

# 3 ACRES OF ECONOMICAL M-2 ZONED LAND

1007 Parkhill • Las Cruces, NM



**Sale Price: \$450,000**  
**Land Available: 3 Acres**

**Located on the  
Highway 70 & I-25 Corridor**

## Overview

A great looking 3 acre M-2 zoned parcel located in a rapidly expanding area with a substantial amount of development and appreciation upside. The immediate area has seen a substantial growth in housing and commercial related development including but not limited to: call centers, storage unit growth, well established communications and engineering firms, and other well known regional business. The site is located in one of the few accessible industrial zoned pockets within the Highway 70 & I-25 corridor and is the most accesible. It is a great location if your company does business in close proximity to White Sands Missile range and beyond. The area infrastucture has also assisted with the site desirability with the pending opening of the Engler underpass scheduled to be completed by years end. The site will now be easily accesible to business and customer base from the North Valley of Las Cruces. The zoning and site dynamics are as flexible as you can possibly ask for. Please take advantage of this great opportunity.

### QR Code

Scan this image with your mobile device:



**Jacob Garland**  
Associate Broker  
575-202-0429  
jacob@steinborn.com

**Kary Bulsterbaum**  
Associate Broker  
575-639-1208  
kary@steinborn.com

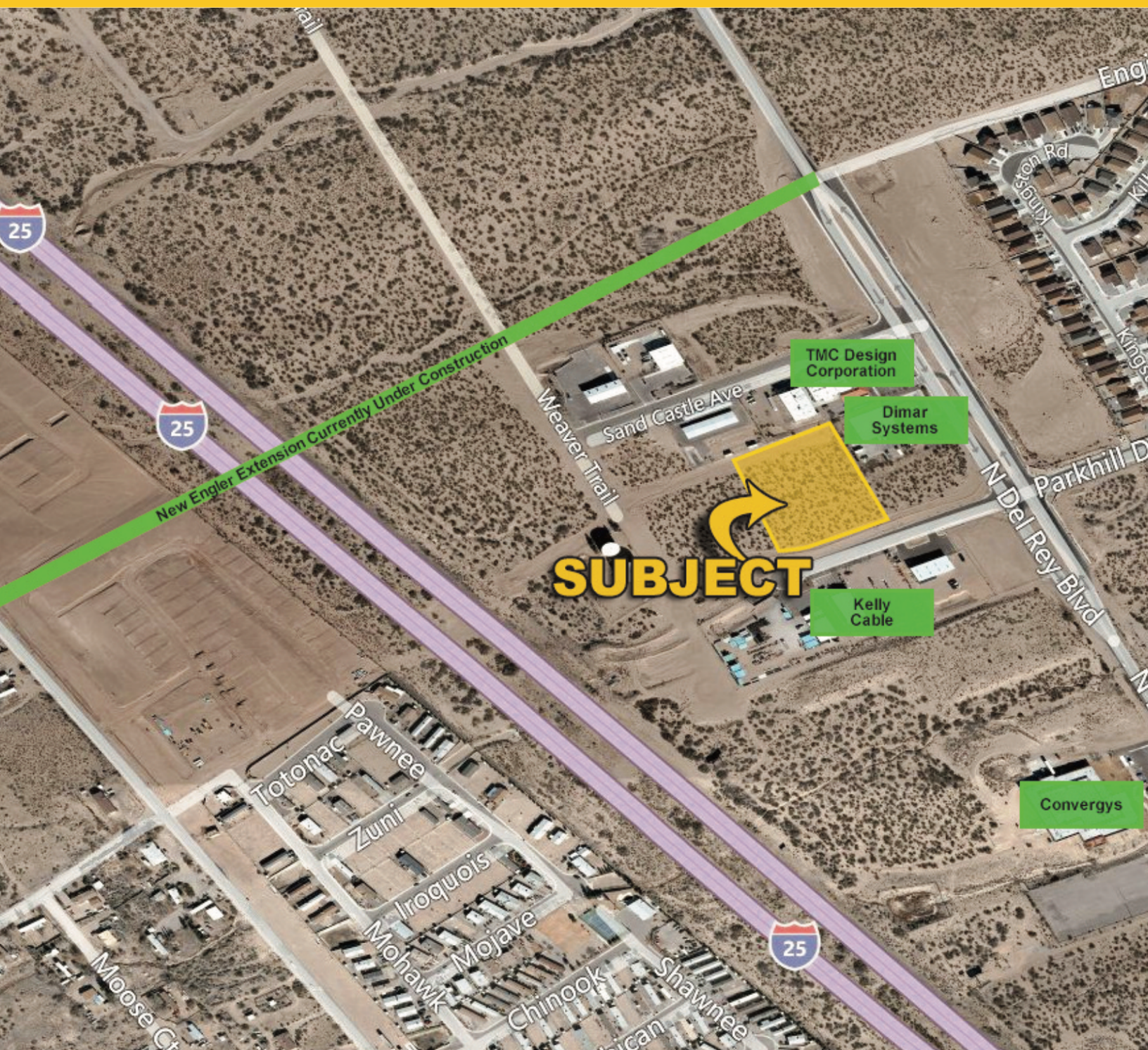
**Grady Oxford**  
Associate Broker  
575-642-3893  
grady@steinborn.com

141 Roadrunner Parkway, Suite 141 • Las Cruces, NM 88011 • (575) 532-2345



# AERIAL CLOSE UP

1007 Parkhill • Las Cruces, NM



**Jacob Garland**  
Associate Broker  
575-202-0429  
jacob@steinborn.com

**Kary Bulsterbaum**  
Associate Broker  
575-639-1208  
kary@steinborn.com

**Grady Oxford**  
Associate Broker  
575-642-3893  
grady@steinborn.com

141 Roadrunner Parkway, Suite 141 • Las Cruces, NM 88011 • (575) 532-2345