

Presenting Two  
Master Planned Communities in  
RIO RANCHO, NEW MEXICO

# CITY/CAMPUS CENTRE and PASEO GATEWAY



- ✘ **Paseo Gateway and City/Campus Centre are Master Planned Communities** within the City of Rio Rancho, New Mexico. The two areas contain almost 1,600 acres within the developing central core of Rio Rancho.
- ✘ **Paseo Gateway** contains approximately 1,030 acres of multiple use, zoned and platted land. It is centrally located in the community and has within its boundaries a \$109 million public high school which opened in the fall of 2009.
- ✘ **City/Campus Centre** contains approximately 540 acres and is the home of the 140 acre University of New Mexico West Campus, the 60 acre UNM Sandoval County Regional Medical Center, the new Central New Mexico Community College Campus, Rio Rancho City Hall, the Santa Ana Star multi-purpose arena, and a 217,000 square foot Hewlett Packard facility.

Primary access to the area is via Paseo Del Volcan, a new limited access highway which is completed along the south boundary of the properties and under construction to its connection with NMSR 550 approximately 3 miles to the northeast. This phase, scheduled for completion in late 2010, is expected to add initially as many as 20,000 cars per day along the south boundary of **Paseo Gateway and City Centre**. Ultimately, Paseo Del Volcan is planned to connect to I-25 both north and south of Albuquerque and I-40 west of Albuquerque forming a loop road.

The New Mexico State Land Office owns approximately 589 acres of land within Paseo Gateway and 147 acres in City/Campus Centre which are under planning and development leases held by our partnerships. The process of bringing the property to market is defined in New Mexico State Law, and the property will be made available via an auction process at a time agreed to by the State Land Office and the Lessees.

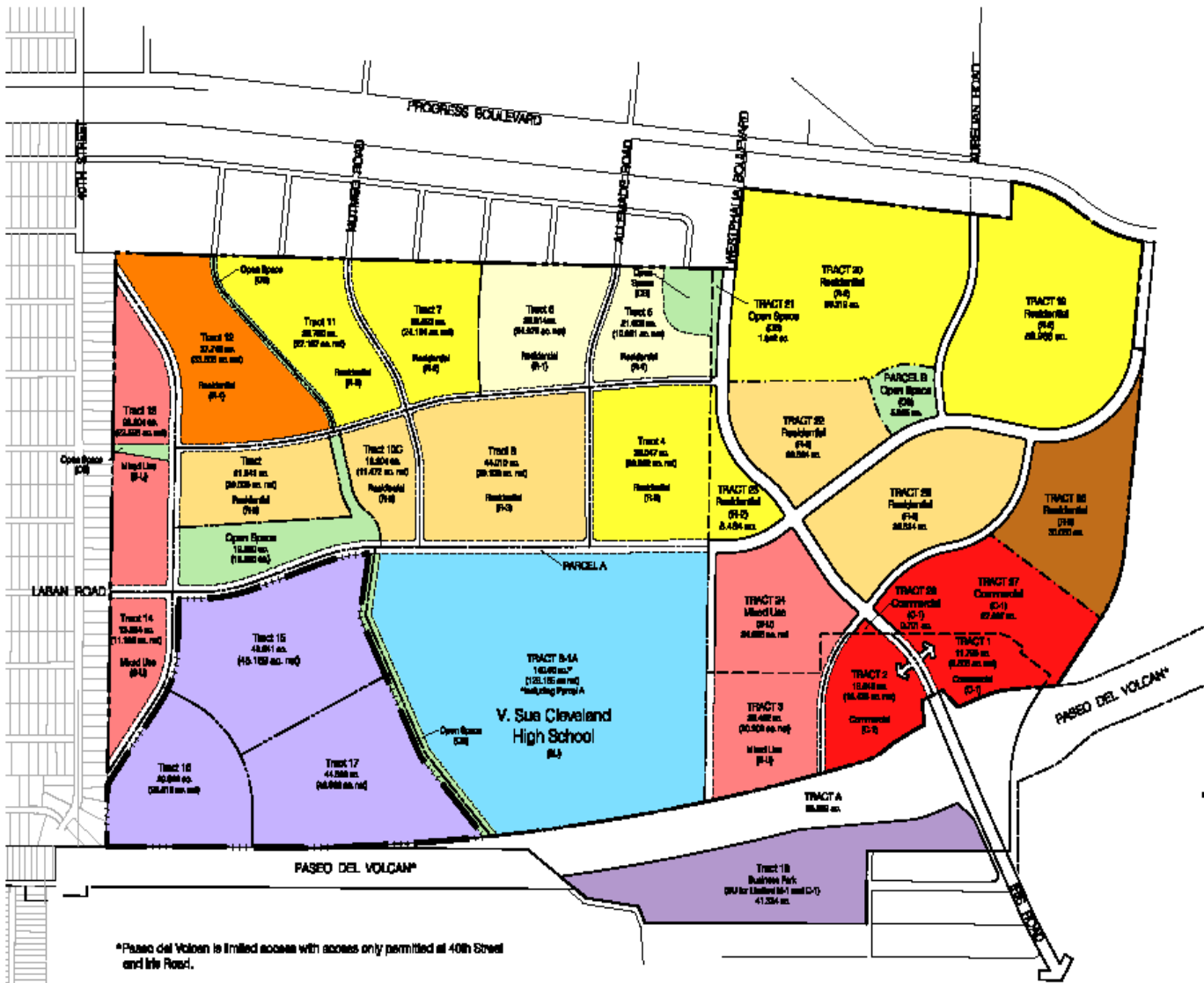
Presented by:



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[www.wwrealty.com](http://www.wwrealty.com)



- Residential (R-1)
- Residential (R-2)
- Residential (R-3)
- Residential (R-4)
- Residential (R-6)
- Mixed Use (MU)
- Commercial (C-1)
- Light Industrial (M-1)
- Business Park (BU)
- Education/V. Sue Cleveland High School (SU)
- Community Center (SU)
- Open Space (OS)

# PASEO GATEWAY

LAND USE / ZONING

Prepared For: Rio Rancho Public Schools  
 New Mexico State Land Office  
 GSL Properties, Inc.  
 AMREP Southwest

Prepared By: Consensus Planning, Inc.  
 Huff-Zollars, Inc.

\*Paseo del Volcan is limited access with access only permitted at 40th Street and I-40 Road.

Rio Rancho City Hall



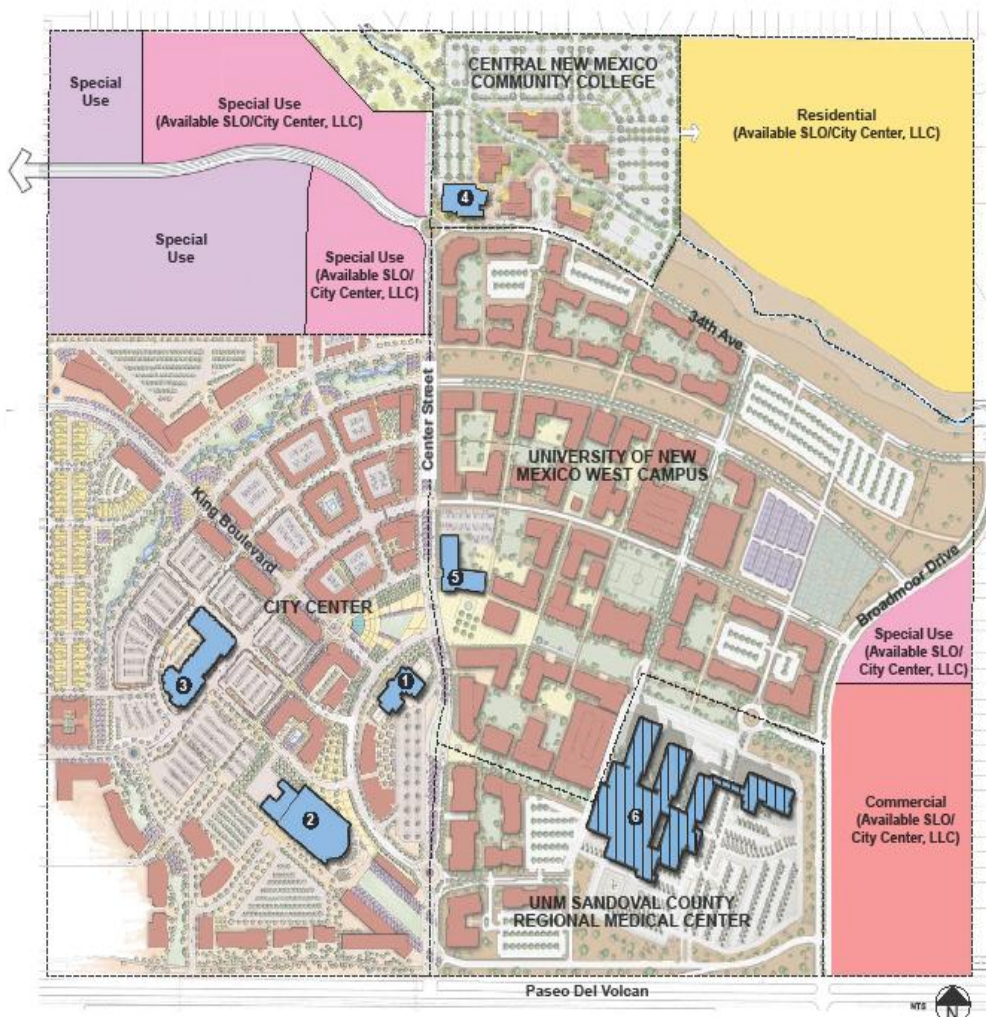
Santa Ana Star Center - Multi Purpose Arena



Hewlett Packard



Image credits: City of Rio Rancho's Website (www.ci.rio-rancho.nm.us/), City Center Master Plan, University of New Mexico West Campus Master Plan, UNM Medical Center Master Plan, and Central New Mexico Community College Master Plan.



CNM Phase I Building

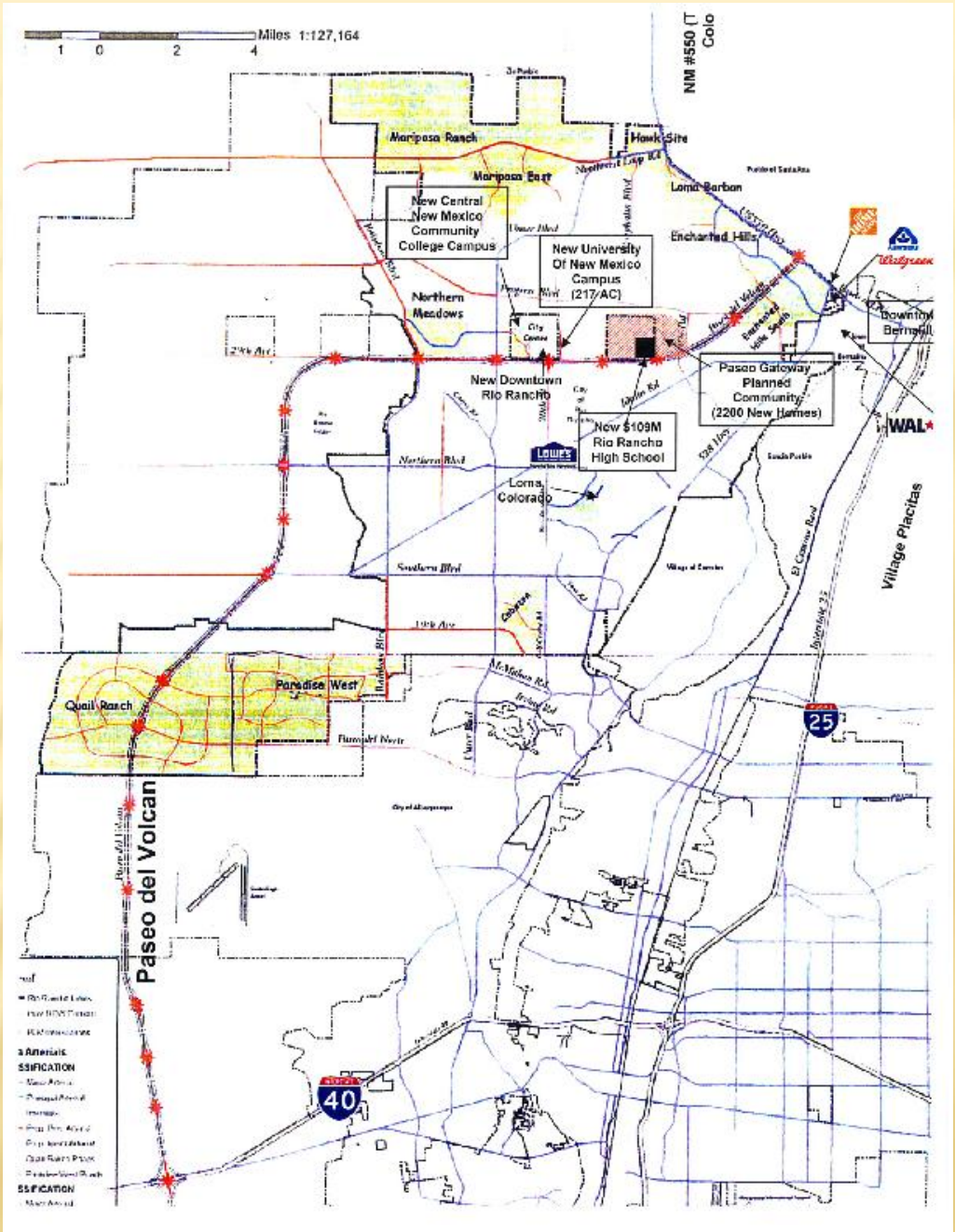


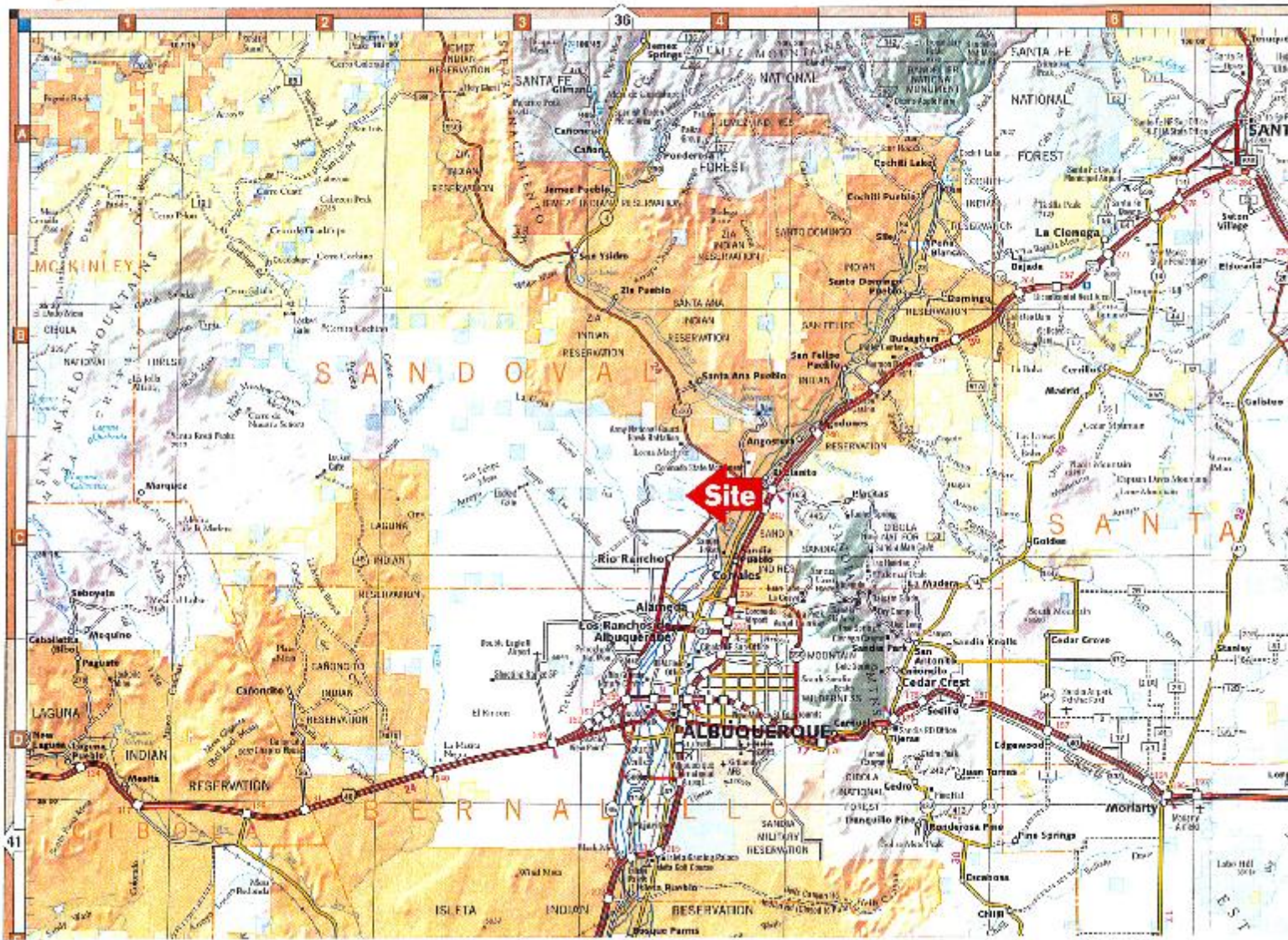
UNM Phase I Building



UNM Hospital - Currently under Construction







The State owned property in Paseo Gateway consists of approximately 533 acres of zoned property, and the Paseo Del Volcan right-of-way of approximately 56 acres. The zoned SLO property consists of the following:

<b>1. Residential</b>	<b>272 acres</b>
<b>2. M-1 Light Industrial</b>	<b>165 acres</b>
<b>3. Commercial and Special Use</b>	<b><u>96</u> acres</b>
<b>Total acreage available</b>	<b>533 acres</b>

The State owned property in City/Campus Centre consists of approximately 147 acres of zoned property.

<b>1. Residential</b>	<b>65.5 acres</b>
<b>2. Commercial</b>	<b>31.8 acres</b>
<b>3. Special Use</b>	<b><u>49.4</u> acres</b>
<b>Total acreage available</b>	<b>146.7 acres</b>

Both Paseo Gateway and City/Campus Centre have been annexed and zoned by the City of Rio Rancho, and an agreement to provide water and sewer service was obtained in April of 2007. The properties have been cleared of all known archeological sites and approved for development by the State Historical Preservation Office as of mid-2007.