

# Rio Rancho, New Mexico



*New Mexico's  
fastest growing city!*



commercial

multi-use

retail

residential

development

OPPORTUNITY

**108.25 Acres  
Mixed Use Land**

**in the Center of Progress**

**FOR SALE**

**Available all or in part**

*Offered Exclusively by*

**ranchline**



Mariposa Upscale Housing Development  
6500 Acres

Unser Blvd.

Hawk Site Development  
Commercial, Residential, Industrial  
500+ Acres

NM HWY 550

to Durango, Colorado



I-25 is 3.41 miles

1/2 mile

2.5 miles

**108.25 Acres  
FOR SALE**

Enchanted Hills  
Loma Barbon  
Loma Ecantado  
Subdivisions  
7,000+ Homes When Built-out

New Elementary School

Lionsgate Entertainment Studio  
50+ Acres

Central New Mexico Community College  
44+ Acres

Progress Blvd.

Northern Meadows & North Hills Subdivisions

University of New Mexico West Campus & UNM Hospital  
236 Acres

New High School Site  
140 Acres

King Blvd.

Hewlett Packard  
New Rio Rancho City Hall  
Santa Ana Star Center

Central Business District  
Development by the City of Rio Rancho  
160 Acres

Paseo del Volcan

Unser Blvd.

Presbyterian Hospital  
500 Bed Facility  
7.69 Miles down Unser Blvd.  
17th Avenue Northeast





## *Opportunity awaits...*

Nestled in the foothills of the Sandia Mountains, right in the heart of New Mexico's fastest growing region, an opportunity awaits. The City of Rio Rancho, already recognized as one of America's top places to live, has put a vision into action with the creation of a new City Centre, a vision that will provide fantastic opportunity to those who jump on board in the early stages of this incredible project.

Construction of the the new City Centre is already underway. The completion of Rio Rancho's new City Hall and the 6,500 seat Santa Ana Star Center is just the beginning of a vision that will soon include two college campuses, a new hospital, a downtown plaza offering the finest in shopping and dining, and acre upon acre of land which will soon be developed for retail and residential use.

It won't be long before this land, which is the geographic center of Rio Rancho, will be the center city activity. Rio Rancho is already the fastest growing city in New Mexico, and for good reason; a beautiful community situated on the banks of the Rio Grande River, Rio Rancho is famous for its natural beauty, from spectacular views of distant mountain peaks to magnificent sunsets.







At 5,290 feet above sea level, Rio Rancho offers a mild, high desert climate perfect for sporting events, scenic tours and outdoor adventures year-round. Located in Sandoval County, New Mexico, the city offers convenient and affordable access to Albuquerque, Santa Fe, and a variety of landscapes.

Rio Rancho shines with 330 days of sunshine annually and a scant 8.2 inches of annual rainfall.

Spring averages:

High: 70°

Low: 40°

Summer averages:

High: 91°

Low: 62°

Fall averages:

High: 71°

Low: 43°

Winter averages:

High: 49°

Low: 23°





What makes this vision more than just a dream? Part of it is the location of the city itself. Bordering the south side of Rio Rancho is Albuquerque, the center of New Mexico's economic, industrial and business world. Offering wide-open spaces, fantastic climate and southwestern hospitality, Albuquerque has experienced unprecedented growth over the last couple of decades booming to nearly 750,000 residents in its metropolitan area.



Recently, Money Magazine rated Rio Rancho as the nation's 56th best place to live. This beautiful city is experiencing exceptional growth; in 1980 there were fewer than 10,000 residents; it is projected that in 2010 there will be nearly 125,000.

**Forbes Best Places For Business & Careers**



*Forbes ranks Albuquerque as #1 in Top 10 Metros -*

*Ranking for best places for businesses and careers. Albuquerque has the lowest business costs in the nation...24% below the national average.*

*Rio Rancho Economic Development Corporation*

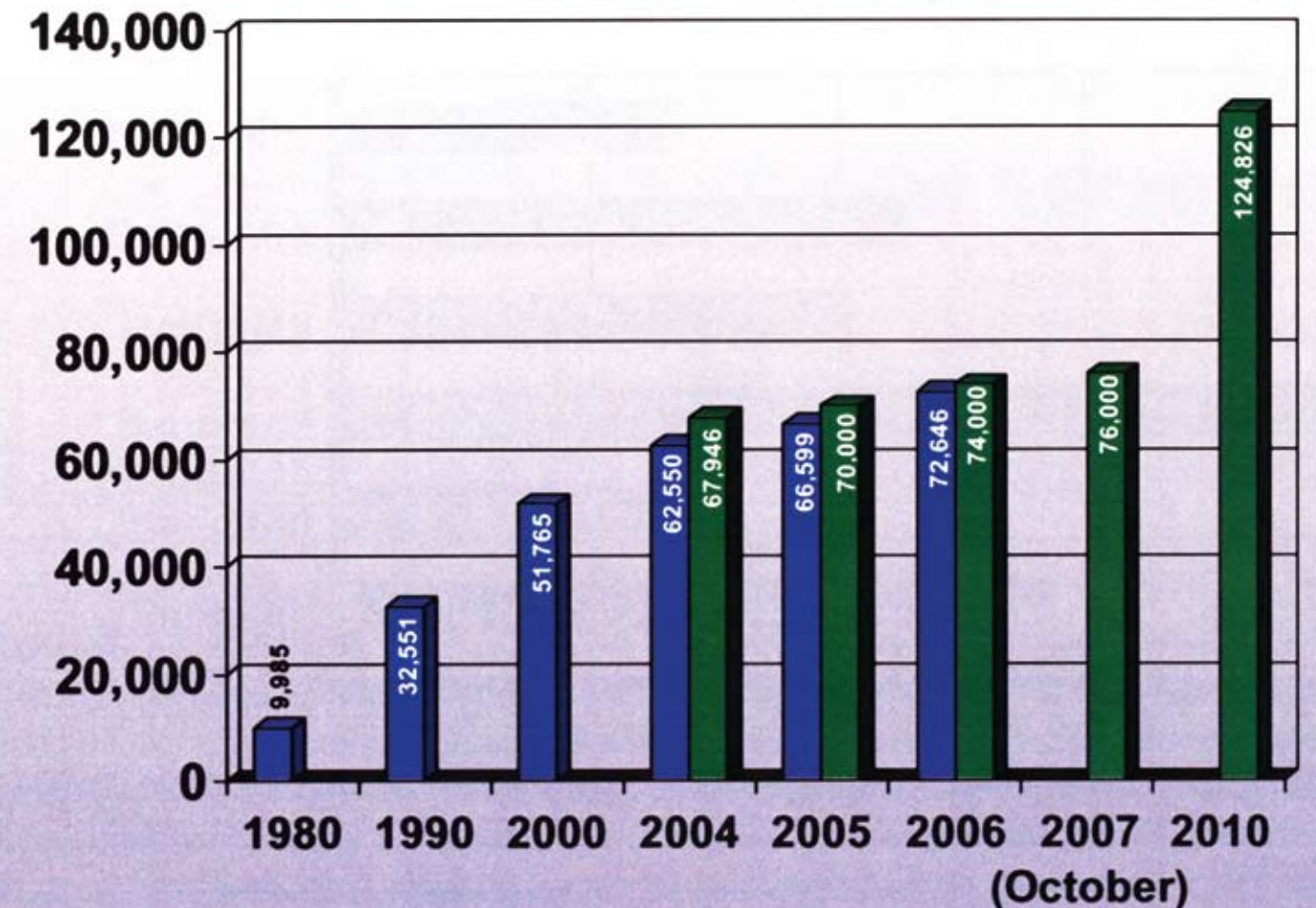
**#1 Albuquerque, N.M.**

Population: 793,000  
 Job Growth: 1.1%  
 Income Growth: 3.0%  
 Big Employers: University of New Mexico, Sandia National Labs, Kirtland Air Force Base, Presbyterian Healthcare Services, Intel.

Median household income has shot up 19% over the past two years to \$49,000, helping Albuquerque claim the No. 1 spot, up from fifth place last year. Even with a highly educated workforce, business costs are still the lowest in the country, 24% below the national average.

[More on Albuquerque, N.M. >](#)

# Rio Rancho Population







## *Representative Activity...*

- New Central Business District development, including new City Hall and Events Center
- \$800+ million in development activity
- Central New Mexico Community College to partner with UNM West to build facility for fall 2009 classes near CBD
- Enchanted Hills Medical Plaza 24,000 SF professional space
- Cabezon Communities Development absorption exceeded all projections

- Loma Colorado Development, 171,000 SF Lowe's store
- New City Library
- New Indoor Aquatic Recreation Center
- New high school under construction for August 2009 opening
- New \$200 million full-service Presbyterian Hospital phase one groundbreaking in spring 2009
- New \$150 million full-service University of New Mexico Hospital on Rio Rancho university campus announced
- \$240 million in housing construction





# Major Development Opportunities in the Center of Progress...

**Directly next door to Albuquerque, NM, and minutes from Santa Fe, NM,**

Rio Rancho is one of the most progressive and visionary communities in the nation. Ranked as the fastest growing city in New Mexico and 17<sup>th</sup> in the nation, Rio Rancho has a vision of progress in place that is more than a dream - it is happening.

The 114-acre property being auctioned is approximately 3/4 of a mile from the new City Centre being developed by the City of Rio Rancho, with the eastern half of the property being situated approximately 1/4 mile from the Lionsgate Studio, Central New Mexico College, and the University of New Mexico West Campus.

The 160-acre, pedestrian-friendly downtown City Centre is destined to become New Mexico's premier commercial, retail, dining and entertainment venue. This \$77 million investment in the new City Centre began with the 6,500 seat Santa Ana Star Center, which is home to the New Mexico Scorpions Hockey team, the City Hall, and an office/retail center. This investment has served as a catalyst for mixed-use development in associated areas. Also close by is the development site for the University of New Mexico West campus that will be home to over 15,000 students. One-half mile north of the property is the new, upscale Mariposa Home Development situated on 6,500 acres.



**The area is booming with leading business and industry developments choosing Rio Rancho as their site. New projects that have already begun and/or are beginning are:**

- **Lionsgate Entertainment** is building a state-of-the-art \$15 million film production studio featuring multiple pre and postproduction movie studios used for film, television and video, and will create up to 1,300 jobs
  - \*Creation of Media and Entertainment Business Park for location of related industry/services
- **The University of New Mexico** is developing a new West campus that will qualify as the state's 3rd largest university, and a new hospital
  - \*236 acre site obtained from State Land Office
  - \*Will be home to over 15,000 students
  - \*UNM has one of the top Medical Schools in the nation
  - \*Amenities: Health Sciences Center, a business research park, adjacent to eastern boundary of City Centre
  - \*First 60,000 SF facility will provide more than 2,500 students with classrooms, a student service center, library services, and onsite faculty and administrative support.

- **Central New Mexico College** is a 40-year old comprehensive community college offering workforce and career-technical training
  - \*CNM is the second largest postsecondary institution in the state, following the University of New Mexico.
  - \*Partnership with UNM for delivery of classes
  - \*44+ acres of land adjacent to UNM at Rio Rancho City Center
  - \*14,000 CNM graduates are working in Rio Rancho
- **Presbyterian Hospital** will build a new \$150 million 500-bed hospital on 50 acres at the northeast corner of Unser and Westside Boulevards
  - \*Total 1.2 million SF of hospital and physician's offices
- **Residential Subdivisions** are rapidly expanding because of the high rate of growth in population Rio Rancho is experiencing. There are literally thousands of home with more on the way.



## Why have leading industries in the world chosen Rio Rancho?

Companies interested in relocating or expanding in Rio Rancho can expect the following project support and incentives through the City of Rio Rancho and the State of New Mexico.

- Rio Rancho has the state's only **Gross Receipts Incentive Program (GRIP)**
- The finest educational system in the state and of the top in the nation
- Excellent weather and a healthy environment
- Low cost of living
- Proximity to major centers in the state being next door to Albuquerque and minutes from Santa Fe
- Fast-track building program
- Industrial Development Bond Financing
- Job Training Incentive Program
- New Mexico Department of Labor
- High Wage Jobs Tax Credit
- Film Industry Incentives
- Manufacturing Investment Tax Credit
- Software Development Tax Credit
- Research and Development Tax Credit



The perfect place to do business in the center of progress...



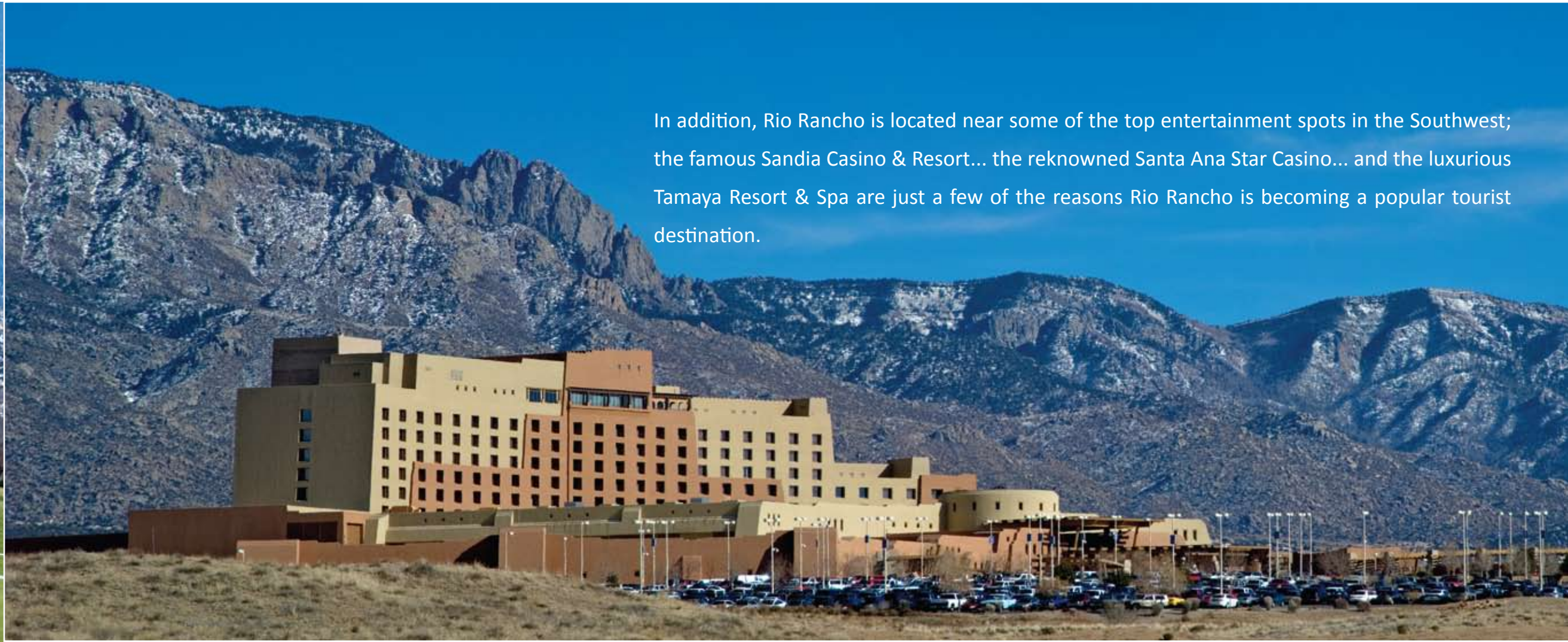


At the heart of Rio Rancho is the Intel Corporation, Rio Rancho's top employer with nearly 5,000 employees. This state-of-the-art facility has held the title of the world's largest semiconductor factory and is currently the world's largest supplier of flash memory. With Intel's chip-manufacturing operations, its new remote data center and its test facilities, Intel Rio Rancho is now one of Intel's most diversified business sites.

Many American corporations find Rio Rancho an attractive location. Sprint PCS has a call center that employs over 1,000 employees. Other call centers have been established in the city by Victoria's Secret, JC Penny and the Bank of America, each employing over 500.





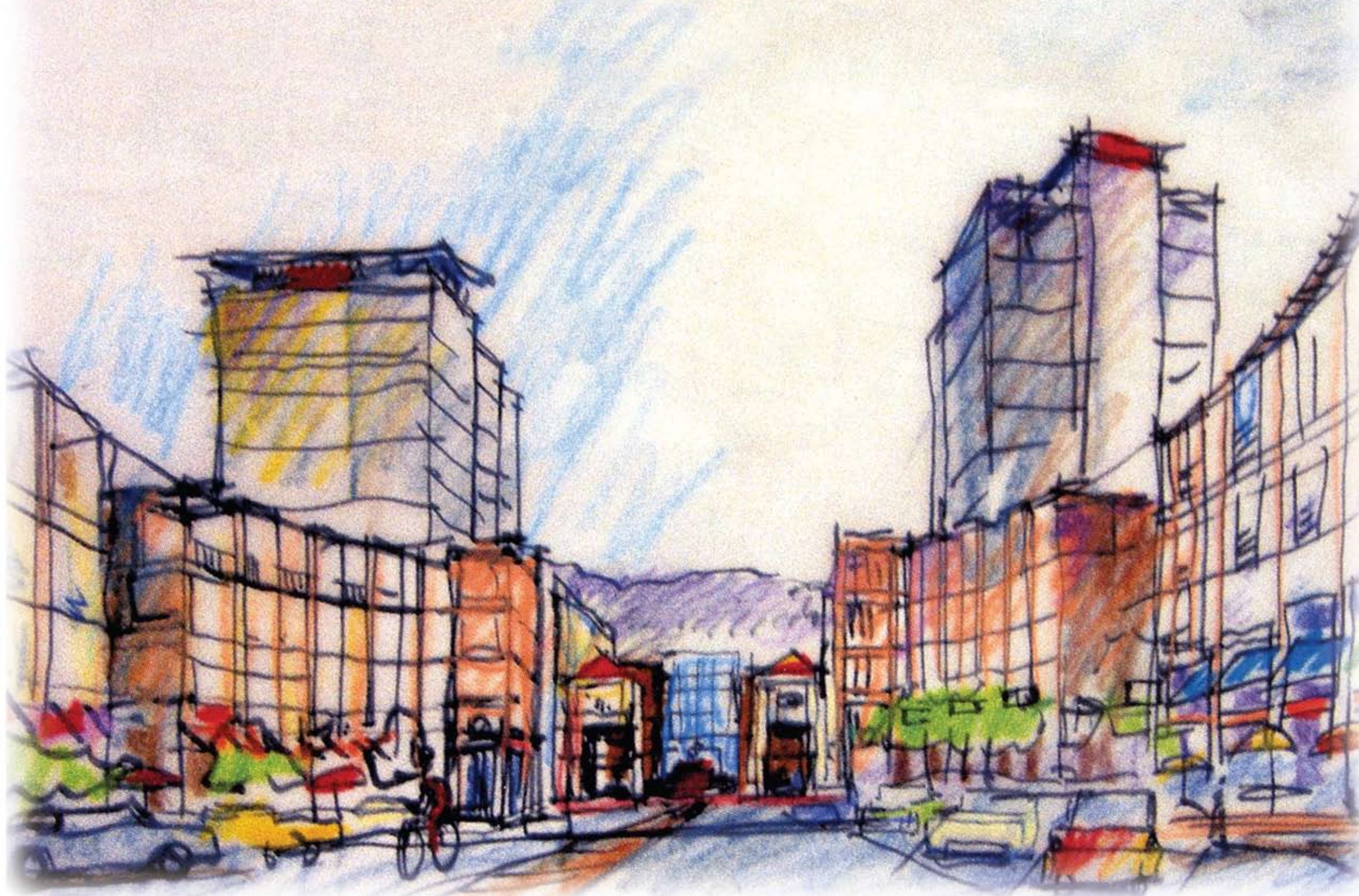


In addition, Rio Rancho is located near some of the top entertainment spots in the Southwest; the famous Sandia Casino & Resort... the reknowned Santa Ana Star Casino... and the luxurious Tamaya Resort & Spa are just a few of the reasons Rio Rancho is becoming a popular tourist destination.





# the Central Business District



A 160-acre, pedestrian-friendly downtown city centre is destined to become New Mexico's premier commercial/retail/dining and entertainment venue.

- Commenced June 2005, with Rio Rancho's \$77 million investment in a 6,500 fixed-seat event center, City Hall and associated infrastructure.
- Concurrent transportation improvements to Paseo del Volcan and Unser Boulevards to enhance access.
- Catalyst for compatible mixed-use development in associated areas.
- Hewlett Packard recently announced its location within the CBD
- First three buildings in City Centre: a multi-purpose events center, Rio Rancho's new City Hall, and an office/retail building.
- The Santa Ana Star Center opened in

October 2006 and is home to the New Mexico Scorpions hockey team.







- Lionsgate Entertainment is building a state-of-the-art \$15 million film production studio featuring multiple pre and postproduction movie studios used for film, television and video, and will create up to 1,300 jobs.

- Creation of Media and Entertainment Business Park for location of related industry/services.

- A full service University of New Mexico West Campus will qualify the campus as the state's 3rd largest university, as well as a new UNM hospital. UNM has one of the top Medical Schools in the United States.

- Will be home to over 15,000 students.

- 236 acre site obtained from State Land Office.

- Amenities: Health Sciences Center, a business research park, adjacent to eastern boundary of City Center.

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- CNM is the second largest postsecondary institution in the state, following the University of New Mexico.

- Partnership with UNM for delivery of classes.

- 44+ acres of land adjacent to UNM at Rio Rancho City Centre.

- CNM has begun the process to hire an architect and is working on infrastructure plans.

- 14,000 CNM graduates are working in Rio Rancho.



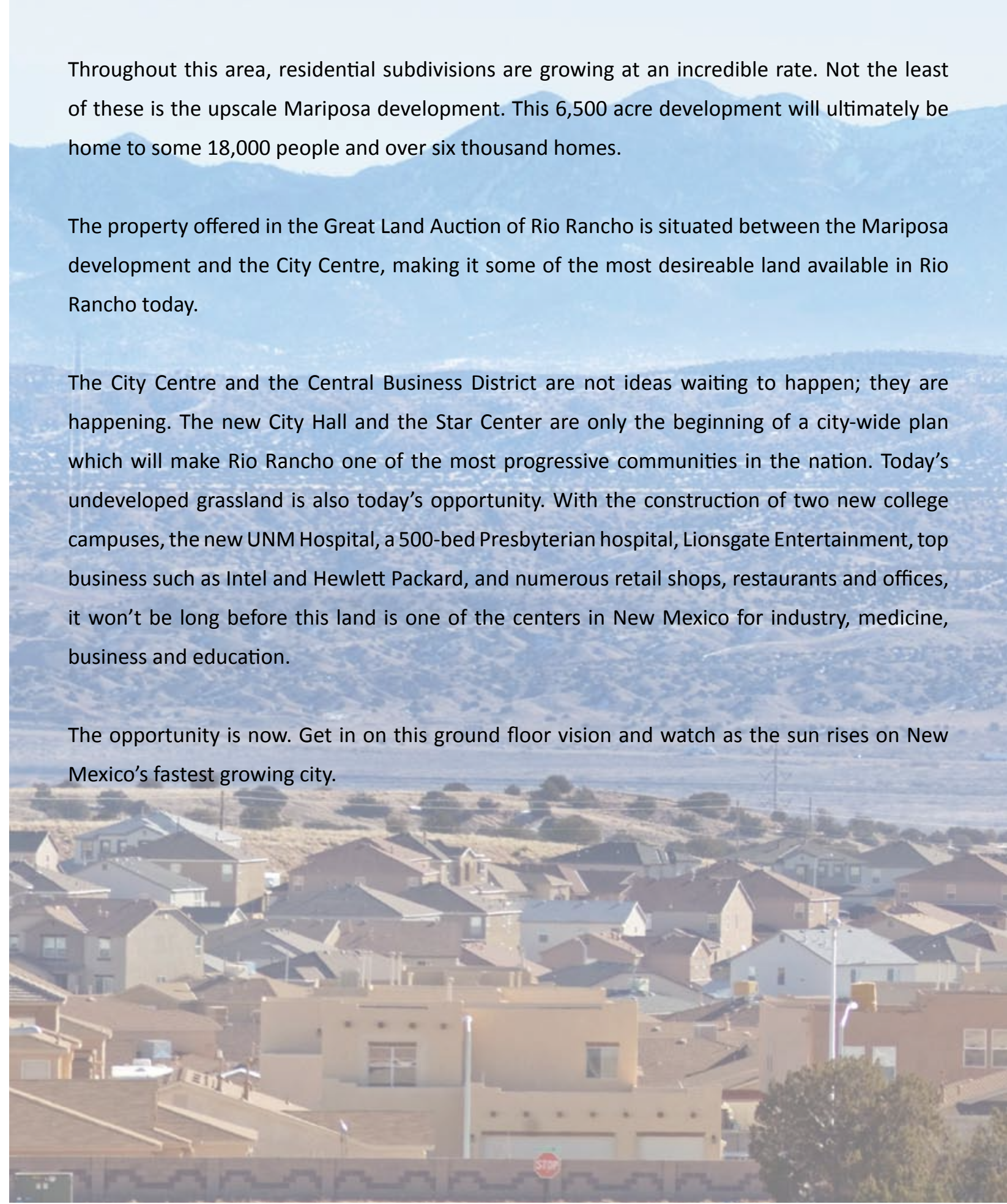
Central New Mexico Community College

Throughout this area, residential subdivisions are growing at an incredible rate. Not the least of these is the upscale Mariposa development. This 6,500 acre development will ultimately be home to some 18,000 people and over six thousand homes.

The property offered in the Great Land Auction of Rio Rancho is situated between the Mariposa development and the City Centre, making it some of the most desirable land available in Rio Rancho today.

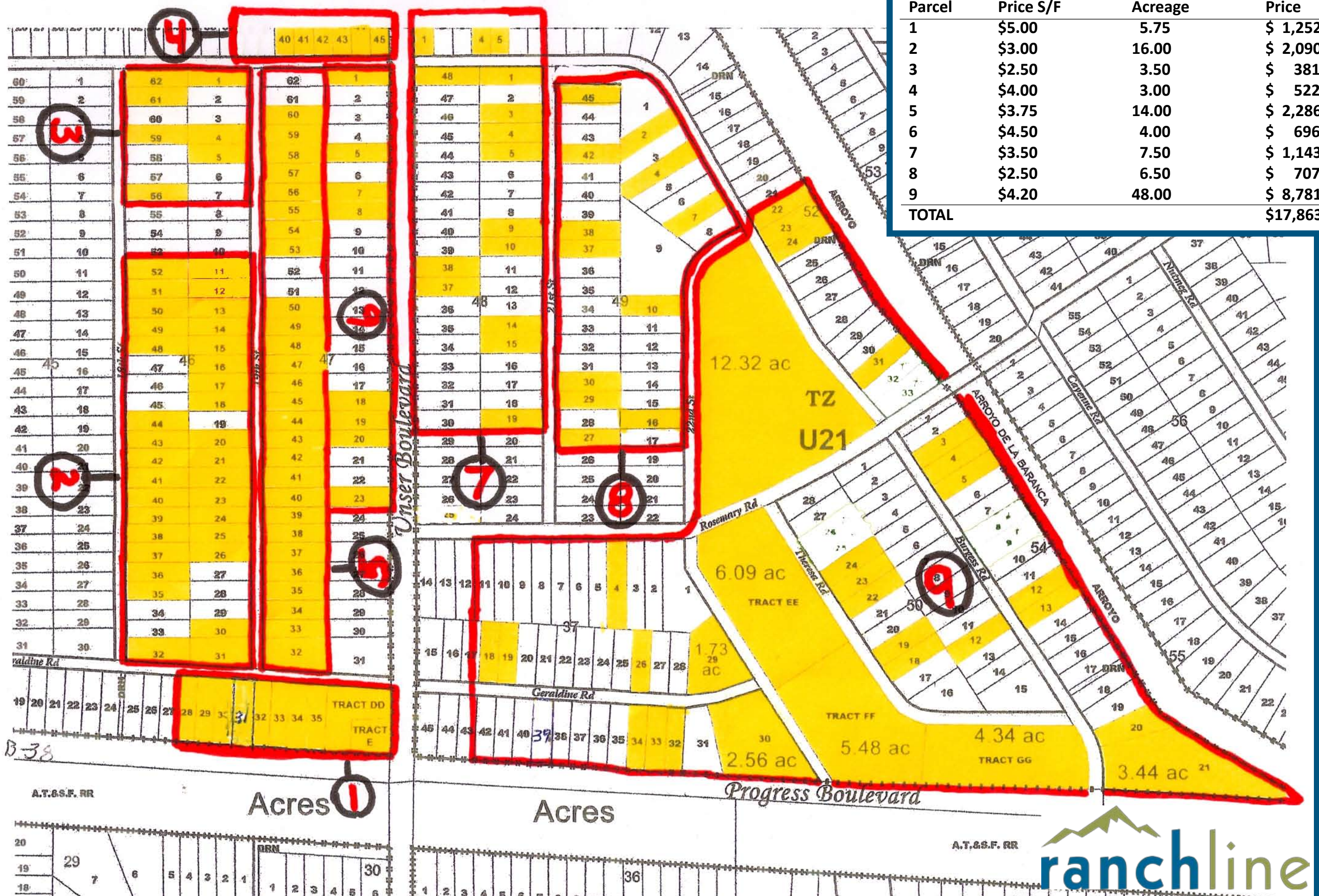
The City Centre and the Central Business District are not ideas waiting to happen; they are happening. The new City Hall and the Star Center are only the beginning of a city-wide plan which will make Rio Rancho one of the most progressive communities in the nation. Today's undeveloped grassland is also today's opportunity. With the construction of two new college campuses, the new UNM Hospital, a 500-bed Presbyterian hospital, Lionsgate Entertainment, top business such as Intel and Hewlett Packard, and numerous retail shops, restaurants and offices, it won't be long before this land is one of the centers in New Mexico for industry, medicine, business and education.

The opportunity is now. Get in on this ground floor vision and watch as the sun rises on New Mexico's fastest growing city.





Parcel	Price S/F	Acreage	Price
1	\$5.00	5.75	\$ 1,252,350
2	\$3.00	16.00	\$ 2,090,880
3	\$2.50	3.50	\$ 381,150
4	\$4.00	3.00	\$ 522,720
5	\$3.75	14.00	\$ 2,286,900
6	\$4.50	4.00	\$ 696,960
7	\$3.50	7.50	\$ 1,143,450
8	\$2.50	6.50	\$ 707,850
9	\$4.20	48.00	\$ 8,781,696
<b>TOTAL</b>			<b>\$17,863,956</b>





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