

PREMIER MULTI-FAMILY LAND SITE FULLY ENTITLED FOR UP TO 50 DUs /AC *PROPERTY A - MEADOWLARK LANE & SARA in RIO RANCHO, NM*



CONCEPTUAL SITE LAYOUT





- Ready-To-Go, Premier Multi-Family Development Site in Close Proximity to Numerous Employment and Activity Generators - Cottonwood Mall Retail Hub, Lovelace Westside Hospital, Rust Medical Center and Various Call Center Operations in Rio Rancho
- Straight R-6 Zoning in Place within City of Rio Rancho
- Site Has Been Laid Out for Class A, 169 Unit Development with Full Amenities
- One-of-a-Kind Site Provides Unimpeded Panoramic Views of the Rio Grande Valley, Sandia Mountains and Albuquerque Landscape
- 4.25+/- Acres Recently Approved for Hi Density Multi Family Development
- Priced @ \$ 985,000 (\$5.32/SF) for Property A
- Adjacent Property B Consisting of 3 AC Could Potentially Be Assembled
- Ideal for Either a HUD or Conventional Multi-Family Project
- Ownership Will Consider Equity Participation with Right Type of Developer

Contact:

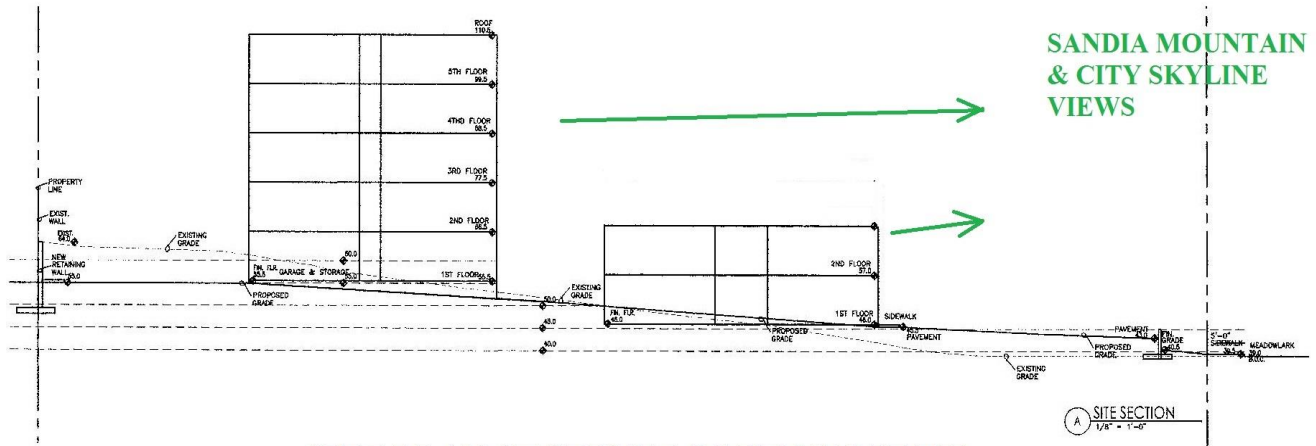
Mark Edwards, Owner/Broker



Leasing ♦ Brokerage ♦ Development

**Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 Fax 505-998-7299**

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SITE PLAN SECTION LOOKING NORTH





SANDIA MOUNTAINS IN BACKGROUND ON A WINTER DAY



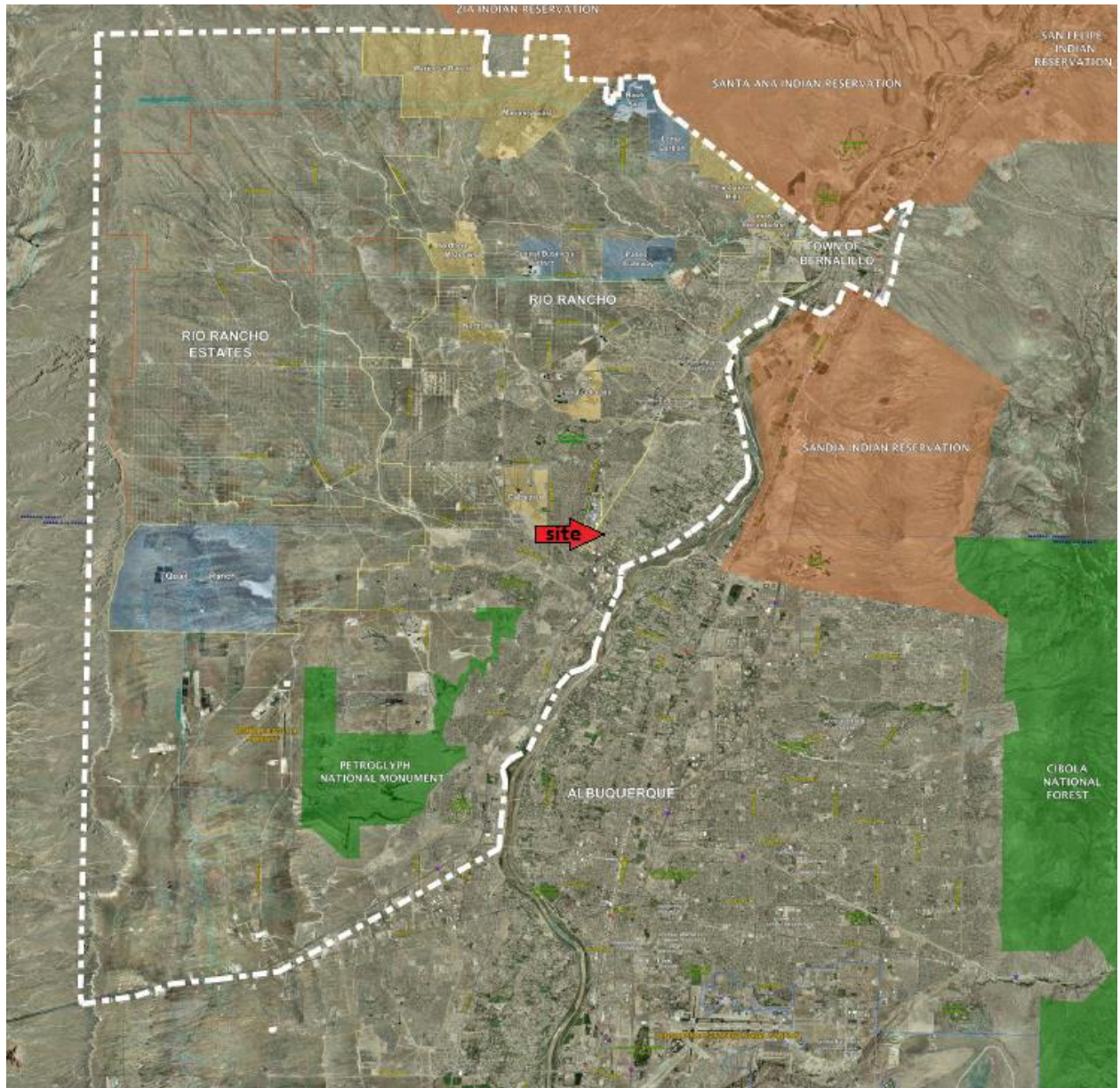
MANZANO MOUNTAINS IN BACKGROUND ON A WINTER DAY



SANDIA MOUNTAINS AND RIO GRANDE VALLEY ON SUMMER DAY

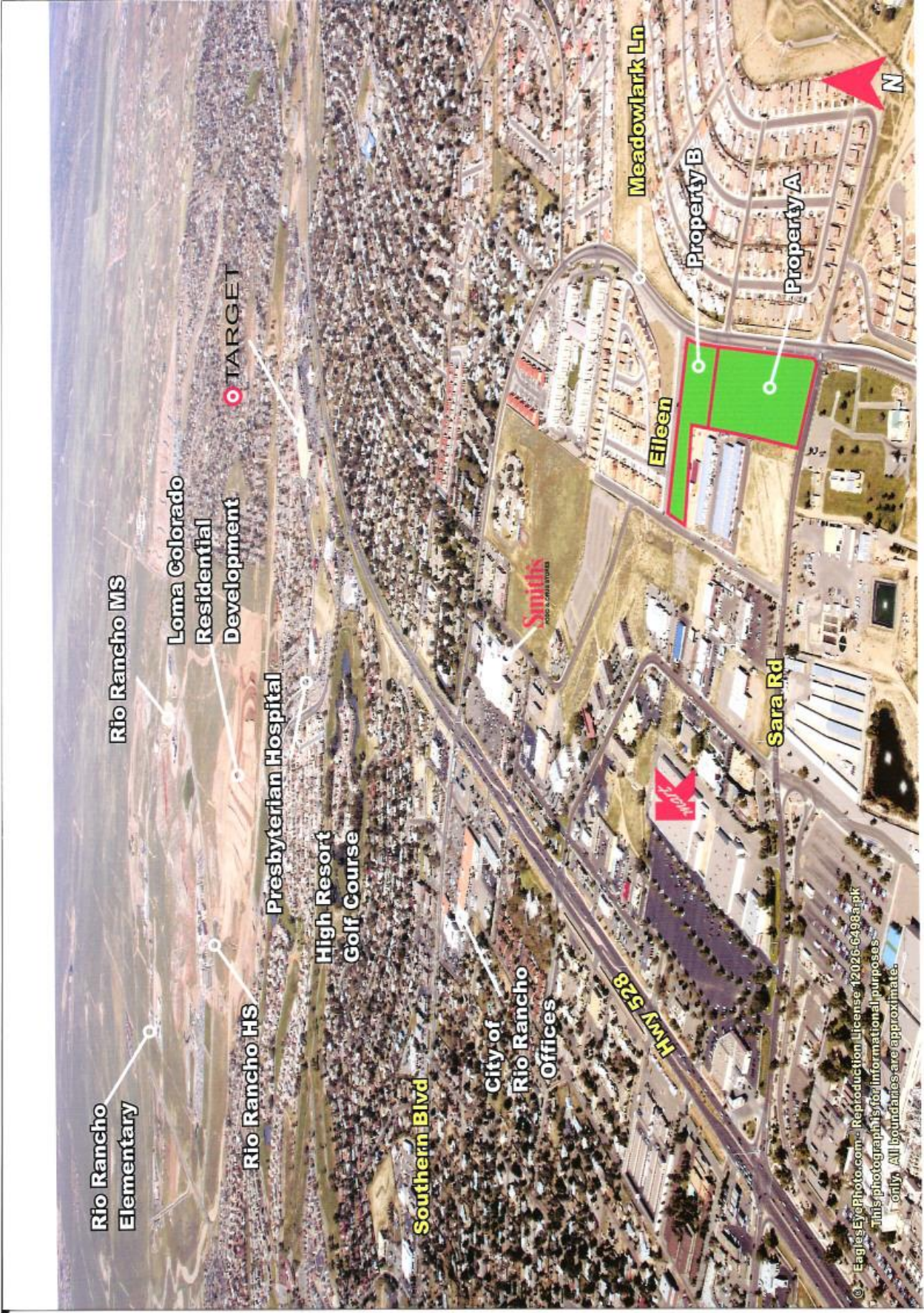


ALBUQUERQUE/RIO RANCHO METRO AREA



COTTONWOOD/RIO RANCHO VICINITY MAP





Rio Rancho Elementary

Rio Rancho MS

Loma Colorado Residential Development

TARGET

Rio Rancho HS

Presbyterian Hospital

High Resort Golf Course

Southern Blvd

City of Rio Rancho Offices

Smith's

Hwy 528

Sara Rd

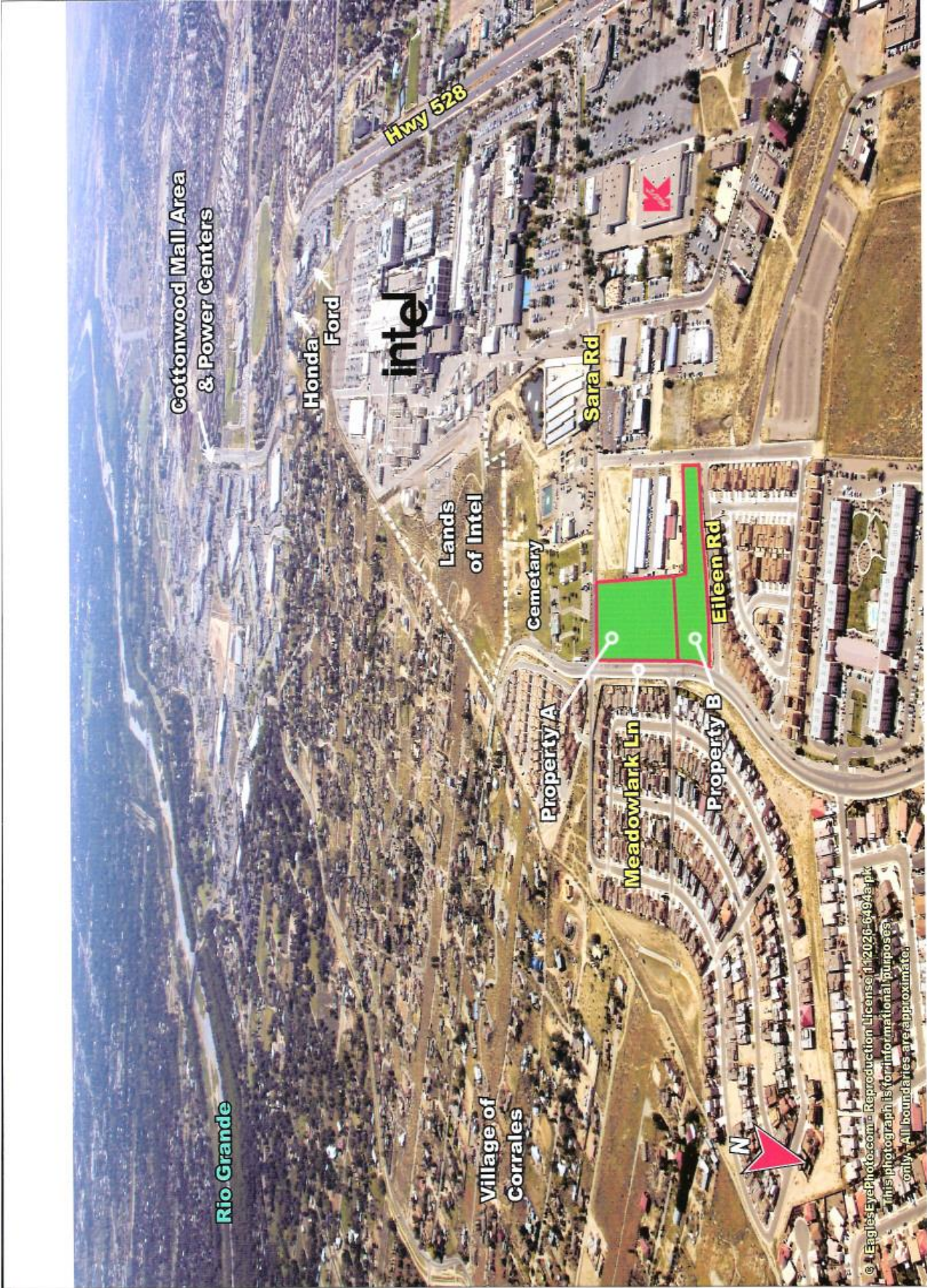
Meadowlark Ln

Property B

Property A

Eileen

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Cottonwood Mall Area
& Power Centers

Honda
Ford

intel

Lands
of Intel

Cemetary

Property A

Meadowlark Ln

Property B

Eileen Rd

Sara Rd

Hwy 528

Rio Grande

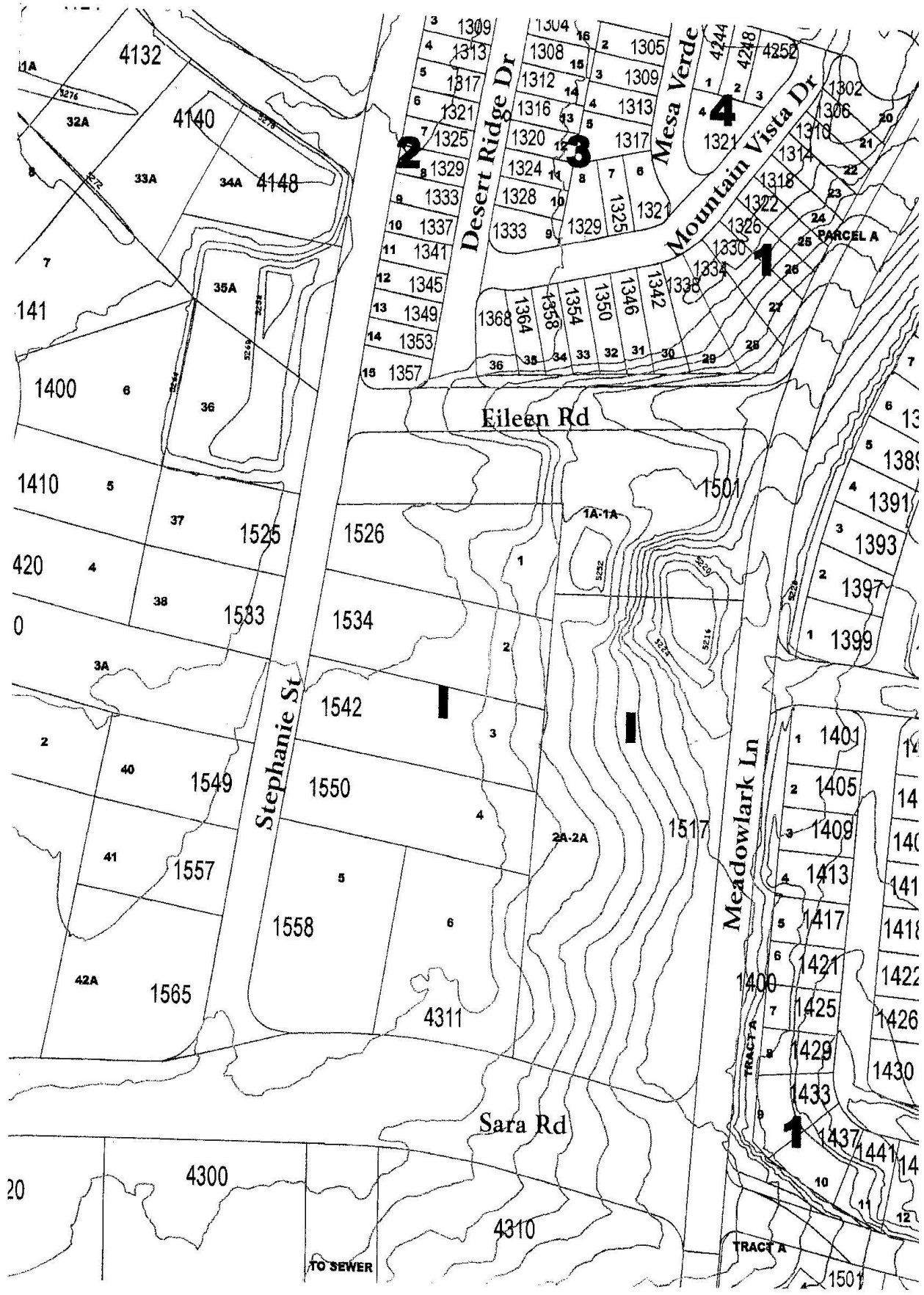
Village of
Corrales



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AERIAL VICINITY MAP





Demographic Report

Sara Road and Meadowlark Lane
Rio Rancho, New Mexico

	1 mile radius	3 mile radius	5 mile radius	
POPULATION	2014 Estimated Population	6,382	66,603	135,079
	2019 Projected Population	6,553	70,274	142,334
	2010 Census Population	6,236	63,169	128,383
	2000 Census Population	5,077	44,632	90,290
	Growth 2010-2014	2.34%	5.44%	5.22%
	Growth 2014-2019	2.67%	5.51%	5.37%
POPULATION	2014 Estimated Median Age	51.31	39.57	38.27
	2014 Estimated Average Age	48.01	39.44	38.38
HOUSEHOLDS	2014 Estimated Households	3,144	26,716	52,192
	2019 Projected Households	3,279	28,329	55,116
	2010 Census Households	3,013	25,146	49,456
	2000 Census Households	2,334	17,379	33,770
	Growth 2010-2014	4.38%	6.24%	5.53%
	Growth 2014-2019	4.27%	6.04%	5.60%
HOUSEHOLDS	2014 Est. Average Household Size	2.08	2.49	2.57
INCOME	2014 Est. Median Household Income	\$45,386	\$55,709	\$57,649
	2019 Prj. Median Household Income	\$49,626	\$60,577	\$62,295
	2000 Cen. Median Household Income	\$41,356	\$49,575	\$49,731
	2014 Est. Average Household Income	\$69,702	\$74,036	\$74,109
INCOME	2014 Estimated Per Capita Income	\$34,341	\$29,697	\$28,634
HOUSING	2014 Estimated Housing Units	3,381	28,373	55,260
	2014 Estimated Occupied Units	3,144	26,716	52,192
	2014 Estimated Vacant Units	237	1,657	3,068
	2014 Est. Owner Occupied Units	1,933	18,945	38,728
	2014 Est. Renter Occupied Units	1,212	7,770	13,463
	2014 Est. Median Housing Value	\$196,453	\$210,515	\$204,886
	2014 Est. Average Housing Value	\$261,968	\$267,633	\$254,967
	HOUSING			