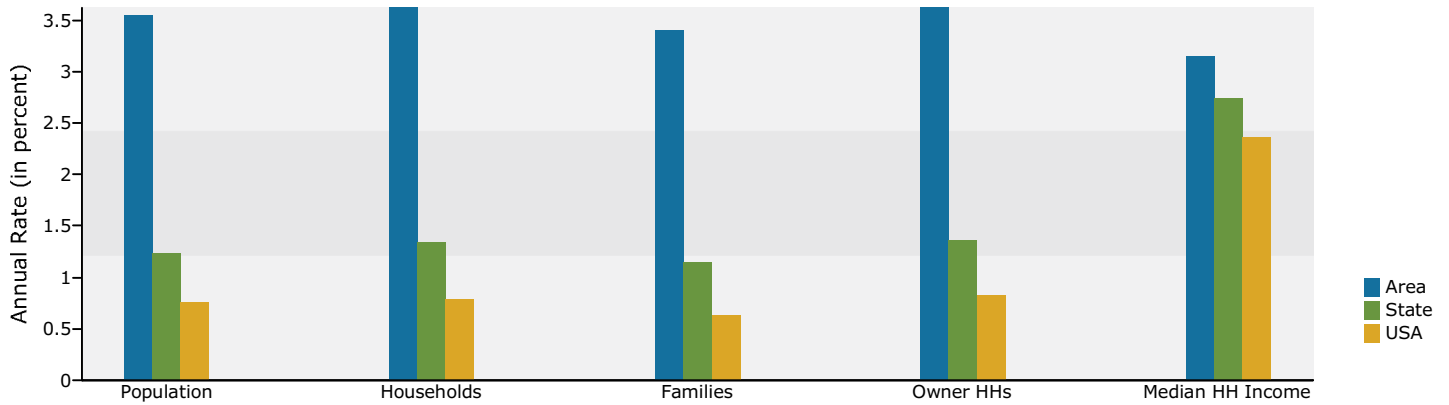
**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

# Demographic and Income Profile

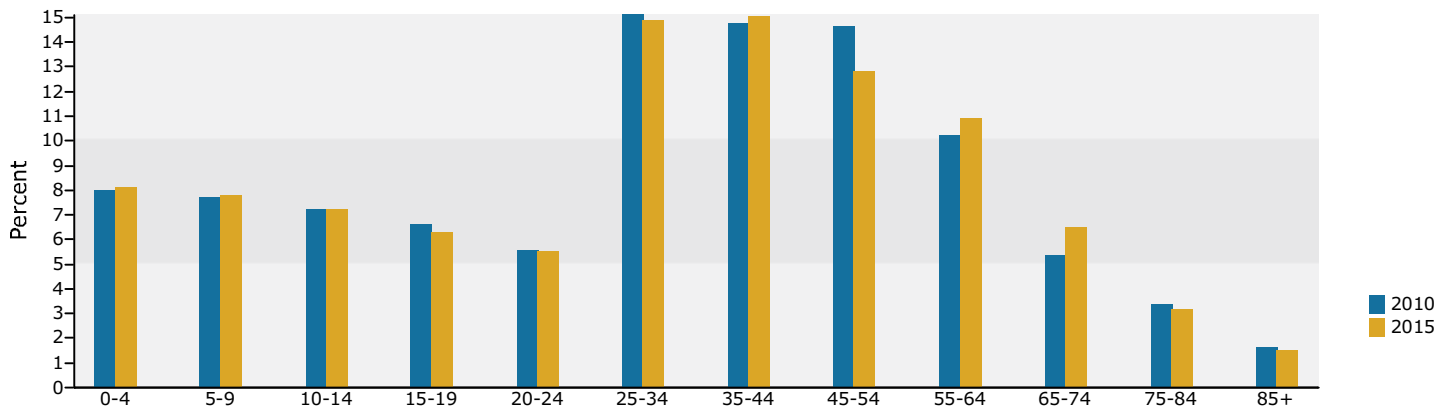
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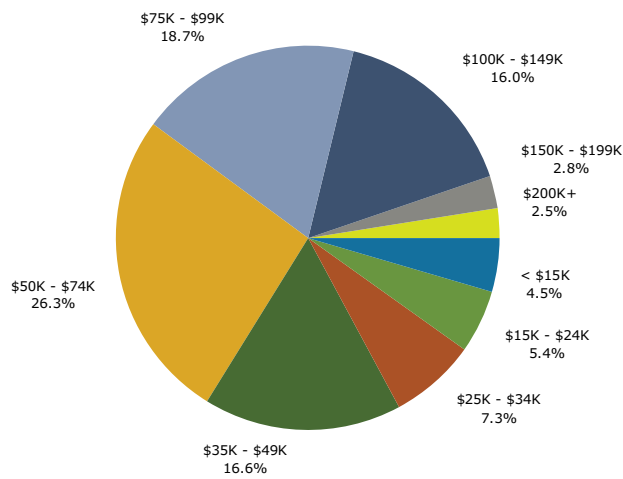
## Trends 2010-2015



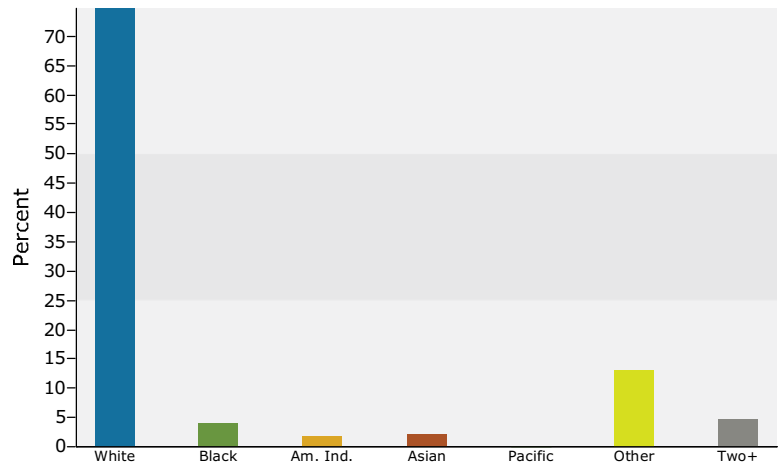
## Population by Age



## 2010 Household Income



## 2010 Population by Race



2010 Percent Hispanic Origin: 33.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.