

**CALL FOR MORE INFORMATION**



**FOR SALE**

\$300,000

**AVAILABLE LAND**

1.83 Acres

**PROPERTY HIGHLIGHTS**

- Visibility from Northern Blvd
- Near Lowes
- Near Rio Rancho City Center
- Developing area with retail, multi-family, housing, and employment proposed

**TRAFFIC COUNT**

Northern Blvd NE: 9,300 VPD  
(STDB 2022)

**AREA TRAFFIC GENERATORS**



**PROPERTY SNAPSHOT**



**52,992**  
2022 POPULATION  
3 MILE RADIUS



**32,469**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$75,618**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**9,200 VPD**  
NORTHERN BLVD NE

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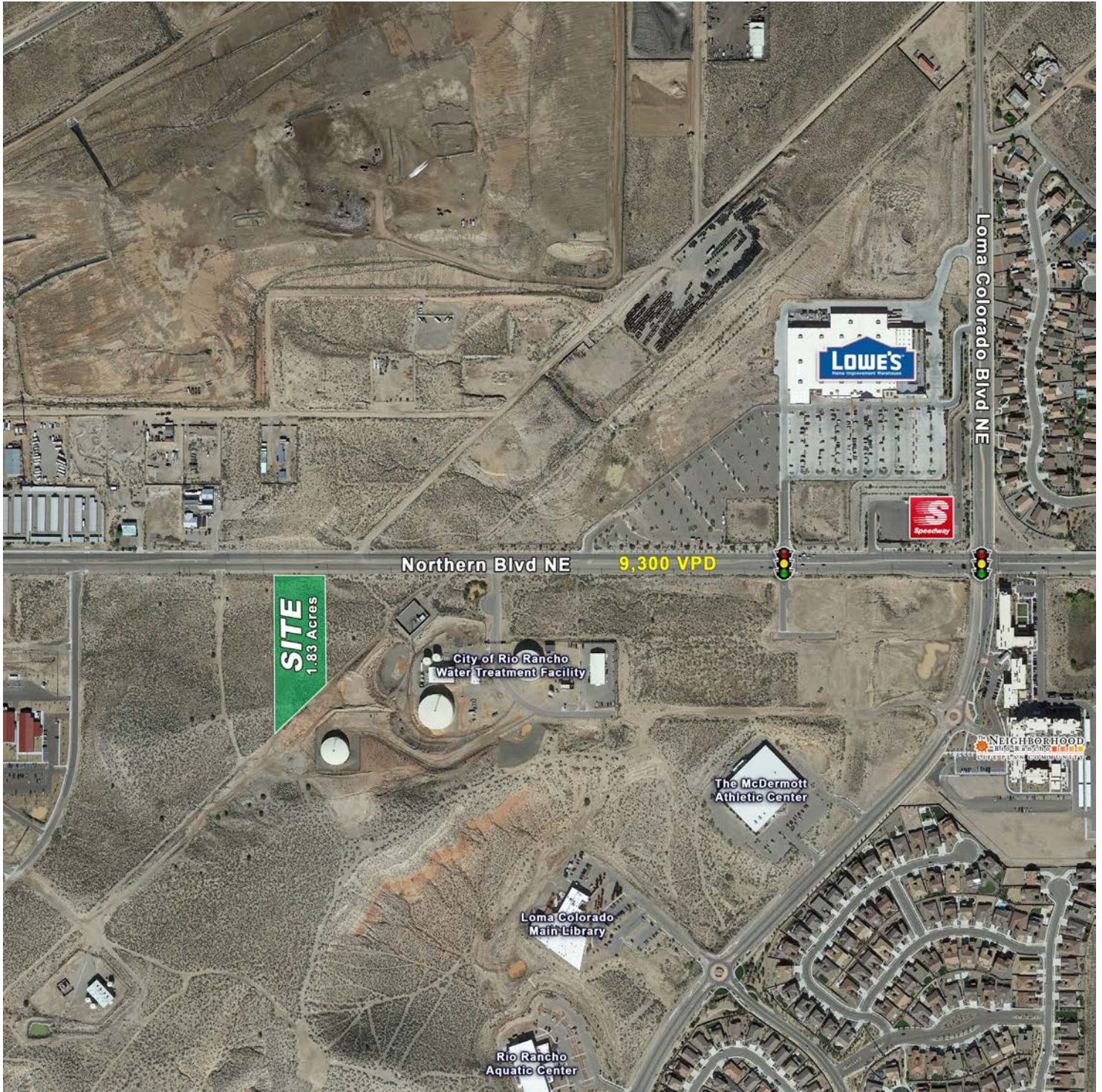
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# Northern Commercial Land

SOUTH SIDE OF NORTHERN BLVD  
OASIS SPRINGS RD., NE, NO. 4036  
RIO RANCHO, NM 87144



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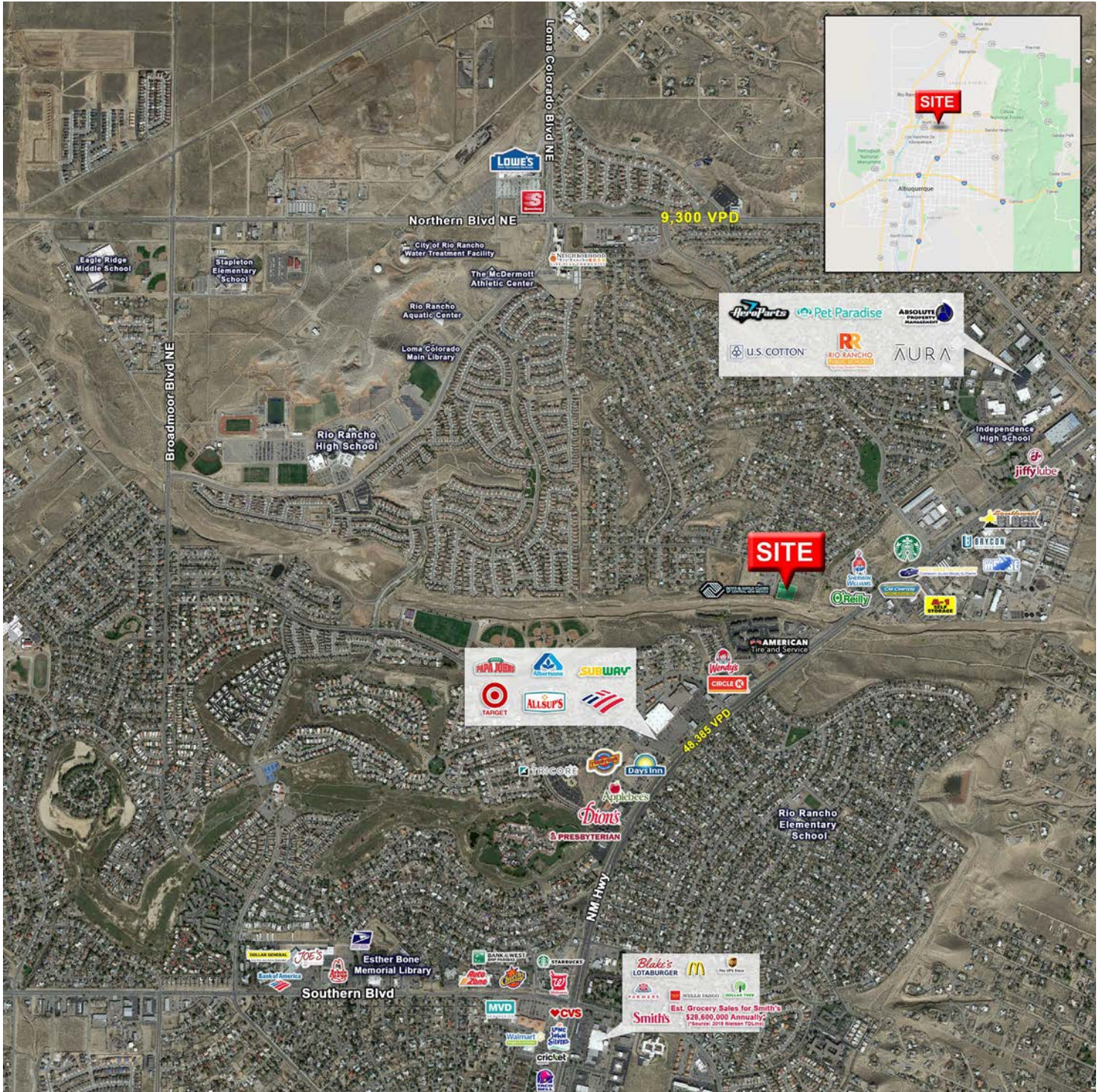
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