



The Commerce Center  
at Enchanted Hills

For Sale

NM 528 & NM 550  
Rio Rancho, NM 87144

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NM 528 & NM 550 | For Sale

# Property Profile

## Details

Price PSF \$13.00 - \$24.00 PSF

Lot Sizes 0.803 - 13.865 Acres

Zoning C-1

## Features

- Fee simple property available for sale or lease
- Located in the building and zoning jurisdiction of the City of Rio Rancho, one of New Mexico's most responsive and business-friendly communities
- Directly across from New Mexico's newest Tesla showroom & dealership
- Shadow anchored by Santa Ana Casino and the Hyatt Tamaya Resort
- Multiple property monument signs available
- New Mexico's fastest growing retail corridor
- Located at the intersection of Hwy 528 & Hwy 550 (52,200 VPD)
- Underserved trade area with a population over 120,000
- Strong daytime population with continued job growth
- Significant new residential growth with over 2,000 new homes built in the last 3 years in the immediate vicinity
- Entitled and fully improved commercial retail pads

## Area Tenants

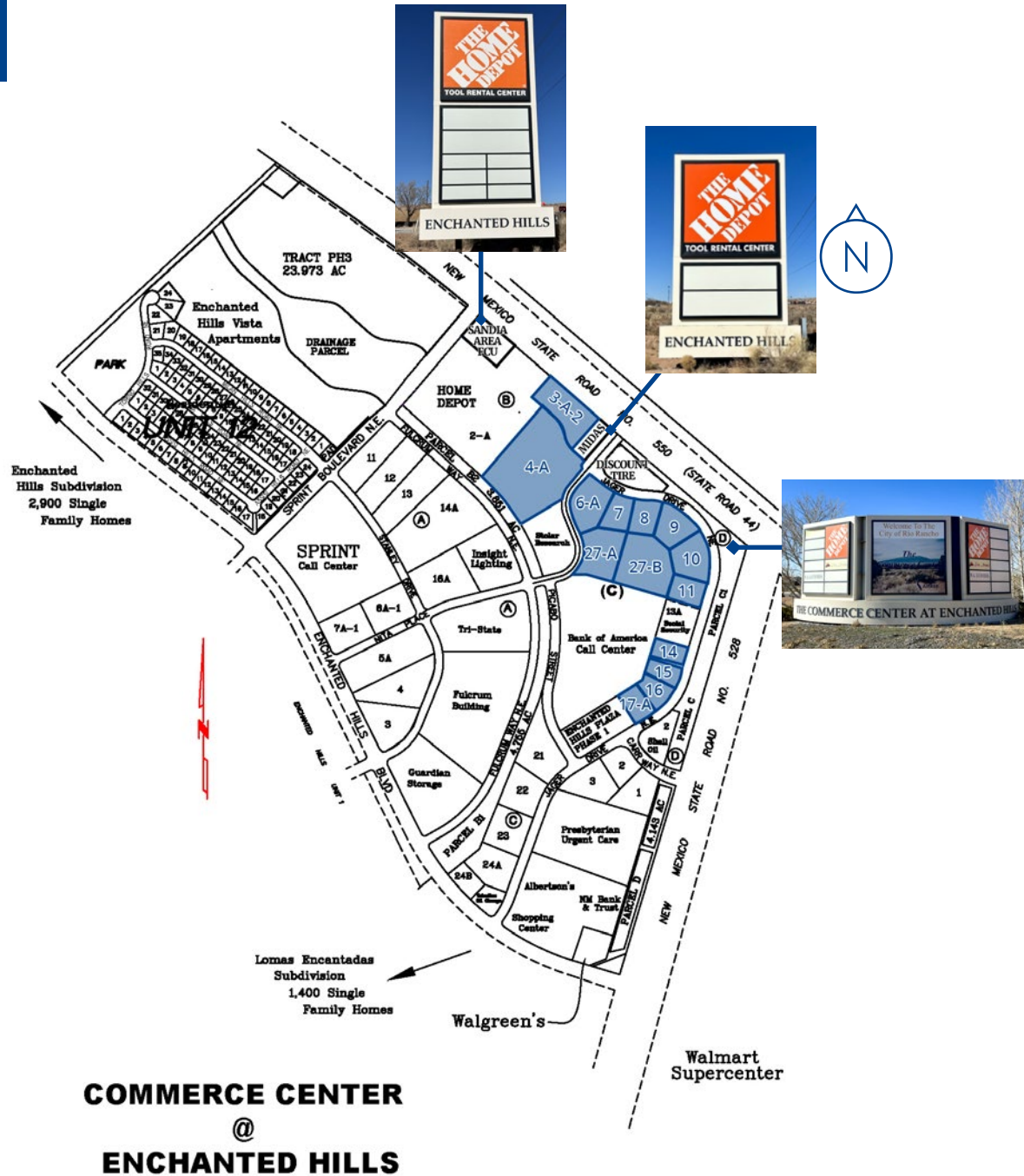


# Intersection Aerial



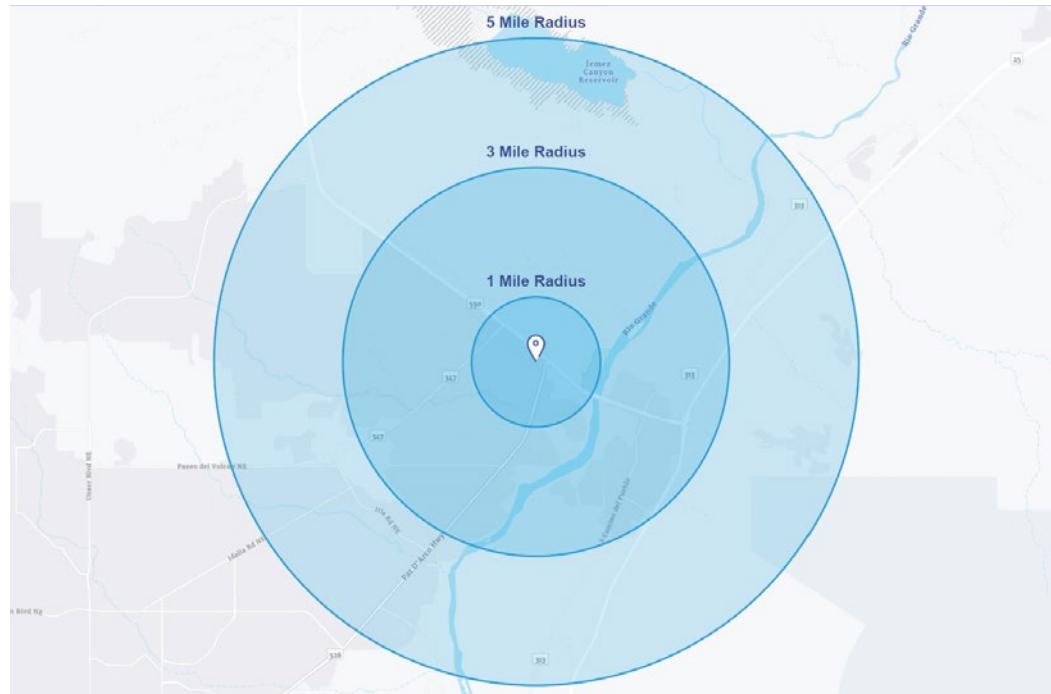
# Plat Map

Lot Number	Lot Size	Price PSF
3-A-2	2.3582 Acres	\$24.00
4-A	7.2989 Acres	\$15.00
6-A	1.9166 Acres	\$18.00
7	1.083 Acres	\$16.00
8	1.114 Acres	\$16.00
9	1.464 Acres	\$18.00
10	1.752 Acres	\$18.00
11	1.041 Acres	\$18.00
14	0.803 Acres	\$18.00
15	0.815 Acres	\$18.00
16	0.865 Acres	\$16.00
17-A	0.906 Acres	\$16.00
27-A	2.2347 Acres	\$13.00
27-B	3.2601 Acres	\$13.00



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	2,831	28,241	39,795
Households	1,059	10,724	15,081
Median HH Income	\$100,137	\$95,496	\$98,326
Average HH Income	\$114,774	\$115,974	\$119,824

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