



**COLDWELL
BANKER
COMMERCIAL**

Las Colinas



RIO RANCHO BUILD-TO-SUIT OPPORTUNITY

FOR SALE

4404 Jager Drive
Rio Rancho, NM 87144

Coldwell Banker Commercial
Las Colinas

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RIO RANCHO BUILD-TO-SUIT OPPORTUNITY**THE PROPERTY**

Rio Rancho Build-to-Suit Opportunity
4404 Jager Drive
Rio Rancho, NM 87144

PROPERTY DETAILS

- Lot will allow for structure from +/- 12,750 to 15,300 SF
- C-1 Zoning Allowed Uses: Retail, Restaurants, Repair Shops, Banks, Church, Bakery/Confectionary, Nursery/Daycare, Non-Profits, Medical or Professional Building, Photo Studio, Photo Copying, Blueprinting, Pet Shop, Tailoring, Dry Cleaning, Nursing Home, Drive-In or Drive-Up Window Restaurant, Indoor Recreational Uses, and more.
- Conditional Uses Include: Auto Repair, Auto Lubricating, and Private School

PROPERTY SPECIFICATIONS

Property Type:	Vacant Land
Land:	+/- 1.17 Acres +/- 50,965 SF
Traffic Counts:	
HWY 528:	23,470 VPD
HWY 550:	40,350 VPD

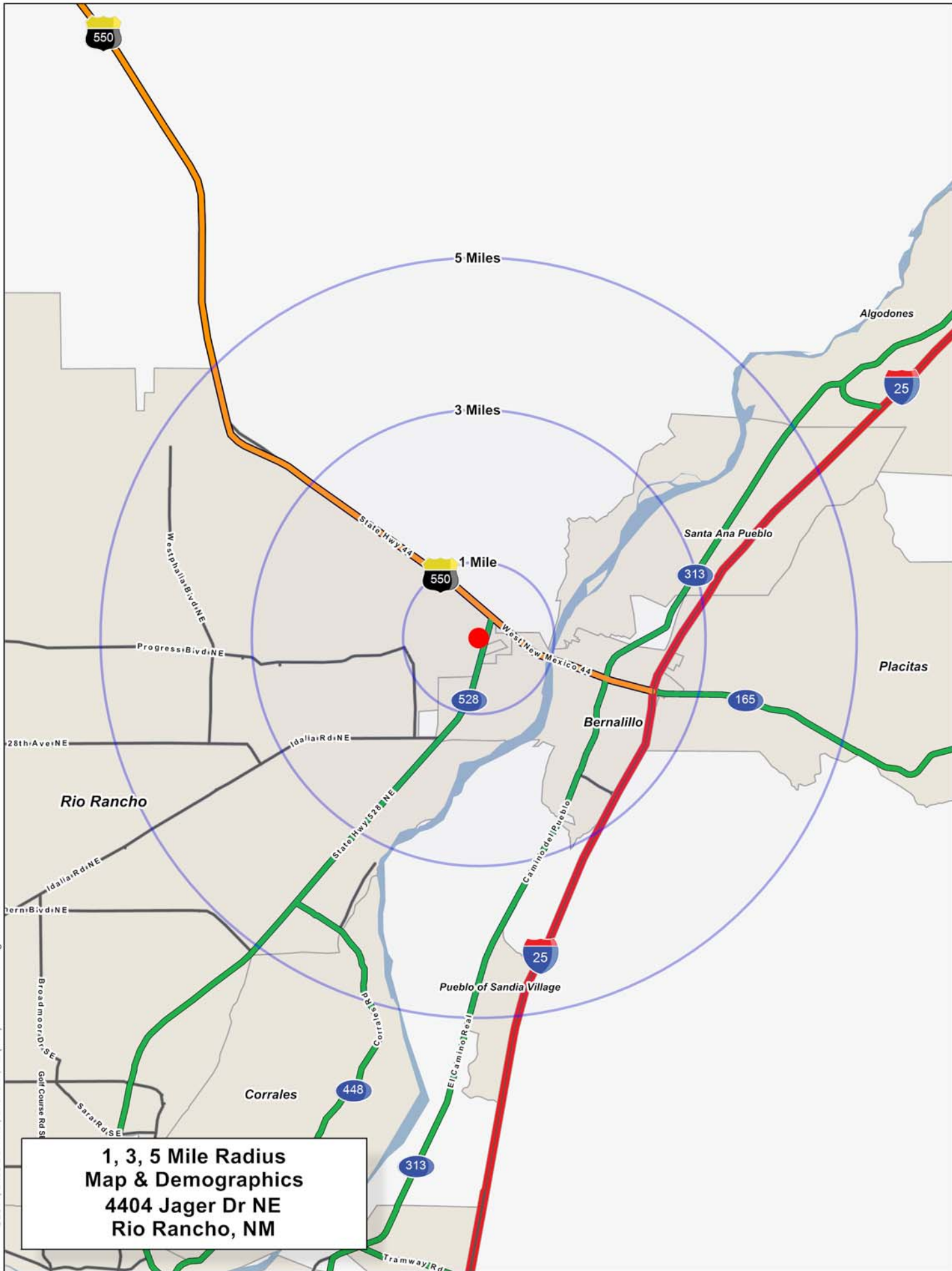
PRICE

Sale Price:	\$611,582.00
Price/SF:	\$12.00

RIO RANCHO BUILD-TO-SUIT OPPORTUNITY

AERIAL





GRAPHIC PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



LAS COLINAS

Prepared By: Don Chapman, CCIM

Lat/Lon: 35.3263/-106.5748

RGRAP3

4404 Jager Dr NE

Rio Rancho, NM

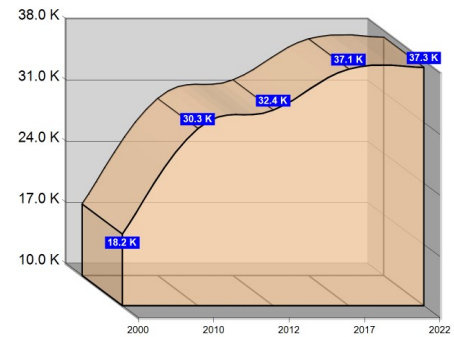
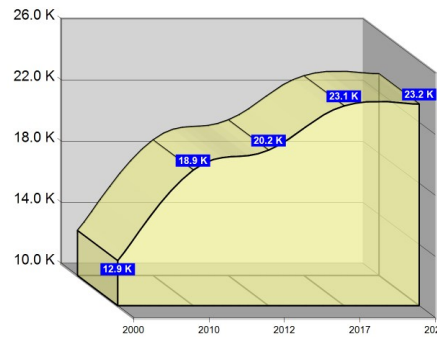
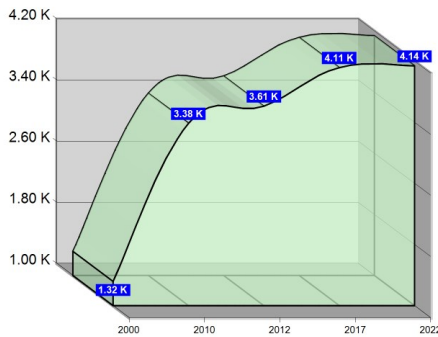
1 Mile

3 Miles

5 Miles

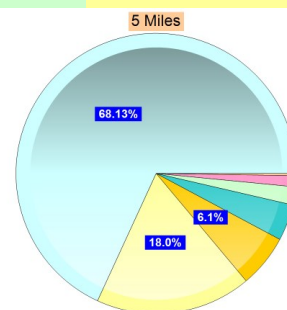
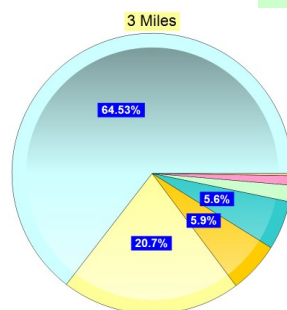
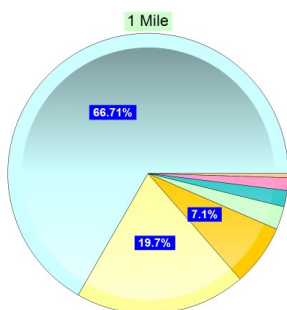
Population

Estimated Population (2012)	3,611	20,169	32,379
Projected Population (2017)	4,115	23,063	37,066
Forecasted Population (2022)	4,136	23,183	37,260
Census Population (2010)	3,384	18,862	30,264
Census Population (2000)	1,318	12,945	18,195
Projected Annual Growth (2012-2017)	504 2.8%	2,894 2.9%	4,686 2.9%
Historical Annual Growth (2010-2012)	227 30.5%	1,307 15.7%	2,115 19.9%
Historical Annual Growth (2000-2010)	2,067 15.7%	5,917 4.6%	12,069 6.6%
Estimated Population Density (2012)	1,150 <i>psm</i>	714 <i>psm</i>	413 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>



Race and Ethnicity (2012)

Not Hispanic or Latino Population	1,981 54.8%	9,107 45.2%	17,245 53.3%
White	1,302 65.8%	6,131 67.3%	12,172 70.6%
Black or African American	87 4.4%	291 3.2%	529 3.1%
American Indian or Alaska Native	162 8.2%	912 10.0%	1,495 8.7%
Asian	49 2.5%	180 2.0%	359 2.1%
Hawaiian or Pacific Islander	9 0.4%	25 0.3%	43 0.2%
Other Race	31 1.6%	207 2.3%	323 1.9%
Two or More Races	340 17.2%	1,361 14.9%	2,324 13.5%
Hispanic or Latino Population	1,630 45.2%	11,062 54.8%	15,134 46.7%
White	1,106 67.9%	6,884 62.2%	9,889 65.3%
Black or African American	9 0.6%	91 0.8%	143 0.9%
American Indian or Alaska Native	93 5.7%	279 2.5%	482 3.2%
Asian	4 0.2%	39 0.4%	56 0.4%
Hispanic Hawaiian or Pacific Islander	9 0.5%	27 0.2%	38 0.3%
Other Race	37 2.3%	930 8.4%	1,033 6.8%
Two or More Races	372 22.8%	2,811 25.4%	3,492 23.1%



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

GRAPHIC PROFILE

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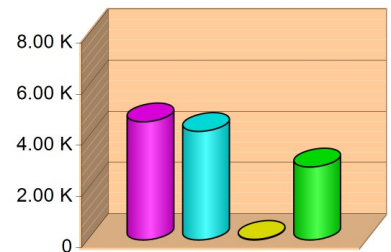
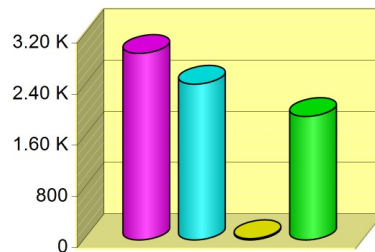
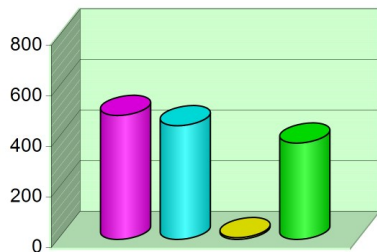
1 Mile

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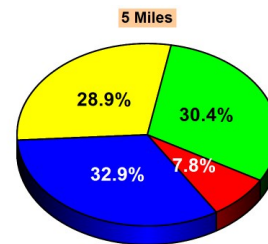
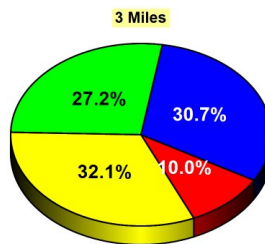
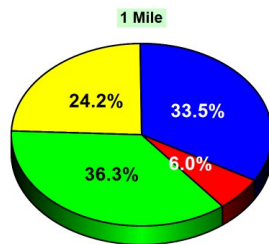
Household Type (2012)

	1 Mile	3 Miles	5 Miles
Total Households	1,330	7,310	11,748
Family Households	941 33.9%	5,357 33.3%	8,868 36.2%
Family Households with Children	491 52.2%	2,919 54.5%	4,620 52.1%
Family Households No Children	450 47.8%	2,438 45.5%	4,247 47.9%
Non-Family Households	388 33.9%	1,953 33.3%	2,880 36.2%
Non-Family Households with Children	7 1.8%	21 1.1%	25 0.9%
Non-Family Households No Children	382 98.2%	1,932 98.9%	2,855 99.1%



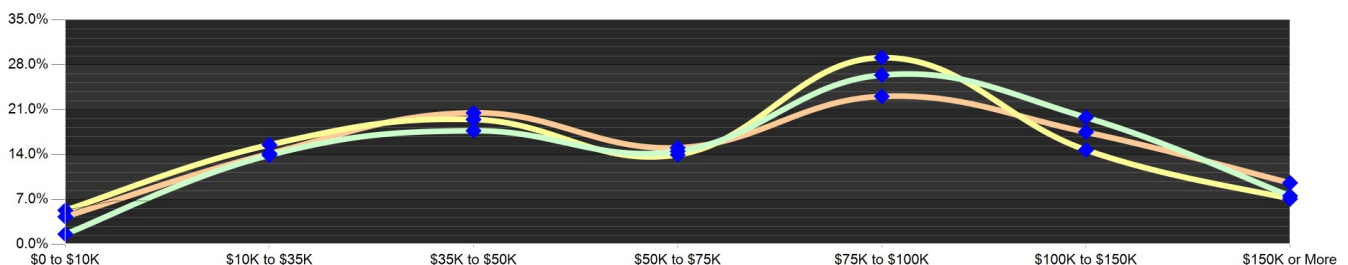
Education Attainment (2012)

	1 Mile	3 Miles	5 Miles
Elementary or Some High School	143 6.0%	1,320 10.0%	1,674 7.8%
High School Graduate	572 24.2%	4,220 32.1%	6,203 28.9%
Some College or Associate Degree	794 33.5%	4,042 30.7%	7,076 32.9%
Bachelor or Graduate Degree	860 36.3%	3,580 27.2%	6,534 30.4%



Household Income (2012)

	1 Mile	3 Miles	5 Miles
Estimated Average Household Income	\$72,218	\$66,687	\$76,347
Estimated Median Household Income	\$65,336	\$56,677	\$63,469
HH Income Under \$10,000	22 1.6%	390 5.3%	509 4.3%
HH Income \$10,000 to \$34,999	351 26.4%	2,130 29.1%	2,713 23.1%
HH Income \$35,000 to \$44,999	185 13.9%	1,136 15.5%	1,665 14.2%
HH Income \$50,000 to \$79,999	236 17.7%	1,425 19.5%	2,412 20.5%
HH Income \$80,000 to \$94,999	263 19.8%	1,077 14.7%	2,058 17.5%
HH Income \$100,000 to \$149,999	263 19.8%	1,077 14.7%	2,058 17.5%
HH Income \$150,000 or More	101 7.6%	520 7.1%	1,128 9.6%



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