Land Lease or BTS | Commercial Land

NAI 1st Valley



Northrise Dr & Rinconada | Las Cruces, NM 88011

Listing Overview

Pricing	Contact Broker
Lot Size	Varies *More information on next page*
Zoning	C3

These prime commercial lots are situated in Las Cruces' fastest-growing retail and residential corridor. Positioned between the Metro Verde and Sonoma Ranch master-planned communities, the site offers exceptional visibility from Highway 70. Its proximity to major national retailers and multiple schools makes it an ideal location for businesses seeking high-traffic exposure in a thriving trade area.

- Located in Las Cruces' premier growth corridor
- Situated between Metro Verde and Sonoma Ranch communities
- High visibility and easy access from Highway 70
- Close proximity to Walmart Supercenter and national retailers

Jake Redfearn

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Available Lots

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Lot Title	Total Acreage
Lot 2A1B	± 1.00 Acre
Lot 2A1A	± 1.57 Acres
Lot 3A1	± 2.67 Acres
Lot 8A1	± 7.06 Acres
Lot 8C	± 2.00 Acres
Lot 19A	± 3.60 Acres
Lot 19B	± 2.17 Acres

Note: Property lines are approximate. For illustrative purposes only.

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Lots 2 & 3 Plat

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Map

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Nearby Traffic Counts:

HWY 70	20,721 AADT
Northrise Dr	8,261 AADT
Rinconada Blvd	4,732 AADT
Sonoma Ranch Blvd	13,745 AADT

Source: NMDOT, 2024

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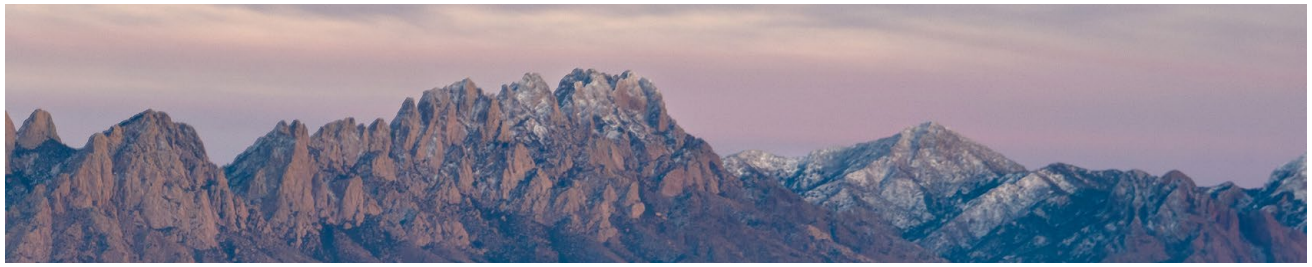
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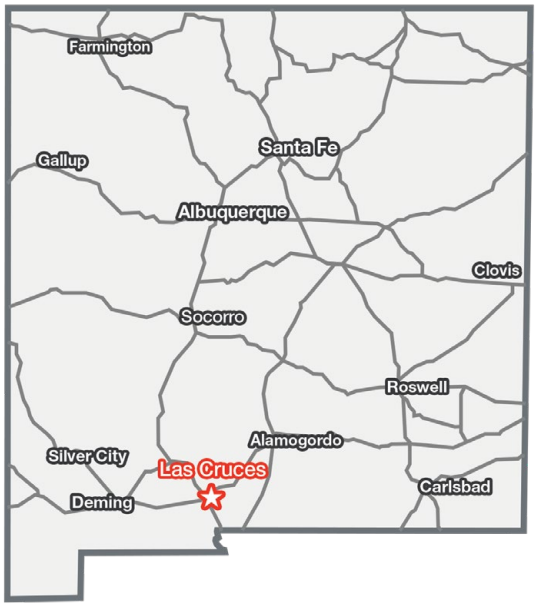
Location Overview

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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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