

For Sale

Sandoval County Industrial Land

IN RAPIDLY-EXPANDING BERNALILLO/RIO RANCHO



±1.0 - 7.45 Contiguous Acres Available

SEQ Montoya Rd. & Spanish Bluff St. | Bernalillo, NM 87004

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NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Lot	Size	Price
Lot 3:	±1.45	\$442,134.00
Lot 4:	±1.00	\$304,920.00
Lot 5:	±1.00	\$304,920.00
Lot 6:	±1.00	\$304,920.00
Lot 7:	±1.00	\$304,920.00
Lot 8:	±1.00	\$304,920.00
Lot 9:	±1.00	\$304,920.00
Lot 12:	±1.00	\$304,920.00
Lot 13:	±1.00	\$304,920.00
Lot 14:	±1.00	\$304,920.00
Lot 15:	±1.06	\$323,215.20
Lot 16:	±1.00	\$304,920.00

±12.4 Total Acres Available

ZONING

M-1, Town of Bernalillo

HIGHLIGHTS

- Varying lot sizes to accommodate a range of size requirements
- Quick access to US Hwy. 550 & NM Hwy. 528
- Full access to utilities in street
- Generally flat and development ready
- Robust industrial zoning
- Seller financing is available

LOCATION

SEQ US Hwy. 550 & NM Hwy. 528



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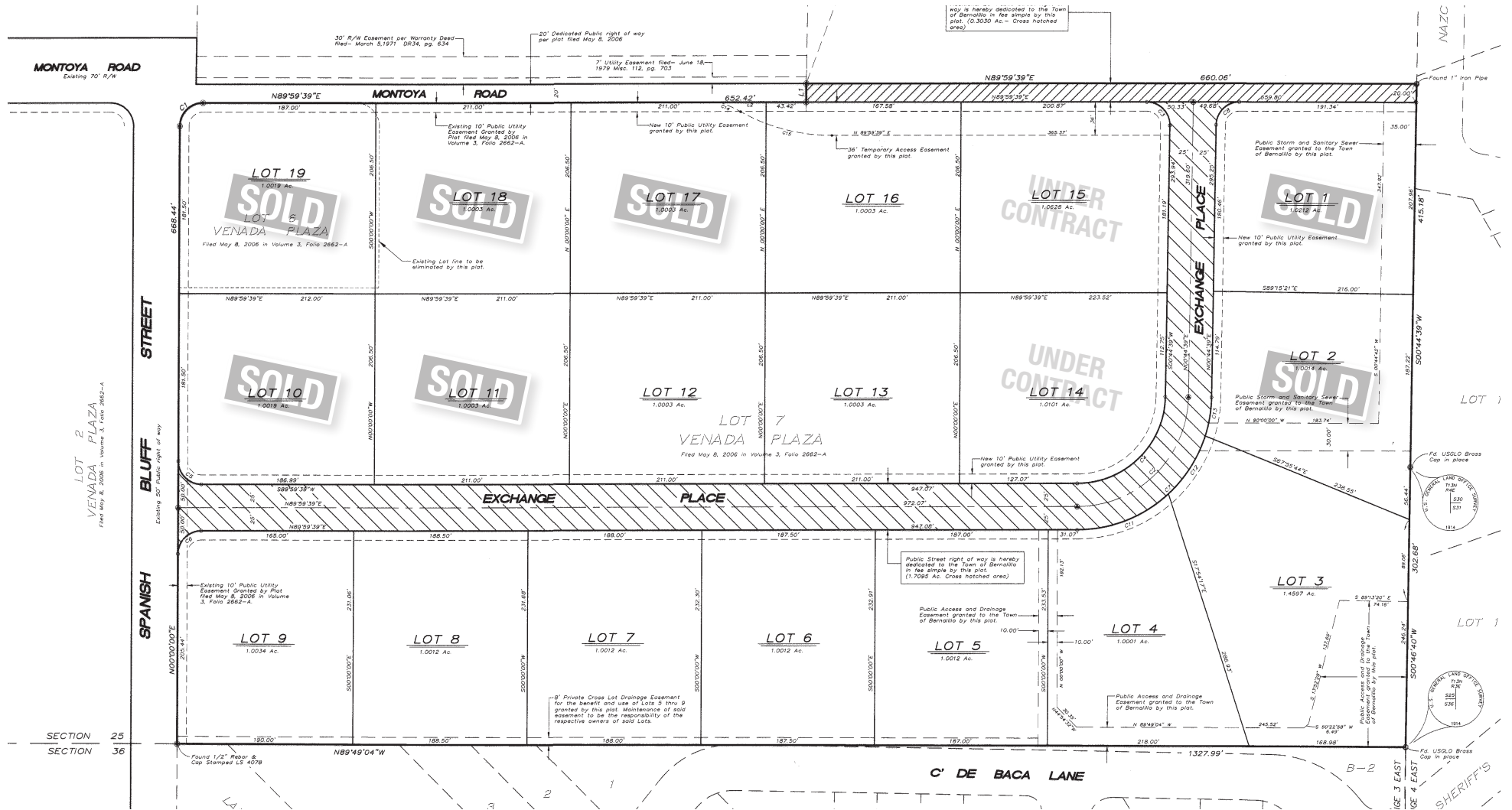
TRADE AREA



For Sale

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SITE SURVEY



Sandoval County

TRADE AREA ANALYSIS

BERNALILLO/RIO RANCHO | NEW MEXICO

The cities of Rio Rancho and Bernalillo meet to form the northwest edge of the Albuquerque Metropolitan Statistical Area. At less than 45 years old, Rio Rancho is considered the fastest-growing city in New Mexico. Bernalillo boasts being the historical center of the state with occupation reaching back almost a thousand years. Together, the two cities comprise more than 100 square miles. Their adjacency to Albuquerque allows them to draw from the largest labor pool in New Mexico — approximately 400,000 workers. The metro area offers a capable and quality workforce to prospective employers.



Growth

Rio Rancho is the Fastest-Growing City in New Mexico

BERNALILLO/RIO RANCHO BY THE NUMBERS (ESRI 2025 Demographics)



123,324

Combined Population



46,277

Combined Households



\$99,776

Avg. Household Income



\$62,031

Md. Disposable Income



2,689

Total Businesses



30,473

Total Employees



Castelion, a defense technology company, has broken ground on a 1,000-acre manufacturing campus — known as Project Ranger — in Sandoval County, reinforcing New Mexico's position at the forefront of defense innovation.

The groundbreaking marks the next phase of a \$220 million private investment expected to generate of \$650 million in economic output over the next decade and create 300 high-wage jobs for New Mexicans. The campus's first building will be completed this summer, with all 21 buildings complete and ready for production by the end of 2026.

AREA ADVANTAGES

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

