

For Sale | Industrial Development Land

1st Valley



451 Pioneer Pl | Las Cruces, NM 88011

Listing Overview

Lot Size	Price
± 2.92 Acres	\$3.45/sf
± 4.91 Acres	\$3.37/sf
± 1.0 Acre	\$4.90/sf

These industrial parcels are located near I-10 and are immediately adjacent to Amador Avenue, one of two major industrial corridors on the west side of Las Cruces.

- 1.0 to 7.83 acres available
- Zoned PUD for M-1 users
- Much of the engineering and design is complete
- Fiber optic cable nearby and available
- Comcast in street; 100 MB speed

Jacob Slavec, SIOR

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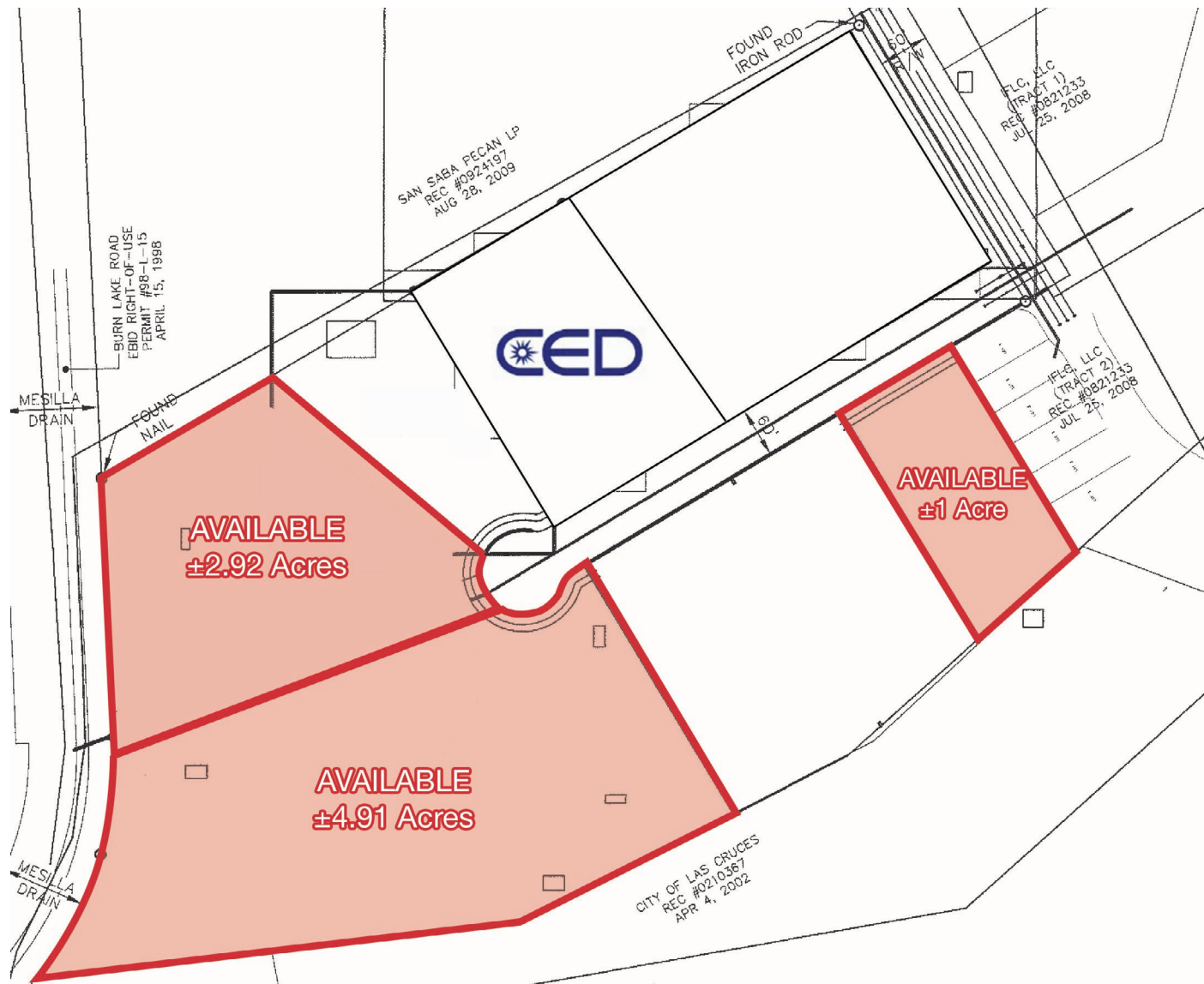
Cheryl Reome

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Site Plan



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Map



Nearby Traffic Counts:

Amador Rd	13,907 AADT
Valley Rd	14,880 AADT
I-10	29,003 AADT

Source: NMDOT, 2024

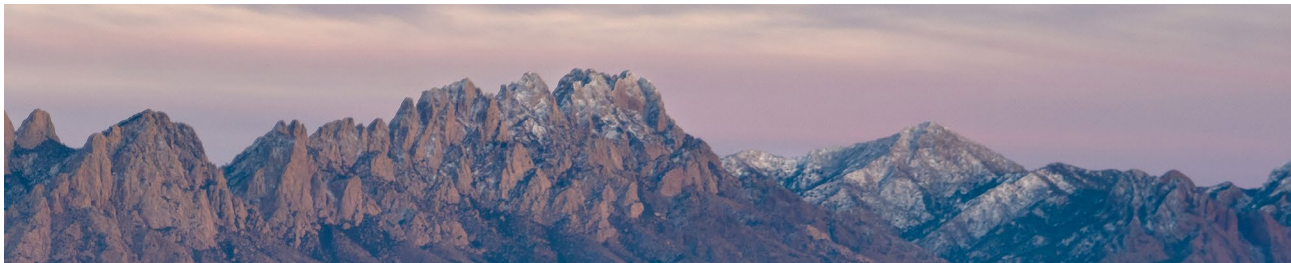
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Location Overview

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Awards & Recognition

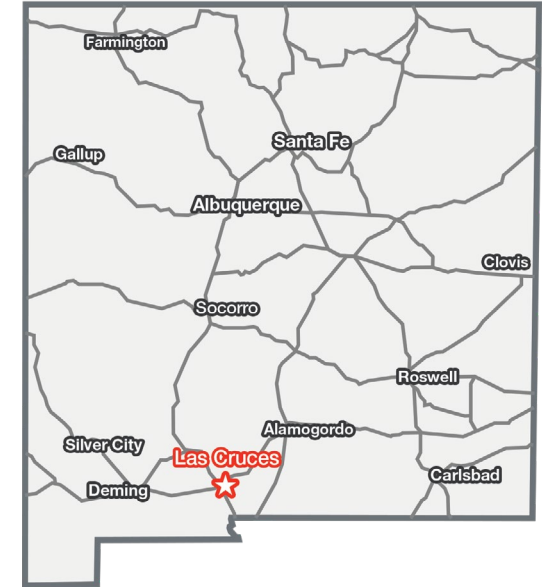
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com



Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022

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