FOR SALE
COMMERCIAL LAND

NAI 1st Valley
Commercial Real Estate Services, Worldwide.



Sonoma Plaza Parcels

Las Cruces, NM 88011

PRICING	$15.00/SF
LOT SIZES	Lot 2A: ±1.10 Acres Lot 2B: ±1.10 Acres Lot 2C: ±1.10 Acres Lot 2D: ±1.09 Acres

Sonoma Plaza Parcels offers commercial land for sale along Bataan Memorial East and US Highway 70 in Las Cruces, New Mexico, with convenient access from Sonoma Ranch Boulevard. Positioned between Metro Verde and Sonoma Ranch Golf Community, the commercial parcels provide strong visibility, build-to-suit options, and stubbed utilities for a range of commercial users.

PROPERTY HIGHLIGHTS

- Excellent visibility and access from US Highway 70
- All Utilities Stubbed to Lots
- Major Freeway Frontage
- Site is located between Metro Verde and Sonoma Ranch Golf Community - the two largest master planned communities in Las Cruces
- Nearby major retailers and chains include Burger King, Jack in the Box, Little Caesars, Popeye's, T-Mobile, Jersey Mike's, and more
- One mile away from a Walmart Supercenter-anchored shopping center



Parcel outlines are approximate; for illustrative purposes only.

For more information:

Jake Redfearn
575.635.5895 | jake@1stvalley.com

Cheryl Reome
575.644.9165 | cheryl@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.

Site Plan



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NEARBY TRAFFIC COUNTS

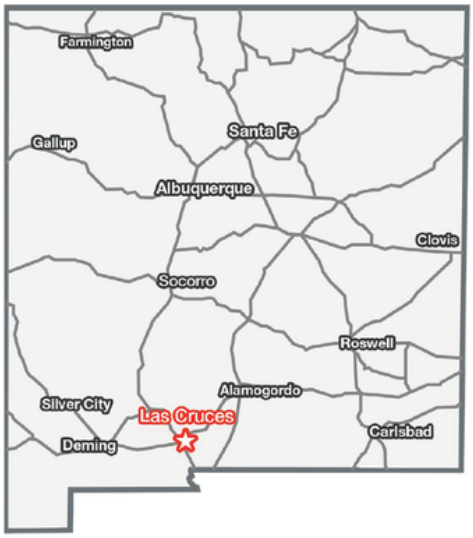
SONOMA RANCH BLVD	12,805 AADT
US HWY 70	44,681 AADT
BATAAN MEMORIAL E	20,990 AADT

Source: NMDOT, 2026

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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 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 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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1155 S Telshor Blvd Ste 100 | Las Cruces, NM 88011 +1 575 521 1535 1stvalley.com

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