

# LAND FOR SALE - COMMERCE CENTER



www.mcrnm.com

JAGER DRIVE & PICABO STREET | RIO RANCHO, NM 87144



1.9± AC  
SITE

JAKE VOSBURGH, CCIM | (505) 280-2964 | jake@mcrnm.com  
(505)858-1444 | 8232 Louisiana Blvd NE, Suite C | Albuquerque, NM 87113

**Metro Commercial**  
REALTY. INC.

Approximate site location, buyer to confirm all information.



Walmart



NEW MEXICO BANK & TRUST



Del Webb



TJ-maxx

Michaels

ROSS DRESS FOR LESS

CENTURY BANK

NM HIGHWAY 528



COWDEN FAMILY DENTAL

America's MATTRESS

DEFINED FITNESS

PRESBYTERIAN

JAGER DRIVE



ENCHANTED HILLS BLVD

PICABO STREET

1.9± AC SITE

DOLLAR TREE

ANYTIME FITNESS



Bank of America



Metro Commercial REALTY, INC.

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**DOLLAR TREE**

**Bank of America**

**DEFINED FITNESS**

**JAGER DRIVE**

**PICABO STREET**

**1.9± AC  
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**PRICE \$630,000 (\$7.50±/sf)**

**PARCEL SIZE: 0.50 to 1.934± AC.**

**ZONING: SU-NR (Nonresidential Commercial and Office) - City of Rio Rancho  
(Part of the Commerce Center Master Planned Development)**

*Preliminary site plan estimates 16,000 ± sf building potential.*

*Fully Improved lot in Commerce Center at Enchanted Hills.*

*Impact fees waived.*

*Site is ready to build.*

*Owner will consider Build-to-Suit.*

*NOTES: Impact fees waived for Commerce Center per resolution 160, Unit 20 Development Agreement, see agent for lot split price.*

*Qualifying Broker: John Davidson #6771*

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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.

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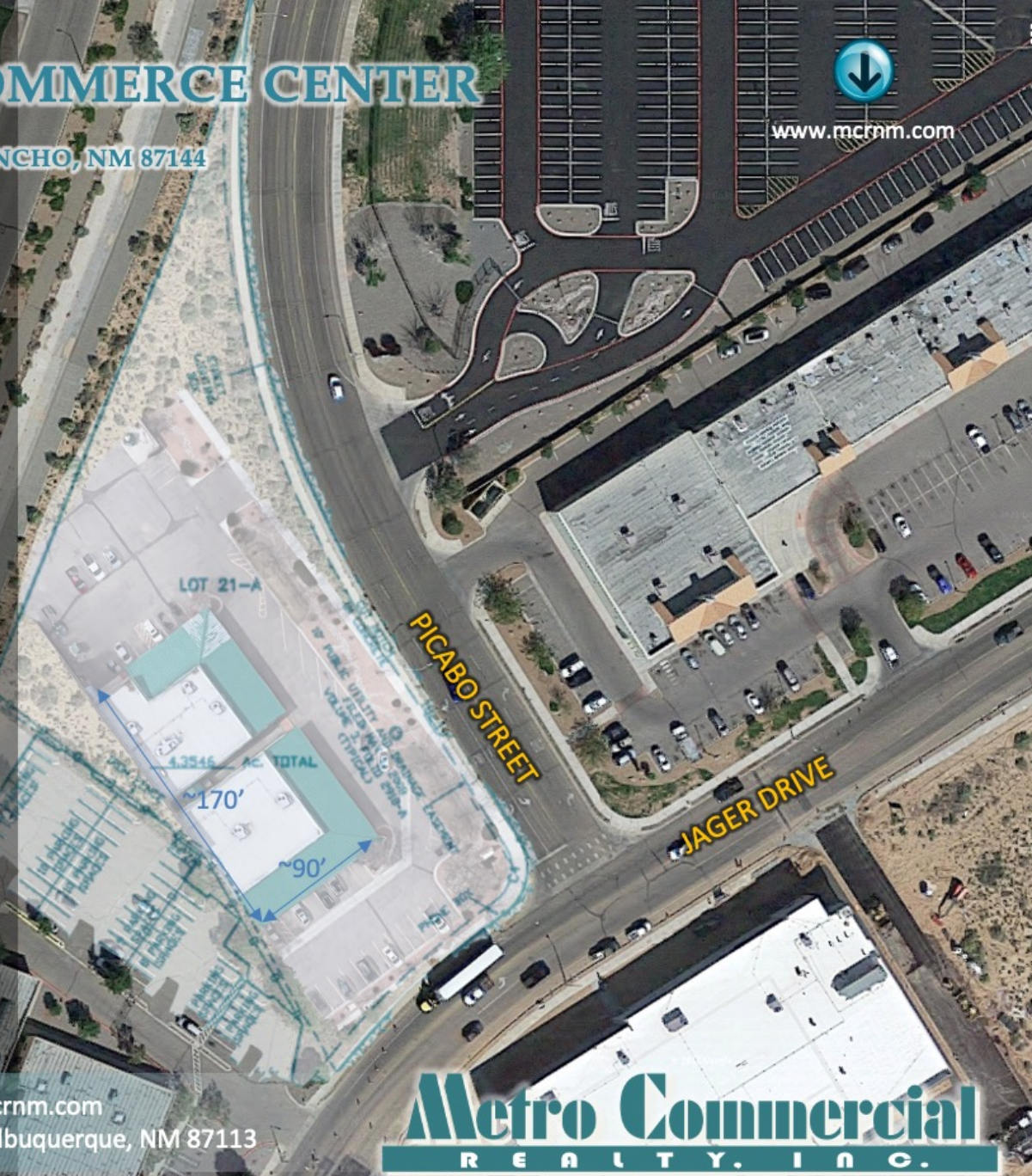
CONCEPTUAL LAYOUT  
Approximately 15,500± SF

Possible Uses Include;  
Office, Retail, Showroom/Warehouse

Adjacent to new Defined Fitness,  
Presbyterian Clinic, Big 5, Cowen  
Dental, and many others.

Commerce Center is the center of  
activity in North Rio Rancho.  
Significant regional traffic draw from  
nearby Wal-Mart Super Center and  
Home Depot.

Strong new home permits in this area.



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(Concept is subject to change without notice)



**COMMERCE CENTER**

Insight Lighting	Sparklite
ultiMed (Urgent Care)	Stainless Motors
Safelite (Call Center)	Bank of America
Chapparral Materials	Bosque Brewing
Tristate Generation	

**SANTA ANA PUEBLO**



**SITE**



**LOMAS ENCANTADAS**  
1,800 DU's

**NM HWY 528 (27,900 CPD)**



**US HWY 550 (40,600 CPD)**

**SANTA FE**  
(45 mi.)

**TJ-maxx** **ROSS**  
DRESS FOR LESS

Michaels **chili's**

**Walmart** **CENTURY BANK**  
**Bank of America**  
**BBVA Compass**

*Dol Webb*  
780 DU's



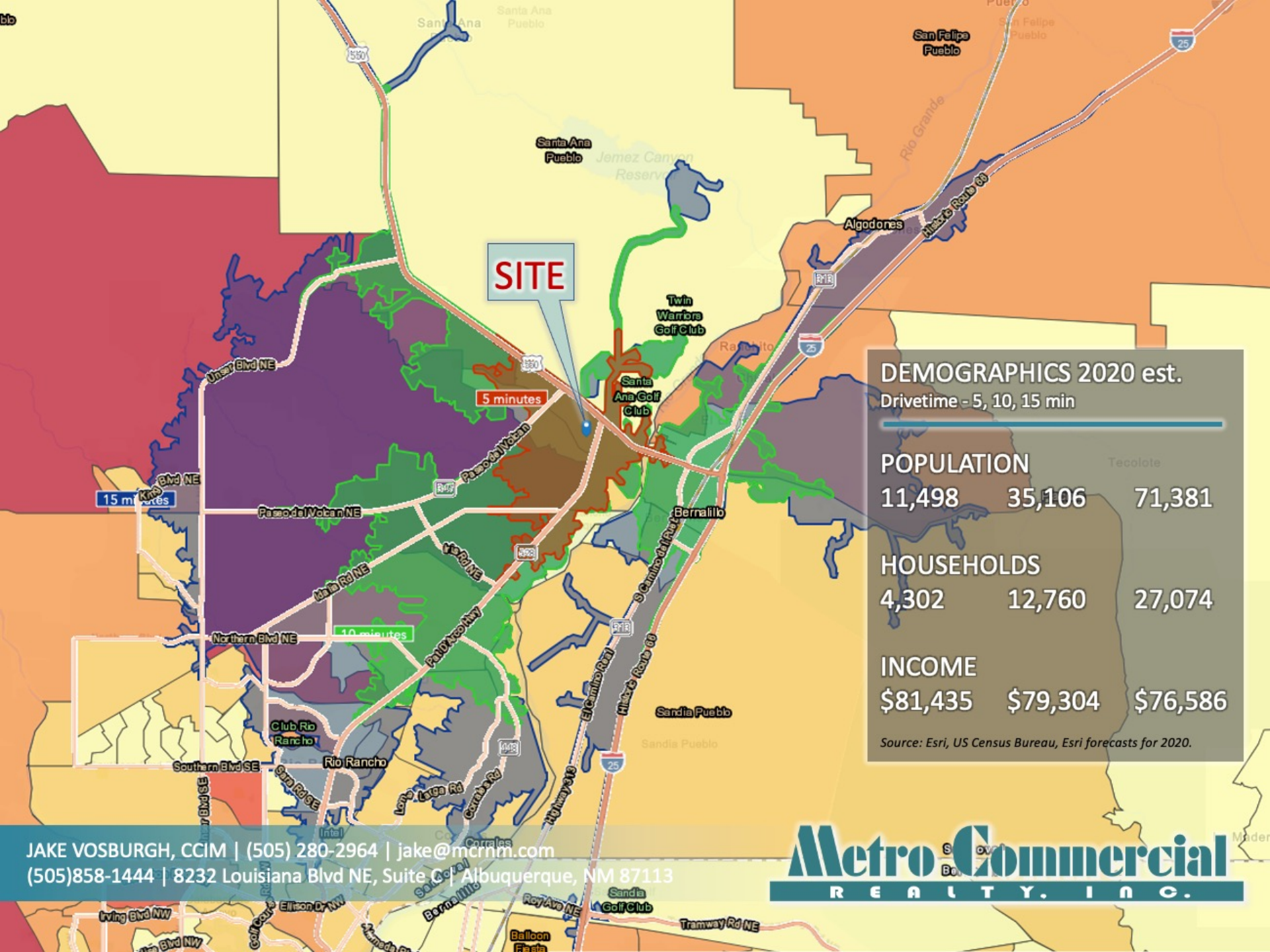
**ALBUQUERQUE (10 mi.)**

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**SITE**

5 minutes

15 minutes

10 minutes

**DEMOGRAPHICS 2020 est.**  
 Drivetime - 5, 10, 15 min

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POPULATION	Tecolote	
11,498	35,106	71,381
HOUSEHOLDS	Tecolote	
4,302	12,760	27,074
INCOME	Tecolote	
\$81,435	\$79,304	\$76,586

*Source: Esri, US Census Bureau, Esri forecasts for 2020.*

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