

FOR SALE | PRIME RETAIL / HOTEL PAD SITES

NAI 1st Valley
Commercial Real Estate Services, Worldwide.



2163 & 2182 Telshor Ct Las Cruces, NM 88011

This property is just off North Telshor Blvd, a main retail corridor connecting north and south Las Cruces. North Telshor merges with Northrise, leading to east Las Cruces. Both Telshor and Northrise have seen a significant growth in retail, hospitality, and restaurant use.

SALE PRICE

\$10.00 / SF

2163 TELSHOR CT

± 1.28 AC

2182 TELSHOR CT

± 1.90 AC

PROPERTY HIGHLIGHTS

- Owner will Build to Suit
- Close access to HWY 70 & I-25
- Total Land Size: 3.18 Acres
- Zoning: CR.S
- Excellent fit for hotel, restaurant, office, or other users benefiting from major traffic drivers in the area

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,790	69,349	130,901
AVG ANNUAL RETAIL SPEND	\$25,111	\$23,611	\$23,324
MEDIAN AGE	40.3	38.6	36.7
MEDIAN HH INCOME	\$76,252	\$64,341	\$63,326
DAYTIME POPULATION	8,055	70,120	139,214

For more information:

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Jake Redfearn

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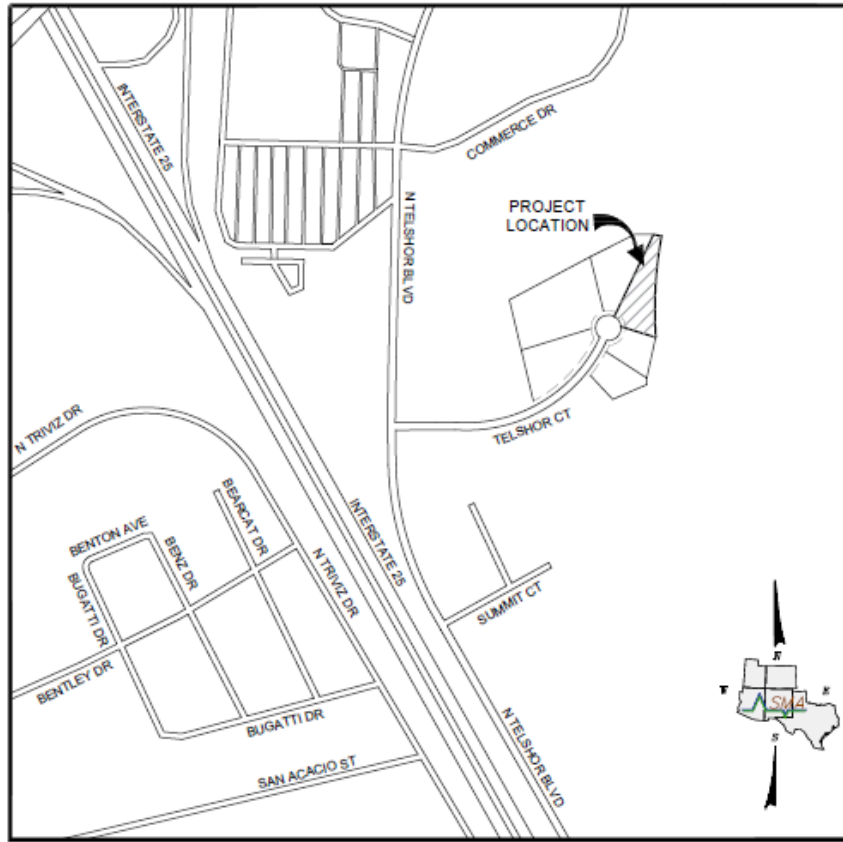
e: jake@1stvalley.com

Data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

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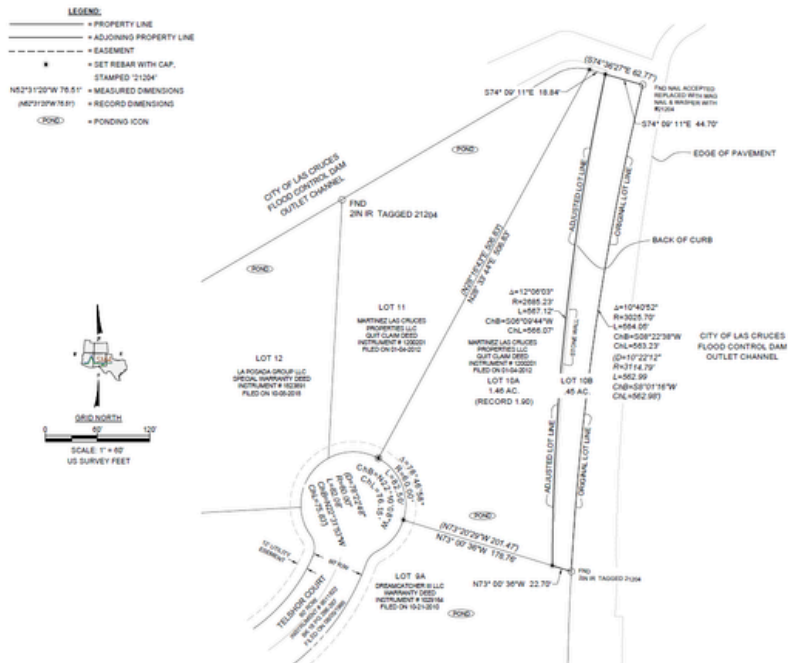
Survey

Not to scale; for illustrative purposes only.

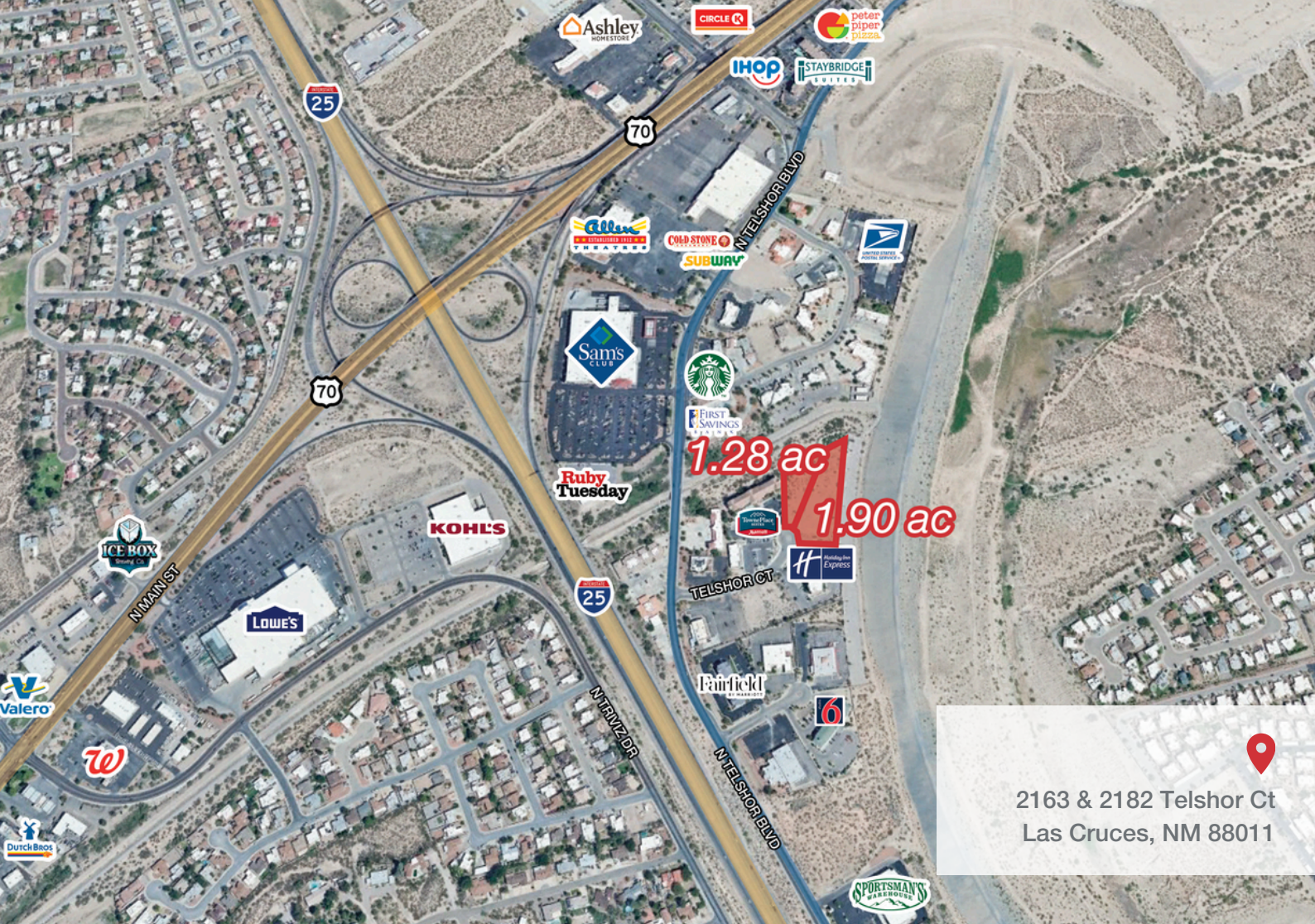


NORTHRISE BUSINESS PARK PARCEL No. 3 REPLAT No.5

BEING A REPLAT OF NORTHRISE BUSINESS PARK PARCEL No. 3 REPLAT No. 2 AMENDED
AS FILED MARCH 5, 1997 IN PLAT RECORD 18.P.0 548
LOCATED IN SECTION 32, TOWNSHIP 22S, RANGE 2E OF THE N.M.P.M.
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
ALTERNATE SUMMARY SUBDIVISION
OCTOBER 2023
1.91 AC±



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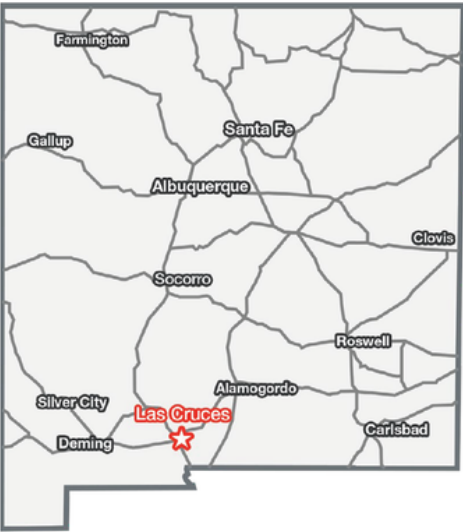
NEARBY TRAFFIC COUNTS

N TELSHOR BLVD	13,022 AADT
I-25	20,568 AADT
HWY 70	12,297 AADT

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Las Cruces, New Mexico



DOÑA ANA COUNTY	
POPULATION	229,091
MEDIAN HH INCOME	\$56,848
# OF HOUSEHOLDS	84,889

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 114,891 residents and is the county seat of Doña Ana County (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

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

AWARDS & RECOGNITION

- America’s Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: www.visitlascruces.com



Home to New Mexico State University, with ±36.7% of residents holding a Bachelor’s degree or higher.



A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.



Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.



Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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