

# VACANT LAND FOR SALE SMART WALMART ANCHORED NEIGHBORHOOD LOCATION!



3995 Pegasus Rd, Las Cruces, NM 88011

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steinborn-tcncommercial-division

## PROPERTY FEATURES

This is an ideal location for neighborhood commercial concepts of all types. It is located at a significant intersection merging point where Rinconada & Sonoma Ranch Blvd intersect and is within an immediate proximity to the Rinconada Walmart. It is more directly centrally located in the affluent Sonoma Ranch and Morningstar Housing district and offers great access to the most attractive demographic base in town. It is a very flexible lot that can offer high profile & visible retail opportunities, neighborhood office, storage, and unique housing. The ability to create something unique here is abundantly evident and apparent from the start. The key facts within 5 minutes of the site include but are not limited to:

- 51% of the population base having a college bachelors degree or higher
- \$70,000+ median income per household
- Access to 2300+ employees
- A total daytime population of 8000
- 21% of the households having income between \$100-\$150k per household
- \$96,000 average household income
- 70% home ownership versus renter occupied
- Mostly couples with limited household sizes that are financially active
- A slightly older population that is approaching retirement
- 83% of the population has white collar employment

### RETAIL GAP AFTER RETAIL GAP IN TERMS OF DEMAND

This is truly a sound opportunity to be in the thick of a lot of sound elements. Give a call today to discuss.

**PROPERTY TYPE:** Vacant Land For Sale

**ZONING:** PUD

**TRAFFIC VEHICLE COUNT:** 9000

**HIGHWAY ACCESS:** HWY 70 & Sonoma Ranch Blvd. | HWY 70 & Rinconada Blvd.

**VISABILITY:** Good

**2.98 Acres Available**  
**\$1.3 Million Asking Price**

# AERIAL IMAGES

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**STEINBORN**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE

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