

## **Rio Del Oro, Belen, NM, 2 side-by-side 0.25 acre lots on the corner, United States**

### **DISTINGUISHED PROPERTY FEATURES:**

I am open.

The two adjacent lots are located in the Rio Del Oro subdivision which is on of the Rio Communities. The Communities are conveniently located only a short distance from the city of Belen, the county seat of Los Lunas, Interstate 25, and Albuquerque. The Rio Del Oro subdivision is an under-developed community. It is just east of the town of Belen, which is rapidly becoming a bedroom community to the city of Albuquerque. The main population of the area is along the I-25 corridor. The Rio Communities lie along the east side of this corridor. This area is now poised to explode! Facebook's new multi-billion-dollar data center complex in Los Lunas opened in 2019. Four buildings are already complete, two more are under construction, and \$40 billion in construction bonds have been issued so that another six buildings can be added. A new Interchange off of I-25 is in the works. This project in conjunction with a new east-west corridor (Morris Road Alignment) will connect I-25 to State Highway 314, across the Rio Grande River and then on to State Highway 47 where these Rio Communities are located. The bypass will make the Rio Communities more accessible and create more traffic through the area. The new Senior Economic Developer for Los Lunas has stated that one of her priorities is to work in partnership with Belen, the Rio Communities, and Socorro to create a regional economic ecosystem. The Rio Communities are currently the last large vacant tract of land in the area and with easier access, growth will be coming this way! Property Highlights Individual Lots Approximately 0.25 Acre Each Fantastic Manzano Mountains Views Exciting Area Near Belen And Los Lunas Approximately 5,000 Feet Elevation, Great Weather Power & Water These properties are off grid with no available utilities. Although utilities might be nearby, they have not yet been run to these exact properties. View parcels here: <https://arcgisce2.co.valencia.nm.us/parcelmap/>

### **MORE INFORMATION**

#### **Swap for**

Any State Swap Type : Can add cash, Swap even, Bitcoin accepted, Owned free and clear, Can add other assets

Name **Lysa**