



2 PRIME ACRES AVAILABLE

265 W. Boutz Rd. **AND** 295 W. Boutz Rd.
LAS CRUCES, NM 88005

AGENT INFORMATION

Steinborn/TCN Commercial Real Estate
Jacob Garland
141 Roadrunner Pkwy, Ste. 141
575-202-0429 | jacob@steinborn.com



2 PRIME ACRES AVAILABLE | \$800,000

FOR SALE

**TOTAL
AVAILABLE SPACE:
2 ACRES**

**PRICE:
\$800,000**

**PRICE PER SF:
~\$9.18/SF**

**295 W. BOUTZ RD.
LAS CRUCES, NM
88005**



**265 W. BOUTZ RD.
LAS CRUCES, NM
88005**



Two 1-Acre Parcels Sold Together

Don't miss this rare chance to own two adjoining commercial lots, each one acre in size, offered together for \$800,000. Perfectly situated in the growing city of Las Cruces, these versatile parcels provide endless potential for development—whether you're envisioning retail, office space, or a mixed-use project. Seller will not sell separately, both lots are being sold together.

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2 PRIME ACRES AVAILABLE | \$800,000



295 W. BOUTZ RD. LAS CRUCES, NM 88005

PARCEL: 4-007-136-218-454

Legal Description:

Subdivision: Barker Center #1 895

Lot: 3 S: 19 T: 23S R: 2E

Property Code: 0200 - NON-RESIDENTIAL LAND | Topography Code: L - LEVEL

Zoning: M1 - LT - MANUFACTR | Measure: SF - PER - SQ - FOOT

SQFT: 43560

265 W. BOUTZ RD. LAS CRUCES, NM 88005

PARCEL: 4-007-136-232-451

Legal Description:

Subdivision: Barker Center #1 895

Lot: 4 S: 19 T: 23S R: 2E

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DEMOGRAPHIC SUMMARY

RADIUS	POPULATION	MEDIAN HH INCOME
1 Mile	6,203	\$39,399
3 Miles	62,803	\$43,498
5 Miles	104,449	\$53,647

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