For Sale | Vacant Commercial Lot

NAI 1st Valley



2287 N Main St | Las Cruces, NM 88001

Listing Overview

Price	$498,000
Lot Size	± 0.605 Acres
Zoning	C2 - Commercial Medium Density

- Prime Hwy 70/Main Street location; positioned between Madrid Avenue and Solano Drive, offering excellent visibility and accessibility
- Located near the City of Las Cruces' largest infill development, within the IDO - Infill Development Overlay District
- Ideal for office, retail, or food & beverage concepts
- Directly adjacent to HTeaO. Other nearby major retailers include Wells Fargo, Burger King, McDonald's, Albertsons, Dollar General, and more
- Located 1.5 miles from I-25, 1.1 miles from Downtown Las Cruces, and 0.7 miles from Three Crosses Hospital
- While offered for direct acquisition, this high-visibility site's versatile zoning also makes it a prime candidate for a build-to-suit land lease

For more information:

Steve T Mims, CCIM

575.642.5603 | steve@1stvalley.com

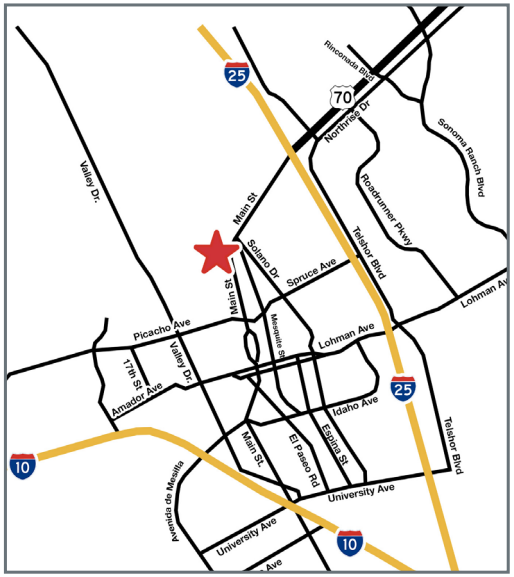
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com

Map

NAI 1st Valley
Commercial Real Estate Services, Worldwide.





Nearby Traffic Counts:

N Main St	25,398 AADT
N Solano Dr	11,116 AADT
Madrid Ave	5,915 AADT

Source: NMDOT, 2024

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Location Overview

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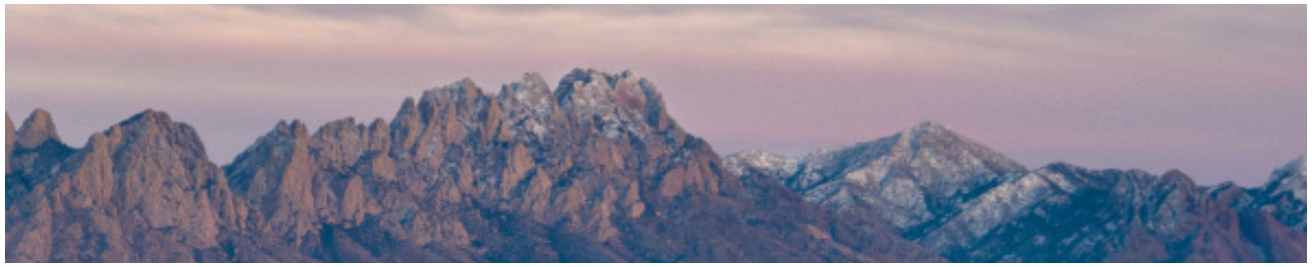
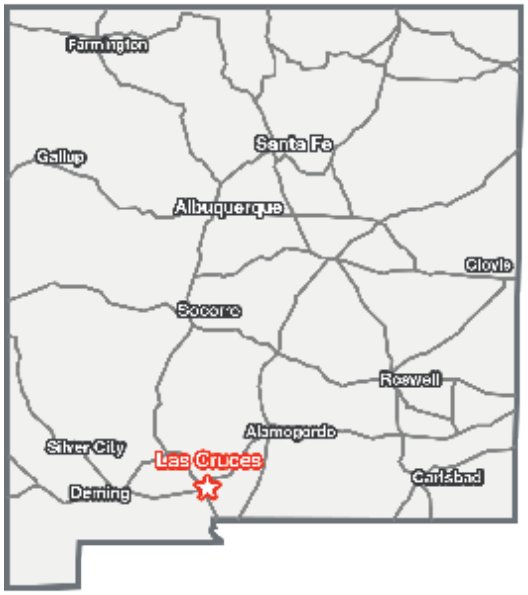
Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuhuan 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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