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PRIME LOCATION NEAR A REGIONAL SHOPPING CENTER



Opening the Door to Commercial Real Estate Excellence

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For Sale

NEC N. Main St. & W. Tierra Berrenda Dr. | Roswell, NM 88201

PROPERTY

AVAILABLE

Land: ±0.88 Acres

SALE PRICE

\$499,999 (\$13.00/SF)

ZONING C-2

- Community commercial zoning is ideal for restaurants, medical, office or retail uses

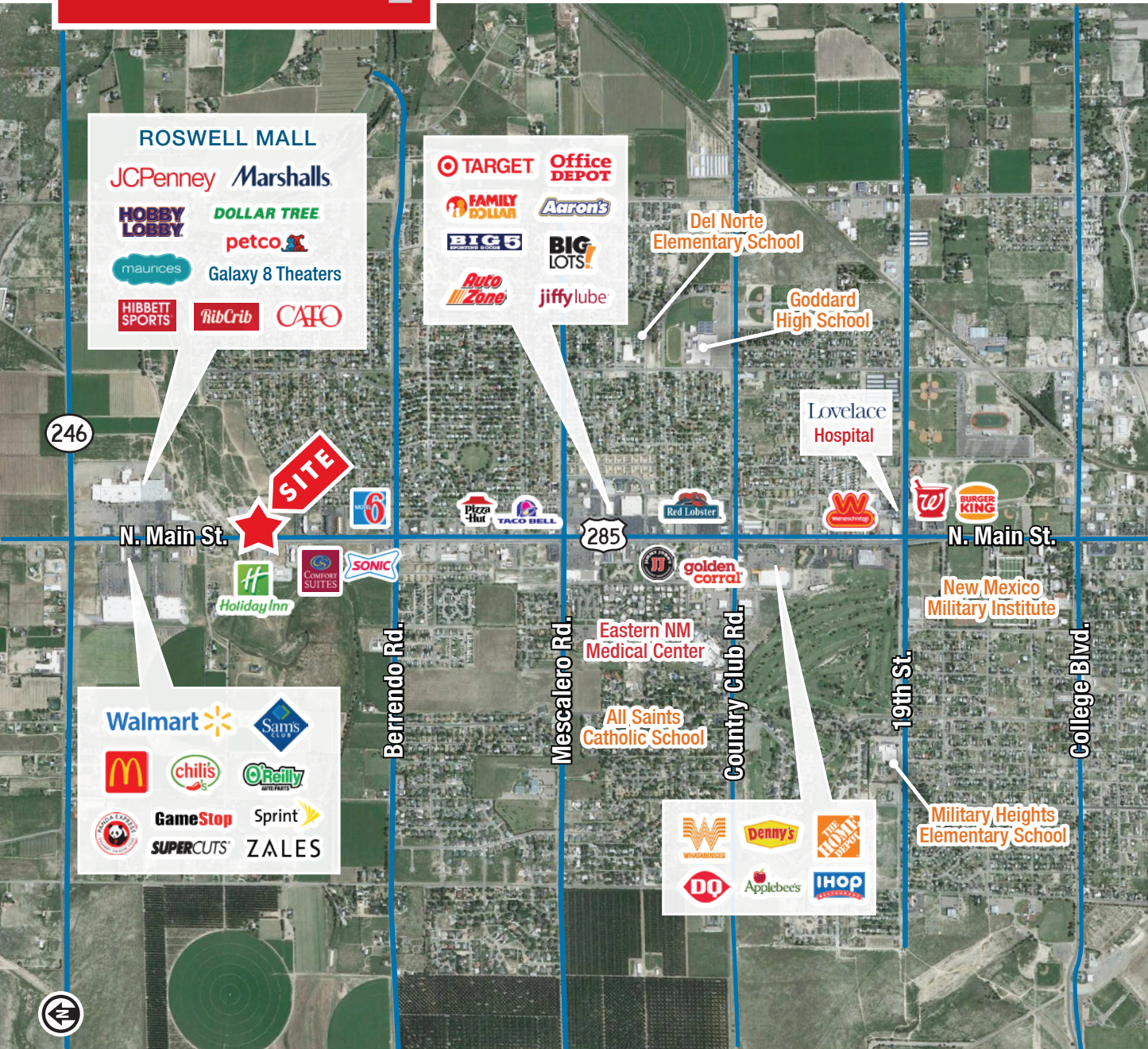
HIGHLIGHTS

- Vacant land with frontage and visibility on N. Main St.
- Near national brands like McDonald's, Texas Roadhouse, Discount Tire and more
- Immediate trade area is anchored by Walmart, Sam's Club, Hobby Lobby and the Roswell Mall
- Trade area has strong traffic generators that have a regional retail draw
- Level, pad-ready site with access to infrastructure in the street
- Property is part of a larger portfolio, see Advisors for details



For Sale

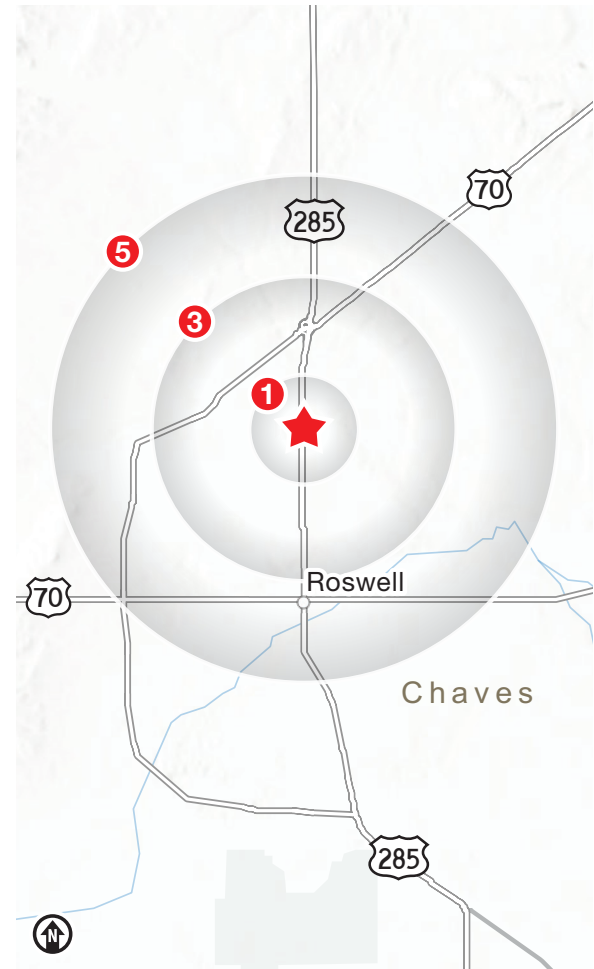
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,793	18,793	39,492
Average HH Income	\$107,670	\$89,704	\$79,174
Daytime Employment	2,250	8,162	16,734

2025 Forecasted by Esri



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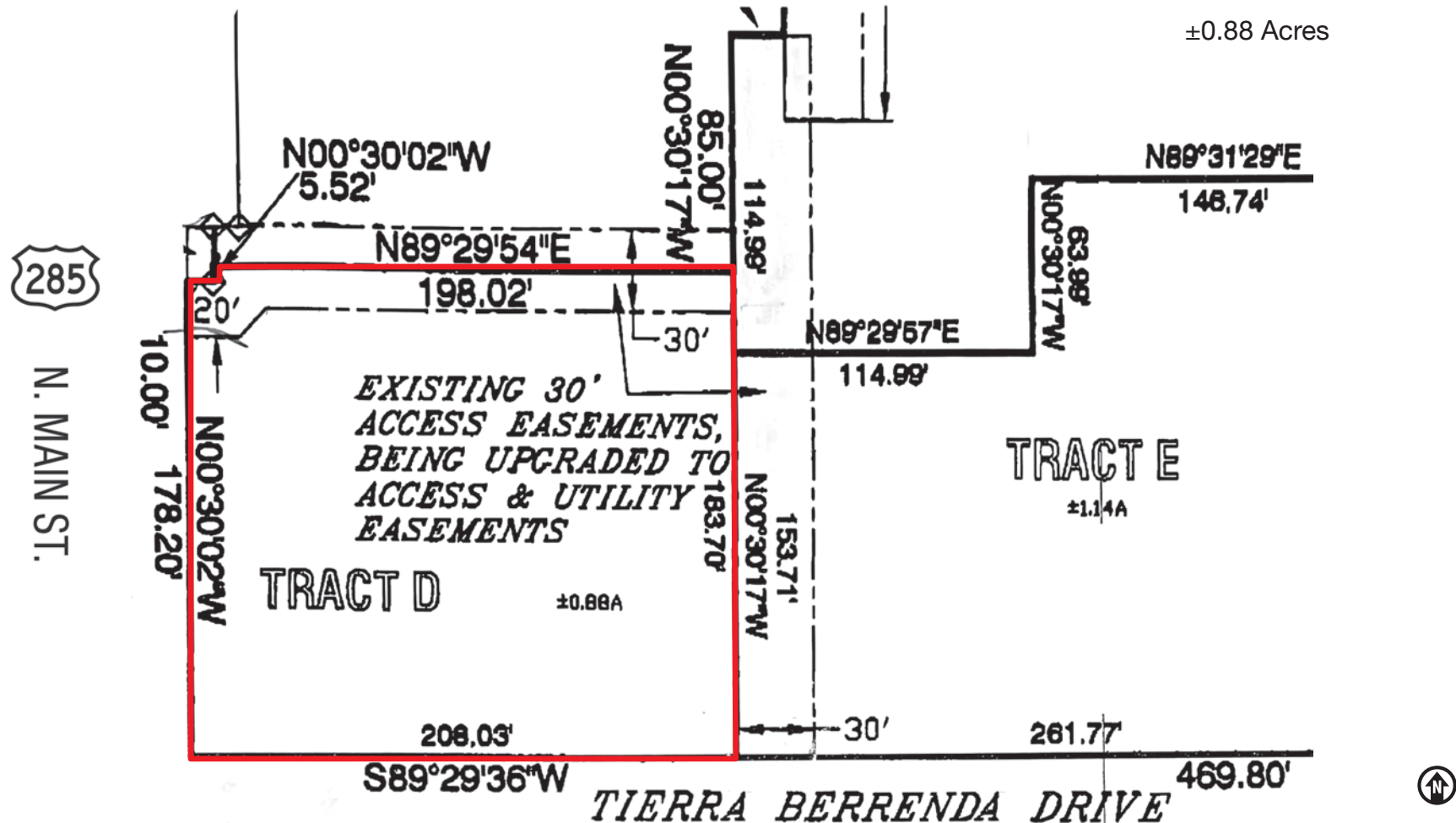
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SITE SURVEY

AVAILABLE

±0.88 Acres



ROSWELL | NEW MEXICO

Roswell is the seat of Chaves County and is a leader in the aviation industry. It's the home to the Roswell Aviation Center with one of the country's longest runways. Honda, Mitsubishi, and major airlines use the airport for testing, repairing, and repurposing aircraft. Workforce training programs support the aviation and advanced manufacturing industries, and ensure a steady talent pipeline for growing companies. At the edge of oil and gas country, Roswell has the infrastructure to support major industry, including renewable energy sources and a natural recharging aquifer fed by nearby mountains. The mountains also provide endless recreational opportunities, including the ability to ski in the morning and golf in the afternoon.



64,054
CBSA
Population



ROSWELL BY THE NUMBERS (ESRI 2025 Demographics)



47,483
City Population



17,740
Households



\$74,171
Avg. Household Income



\$42,636
Md. Disposable Income



1,673
Total Businesses



18,266
Total Employees

Roswell is home to the world's largest mozzarella cheese production facility.



Key Industries

- Agriculture/Food Processing
- Aviation/Training
- Oil & Gas
- Transportation, Logistics, Warehousing & Distribution
- Manufacturing

ROSWELL HAS A LARGE, SKILLED LABOR POOL

Roswell boasts a workforce of 19,659 with 18,414 of that number actively employed. The availability of skilled labor both coming out of the local colleges and area commuters is one of the greatest business assets the area has to offer.



Higher Education



Roswell has been the home to New Mexico Military Institute since 1891 and has nearly 1,000 cadets.

THE ROSWELL INCIDENT

For 4 days each summer, over 150,000 tourists descend upon Roswell, transforming it into a carnival-like scene of food carts, costume contests and booths brimming with alien collectibles at the annual UFO Festival.

