

**EXPERIENCE OUR GREAT INVESTMENT OPPORTUNITIES!!!**  
**RIO COMMUNITIES ECONOMIC DEVELOPMENT**

If you are a new, expanding, relocating and expanding business, our Economic Development Commission and our elected government officials are ready to help you become successful and prosper. From site election and incentives to attract business funding and management support, our municipality is ready to discuss how to launch your business.

**STATE-WIDE ECONOMIC DEVELOPMENT PARTNERSHIPS**

The City of Rio Communities has great communication and works closely with the Albuquerque Regional Economic Alliance (AREA), the New Mexico Partnership and the State of New Mexico Economic Development towards business recruitment of Economic based companies.

**OUR MARKETING EFFORTS**

The City of Rio Communities has an aggressive marketing and recruiting plan to attract businesses. Through business announcements and press releases to the media and with a stand lone Economic Development Website and utilizing social media the City of Rio Communities is poised for Endless Opportunities!

**OUR ECONOMIC DEVELOPMENT INCENTIVES**

The state of New Mexico offers some of the most aggressive economic development incentives in the State of New Mexico to attract businesses. Further, the City of Rio Communities has created local incentives to make our community more competitive to attract new businesses.

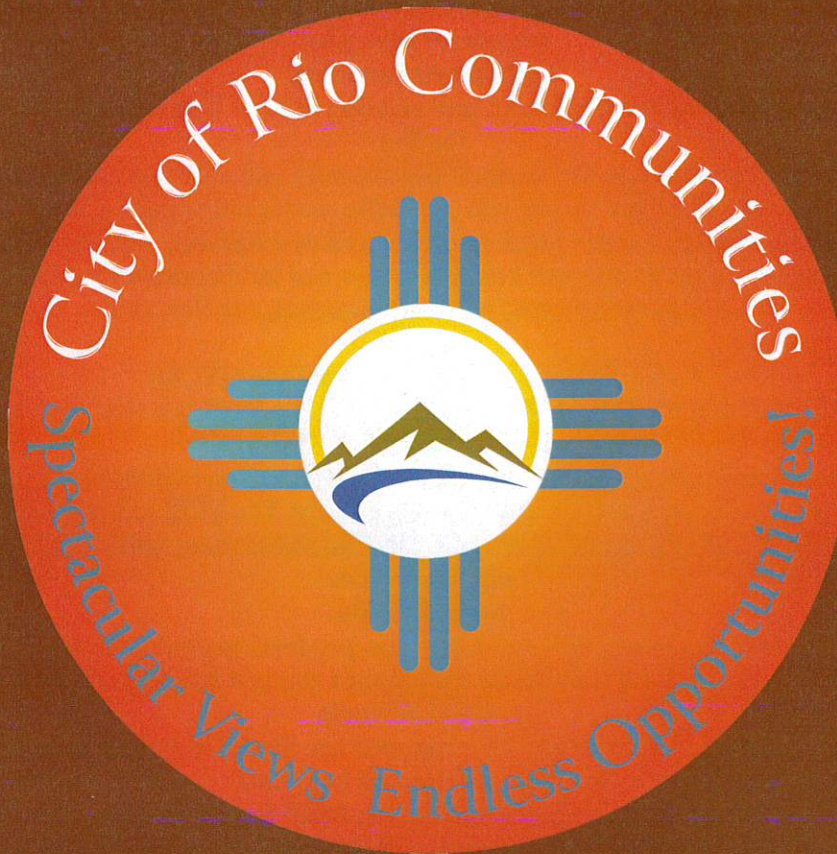
State

- Jon Training Incentive Program
- High Wage job Credit
- Industrial Revenue Bonds (IRB)
- Rural jobs Tax Credit
- Manufacturers Investment Tax Credit
- Local Economic Development Act (LEDA) (Gap Funding)
- Local Economic Development Act (LEDA) for retail attraction.

Local

- Impact Fee Deferral Program
- Water /Sewer Installation Program
- Fee Reduction and Waivers.
- Site Access Road Improvements

\* Not available for Retail Sector



**The City of Rio Communities**

**480 Rio Communities Blvd**

**(505) 861-6803 (Office)**

**(505) 362-3193 ( cell)**

**riocommunitiesedc.net**

**BE PART OF ENDLESS OPPORTUNITIES!**

**RIO COMMUNITIES,  
NEW MEXICO**

**SPECTACULAR VIEWS,  
ENDLESS OPPORTUNITIES**





# Why Rio Communities?

If you want to start, expand or relocate your business, the City of Rio Communities will help your business succeed and prosper. From site selection to local and state economic development incentives offered to businesses, Rio Communities is poised for endless opportunities. The City of Rio Communities has plenty of space being mostly in an Opportunity Zone, Rio Communities with its progressive government body is business friendly and will set down with prospective businesses so they can become successful!

## Quality of Life

- The City of Rio Communities embraces long term, history, culture, traditions with its Spectacular Views!
- Creating a safe growing community with various affordable housing options close to many state-wide attractions in the State of New Mexico.

## New Mexico

New Mexico offers a multiple of cultural, historical and outdoor attractions, including historic plazas and pueblos, national parks, skiing and the International Balloon Plaza.

## Proximity to Albuquerque

Rio Communities is located east of Interstate 25, just 30 miles south of the Albuquerque Sunport (Airport) and the Albuquerque MSA 900,000 population.

"Rio Communities is a rising star in the State of New Mexico community comprising of a stable, safe and thriving community. Rio Communities is surrounded by prime real estate making it a desirable location for development. With the support of our progressive governing body, our city is dedicated to ensuring the needs of the community by building a strong foundation for economic success"

Mayor Josh Ramsell, City of Rio Communities

### Economic Development Sectors

Rio Communities is proactively recruiting the below targeted Economic Development sectors. Our goal is to develop these economic development clusters that align with our community assets and generate high income, economic base jobs.

#### Light Manufacturing

Rio Communities has an adjacent and existing base of light manufacturing in the Rio

Grande Business Park to the south of the city with rail access to move cargo in out of the business park along with available resources, capacity, land, infrastructure, transportation, logistics and workforce training. The Rio Grande Business Park containing over 200 acres of vacant land contains the following companies such as Aristech, Clariant, Air Nov and Mesa Oil.

#### Valencia County Business Incubator (VCBI)

Headquartered in the City of Rio Communities. The VCBI is a vital resource for start-up

businesses in Valencia County. The VCBI will attract innovative start-up businesses to be located and stay in Valencia County. The VCBI offers resources such as financial assistance, business space, business mentorship and marketing assistance.

#### Digital Media

New Mexico is one of top film and television production centers in the U.S with the state making digital medial development a top priority on campuses such as UNM Valencia

Campus. A lot of movies and TV programs are filmed in Valencia County.

#### Transportation and Logistics

Easy established access to Interstate 25, the BNSF facility in Belen, the Certified BNSF Rail Park in Los Lunas and the New Mexico Rail Runner. Access. The City of Rio Communities is well positioned to support other companies to

expand their manufacturing, warehousing, industrial and logistics operations.

#### Education

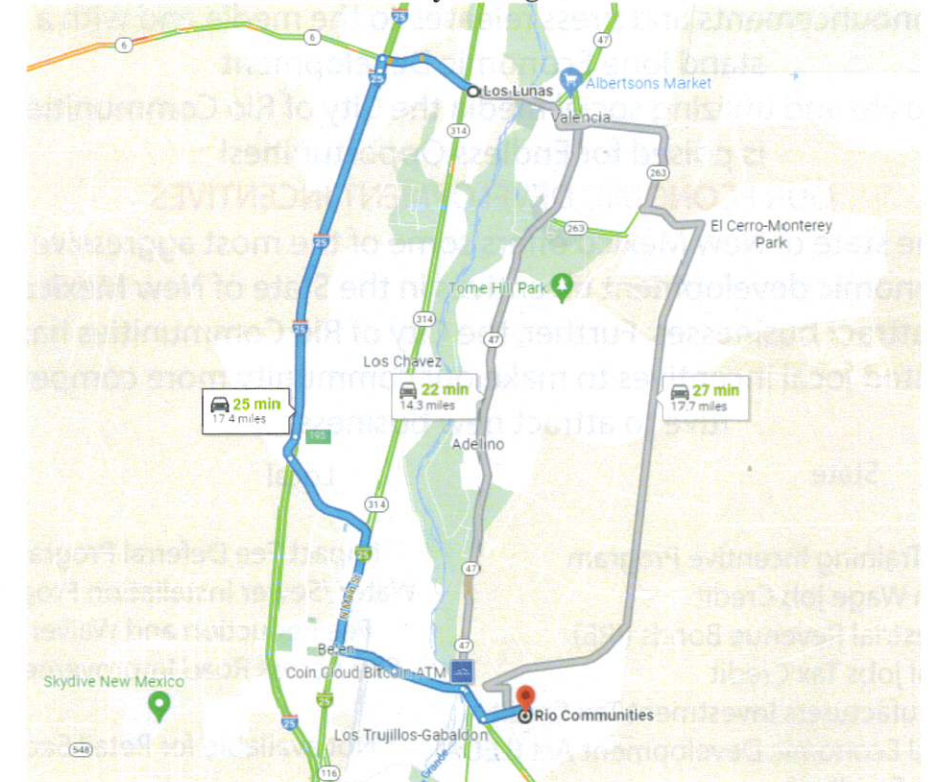
UNM Valencia Campus, the New UNM Workforce Campus (Los Lunas) with a concentration on the trades, UNM Main Campus (Albuquerque) New Mexico Tech (Socorro), Central New Mexico Community College CNM (Albuquerque), Los Lunas High School, Belen High School and the School Academy (SODA).

#### Retail

The City of Rio Communities goal is to build a thriving retail business sector. With an average daily traffic count on Highway 47 of 11,600 vehicles, Highway 304 of 12,800 vehicles and interstate 25 to the west of 50,000 vehicles the City of Rio Communities is an emerging location for retail businesses that is seeking high visibility. The retail target area is 62,000 people including Belen, Socorro, Mountainair, the unincorporated areas of Valencia County (population 82,000) and the City of Rio Communities (pop 5,700)

## At A Glance

- Population: 4,779
- Immediate Trade Area: 65,195
- Valencia County Pop: 85,000
- Albuquerque MSA: 900,000 people
- Opportunity Zone: Over 90% of the parcels in the municipality.
- Land: 3,250 acres with infrastructure
- Traffic Counts 12,800 NM 309 /Reinken East
- Traffic Counts: 11,600 Hwy 47 /Monzano South
- Traffic Counts: 3600 Hwy 304
- Interstate 25: 50,000 average daily north/south vehicles
- Airport: Albuquerque International Sunport
- Rail Transportation: BNSF Central New Mexico Rail Park and BNSF Depot in Belen.
- Commuter Rail: New Mexico Rail Runner Express (to Albuquerque and Santa Fe)
- Education: UNM Valencia Campus, UNM Workforce Campus-Los Lunas, UNM Main Campus-Albuquerque, New Mexico Tech - Socorro and CNM Community College.



The City of Rio Communities works hard to help residents and business owners become successful!