

**Walmart**  
Save money. Live better.



**CONOCO**



Site ±1.0 Acres

W. Main Street (US 82)

**SALE**

# One Acre Commercial Land

2607 W MAIN ST  
Artesia, NM 88210

W. Quay Ave



Harvest  
Fellowship



S. 26th Street



Faith  
Baptist  
Church

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$261,360
<b>PRICE / SF</b>	\$6.00 / PSF
<b>LOT SIZE:</b>	±1.0 Acres (Approx. 43,560sf)
<b>FRONTAGE</b>	±120'
<b>ZONING:</b>	Commercial C-1, City of Artesia

## PROPERTY OVERVIEW

Approximately 1.0 acre of commercially zoned land along W. Main Street in Artesia, New Mexico. The intersection of S. 26th and W. Main is a key intersection in town. The subject property is just west of S. 26th and is considered centrally located. Main Street is the major east west thoroughfare in Artesia. The City of Artesia Municipal Complex is ½ mile to the west, Fenn's Grocery, Artesia High School, and key retail are to the east. Walmart Supercenter is 1/3 of a mile north of the subject property along N. 26th.

## PROPERTY HIGHLIGHTS

- Frontage along W. Main (key east/west thoroughfare in Artesia).
- Join Popeye's and Mavericks at this intersection.
- Positioned between major traffic generators - Municipal Complex, Walmart Superstore, Artesia High School home of the Bulldogs.
- Commercial (C) Zoning
- Frontage on Quay Avenue as a secondary ingress/egress to the site

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## CLOSE IN AERIAL



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# HIGH UP AERIAL



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## DEMOGRAPHICS

	5 miles	15 miles	25 miles
<b>Census 2020 Summary</b>			
Population	17,279	19,634	24,713
Households	6,392	7,244	8,561
Average Household Size	2.67	2.69	2.79
<b>2023 Summary</b>			
Population	17,339	19,736	24,693
Households	6,474	7,313	8,639
Families	4,441	5,050	6,038
Average Household Size	2.65	2.67	2.76
Owner Occupied Housing Units	4,268	4,972	5,970
Renter Occupied Housing Units	2,206	2,341	2,669
Median Age	37.6	38.0	37.7
Median Household Income	\$60,079	\$61,252	\$59,837
Average Household Income	\$92,083	\$93,719	\$90,330
<b>2028 Summary</b>			
Population	17,405	19,776	24,652
Households	6,579	7,420	8,745
Families	4,486	5,093	6,075
Average Household Size	2.62	2.64	2.72
Owner Occupied Housing Units	4,389	5,098	6,098
Renter Occupied Housing Units	2,189	2,322	2,646
Median Age	38.6	39.0	38.6
Median Household Income	\$68,585	\$70,162	\$67,711
Average Household Income	\$106,719	\$108,190	\$103,937
<b>Trends: 2023-2028 Annual Rate</b>			
Population	0.08%	0.04%	-0.03%
Households	0.32%	0.29%	0.24%
Families	0.20%	0.17%	0.12%
Owner Households	0.56%	0.50%	0.43%
Median Household Income	2.68%	2.75%	2.50%

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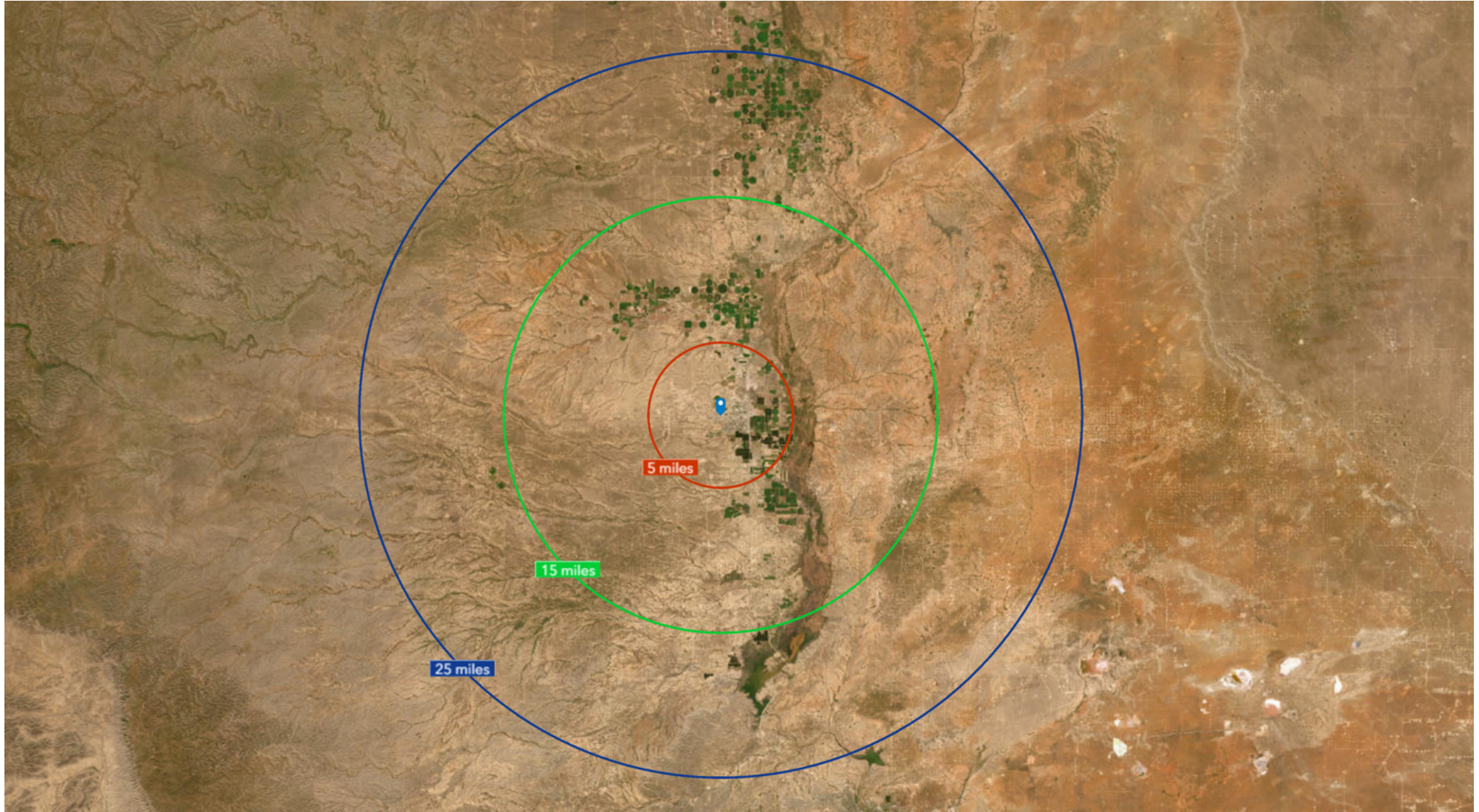
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## DEMOGRAPHIC MAP

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