

# TRACTOR SUPPLY ANCHORED LOT OPTIONS!

## OFFERING SUMMARY

## FOR SALE:

\$260,000 -  
 \$350,000/AC

AVAILABLE SPACE:  
 1 - 24 ACRES

4 AVAILABLE PARCELS

WILL DIVIDE

\$6 - \$8 PER SQ FT

GROUND LEASE &  
 BUILD TO SUIT  
 OPTIONS AVAILABLE



**3999 Bataan Memorial West** Las Cruces, NM 88012

Tractor Supply is coming to the Las Cruces East Mesa. This is an opportunity to located your business and organization at the door step of a sound national anchor and take advantage of a location with a variety of zoning flexibility. This location is for sale along with an ownership willing to explore ground lease and build to suite options. Four specific lot options are available and division of the property for sale will also be considered. The location is part of a 28 acre masterplan and is located in the fastest growing area of Las Cruces. The development of specialized space that offers flexibility in use is highly recommended. Development Opportunities would include but not be limited to:

- \* Government Contractor Business Offices and Warehouses
- \* Retail/Warehouse
- \* General Warehouse
- \* General Construction Business Offices & Warehouses
- \* Child Care Facilities
- \* Moving, Storage & Related Business
- \* Automotive Concepts
- \* Home Improvement, Building Materials, Landscaping & Related Industries.
- \* Engineering Offices
- \* Indoor/Outdoor Recreational Concepts

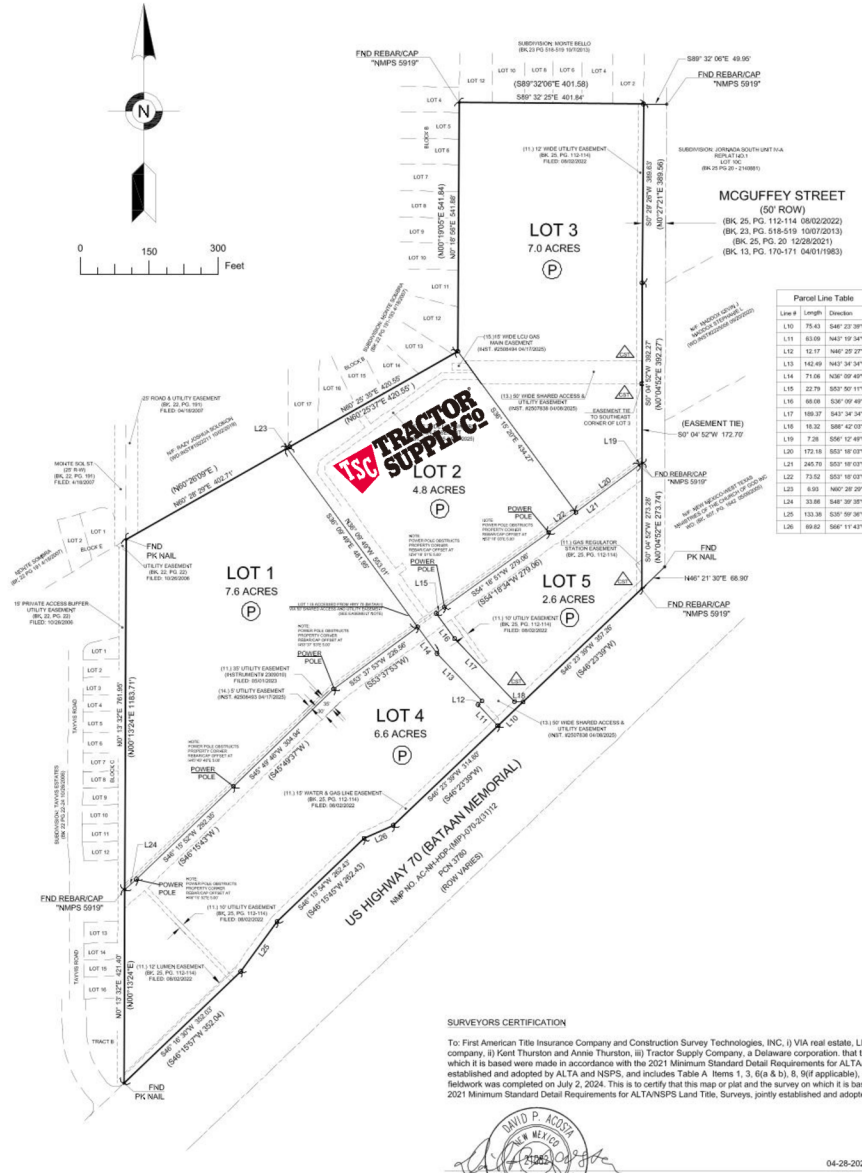
The high proportion of younger families that dominate the 5 minute radius lifestyle would indicate that unique discount stores and unique housing supply concepts are also worthy of consideration at the site. The immediate area is also dominated by well tenured home owners for which home improvement is a high priority. The overall opportunity and flexibility is an excellent opportunity. Give us a call to discuss and we appreciate your consideration.

## FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate  
 Kary Bulsterbaum  
 141 Roadrunner Pkwy, Ste. 141  
 575-639-1208 | kary@steinborn.com



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