

Rio West Ranch
Rio Rancho, New Mexico
Rio Rancho, NM 87144

\$11,607,600
9,673± Acres
Sandoval County



Rio West Ranch
Rio Rancho, NM / Sandoval County

SUMMARY

Address

Rio Rancho, New Mexico

City, State Zip

Rio Rancho, NM 87144

County

Sandoval County

Type

Ranches

Latitude / Longitude

35.261646 / -106.903727

Acreage

9,673

Price

\$11,607,600

Property Website

<https://brgranches.com/property/rio-west-ranch-sandoval-new-mexico/92637/>



PROPERTY DESCRIPTION

Offering Memorandum

9,673± Acres

Strategic Development Land | Rio Rancho, New Mexico

Executive Summary

This rare 9,673± acre holding represents one of the most significant land offerings in the Southwest. Located on the western edge of the Albuquerque metropolitan area, this property is positioned directly in the path of growth, bordered on the east by Rio Rancho and less than one mile from Albuquerque city limits.

The land is anchored by unmatched natural resources, most notably a unique, one-of-a-kind water right authorizing up to 56,000± acre-feet annually from deep brackish wells. With more than 15 years and millions of dollars invested in drilling, testing, and development planning, this water asset alone sets the property apart as one of New Mexico's premier speculative development opportunities.

Currently operating as a working cattle ranch, the property carries agricultural tax status while providing additional income and recreational value. With its size, location, and resources, this is a true once-in-a-generation opportunity.

Location & Access

- Eastern Boundary: Rio Rancho, NM
- <1 Mile: Albuquerque City Limits
- Northern Boundary: Santa Ana Pueblo-assuring long-term serenity and a permanent buffer
- Proximity to Major Arteries: Centrally positioned between Interstate 40 (south) and NM 550 (north), future growth will inevitably link these corridors directly through this area.

This strategic position between two major highways puts the property in an ideal location for residential, commercial, and industrial development, as well as technology and data center uses.

Property Overview

- Total Offering: 9,673± Acres
 - Expansion Option: Additional 957± Acres
 - Current Use: Operating cattle ranch (maintaining agricultural tax status and beneficial use)
 - Topography: Open grasslands with diverse terrain supporting livestock and wildlife habitat
 - Recreational Component: Habitat for elk, mule deer, and other game species providing hunting and outdoor lifestyle opportunities.
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Utilities & Infrastructure

- 230 kV Transmission Line: Less than one mile from property boundary
- Major Natural Gas Transmission Line: Less than one mile from property boundary
- Proximity to Albuquerque Metro: Ensures access to existing utility and infrastructure corridors, supporting both near-term and long-term development potential.



Water Resource

The crown jewel of this opportunity is the exclusive water right:

- Quantity: Up to 53,000± acre-feet annually (water rights negotiated separately)
- Source: Deep brackish aquifer (approx. 4,500 feet in depth)
- Treatment: Requires processing before delivery but fully tested and permitted for beneficial use
- Investment to Date: 15+ years and millions spent on drilling, testing, and engineering for production and delivery

This resource not only ensures the ability to support future on-site development but also positions the property as a regional solution for municipal and industrial water needs, a critical factor in the Albuquerque and Rio Rancho metro area's long-term growth.

Investment Highlights

- Size & Scale: 9,673± acres plus expansion option
- Path of Growth: Bordered by Rio Rancho; <1 mile from Albuquerque city limits
- Strategic Location: Centrally positioned between I-40 and NM 550
- Unique Water Asset: One of the most significant and rare water rights in New Mexico
- Utility Access: Transmission lines for power and natural gas within one mile
- Buffer & Serenity: Santa Ana Pueblo along northern boundary
- Multiple Uses:
 - Residential & Commercial Development
 - Technology/Data Centers
 - Municipal water supply partnerships
 - Continued agricultural/recreational use

Conclusion

This property is a generational investment opportunity-combining unmatched scale, location, and resources. With Albuquerque and Rio Rancho growth converging at its doorstep, coupled with a once-in-a-lifetime water right and millions already invested in groundwork, this project is poised to be the centerpiece of the region's future development.



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LISTING REPRESENTATIVE

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NOTES

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**brgranches.com**

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