

**SALE**  
**Plaza Hobbs**

**4210 N. LOVINGTON**

Hobbs, NM 88240

**PRESENTED BY:**

**STEVE LYON, CCIM**

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**Plaza Hobbs  
±4.291 Acres**

**Magnolia Street**



**Blake's  
LOTABURGER**  
Under Construction

**N. Lovington Hwy**

**23,967 vpd**

**Full Access**

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PROPERTY SUMMARY



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PROPERTY DESCRIPTION

Plaza Hobbs is a multi-parcel project (+- 8.74 acres) at the southeast corner of N. Lovington Highway and the newly established Magnolia Drive. Texas Roadhouse is the anchor. They have experienced a stellar grand opening and a continued trend of top sales and service performance into 2024. Pad 2 has been sold to Blake’s Lotaburger, a regional hamburger chain, with development plans targeted for 2025.

Ingress/egress is shared along N. Lovington Highway and Magnolia Drive.

A multi-user pylon sign is positioned along N. Lovington Highway and this is shared by the users of the project.

Phase II is ±4.291 acres which shares parking and drive aisles with the entire project – see highlighted plat.

PROPERTY HIGHLIGHTS

- Phase 2: ±4.291 acres with shared parking & drive aisles.
- Multiple access points
- Shared pylon signage along N. Lovington Highway
- Excellent traffic count: 23,967 vehicles per day
- Over 76,000 residents within a 30 minute drive of this site

OFFERING SUMMARY

SALE PRICE:	\$12.00 psf
AVAILABLE ACRES:	±4.291 acres
ZONING:	Commercial, City of Hobbs
TRAFFIC COUNT:	23,967 VPD



## HIGH UP AERIAL



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## CLOSE IN AERIAL



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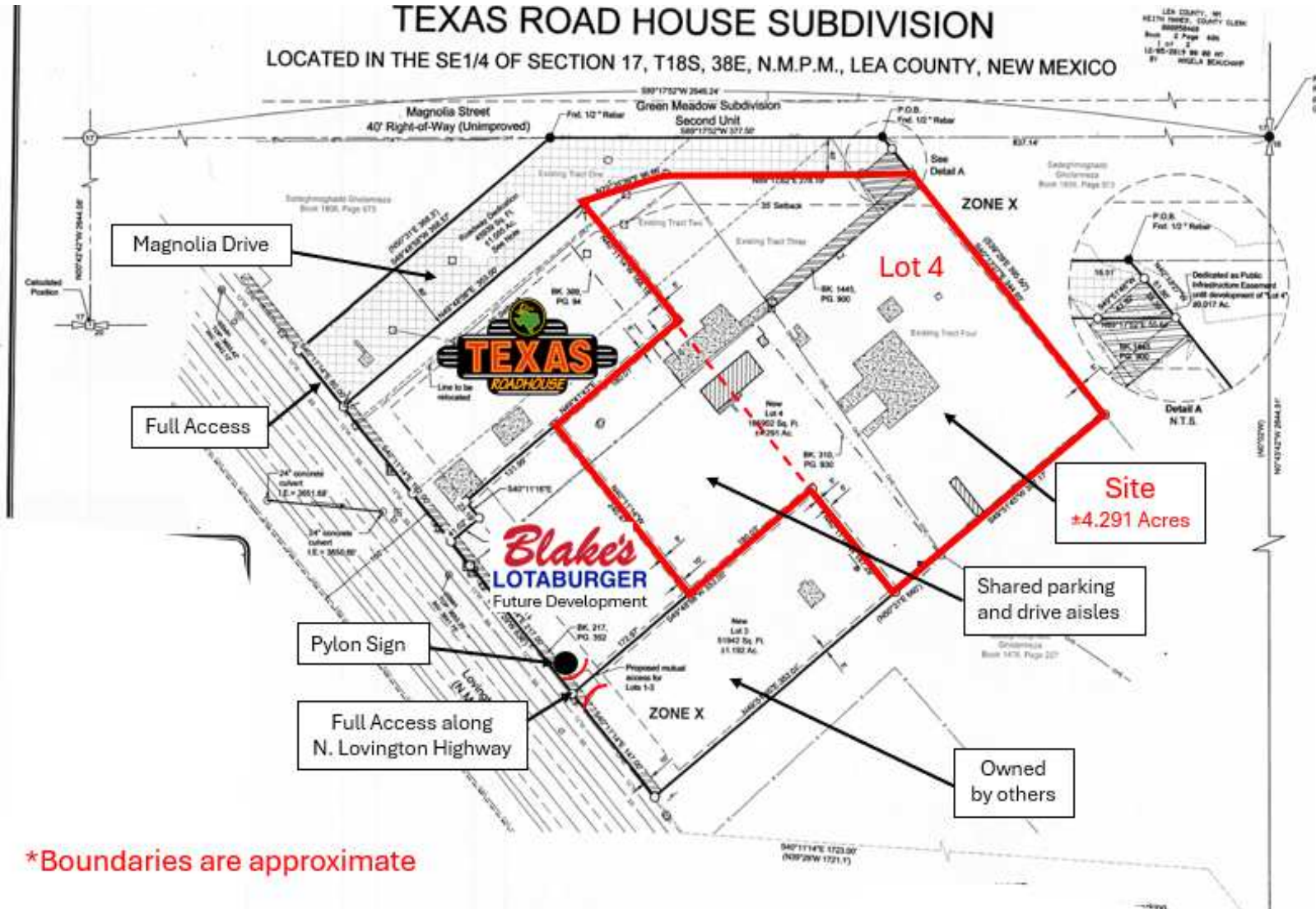
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**SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.**



# SITE PLAN



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## DEMOGRAPHICS

	5 miles	15 miles	25 miles
<b>Census 2020 Summary</b>			
Population	49,149	53,073	76,507
Households	16,476	17,734	25,467
Average Household Size	2.88	2.89	2.92
<b>2023 Summary</b>			
Population	49,647	53,621	76,830
Households	16,836	18,139	25,889
Families	11,676	12,628	18,394
Average Household Size	2.85	2.85	2.88
Owner Occupied Housing Units	10,705	11,710	17,664
Renter Occupied Housing Units	6,131	6,429	8,225
Median Age	34.1	34.1	34.0
Median Household Income	\$55,091	\$54,980	\$55,608
Average Household Income	\$78,909	\$78,653	\$79,460
<b>2028 Summary</b>			
Population	49,784	53,711	76,580
Households	17,147	18,451	26,190
Families	11,831	12,779	18,515
Average Household Size	2.81	2.81	2.84
Owner Occupied Housing Units	11,031	12,042	18,026
Renter Occupied Housing Units	6,117	6,410	8,164
Median Age	34.8	34.9	34.8
Median Household Income	\$59,704	\$59,557	\$60,150
Average Household Income	\$89,418	\$89,160	\$89,783
<b>Trends: 2023-2028 Annual Rate</b>			
Population	0.06%	0.03%	-0.07%
Households	0.37%	0.34%	0.23%
Families	0.26%	0.24%	0.13%
Owner Households	0.60%	0.56%	0.41%
Median Household Income	1.62%	1.61%	1.58%

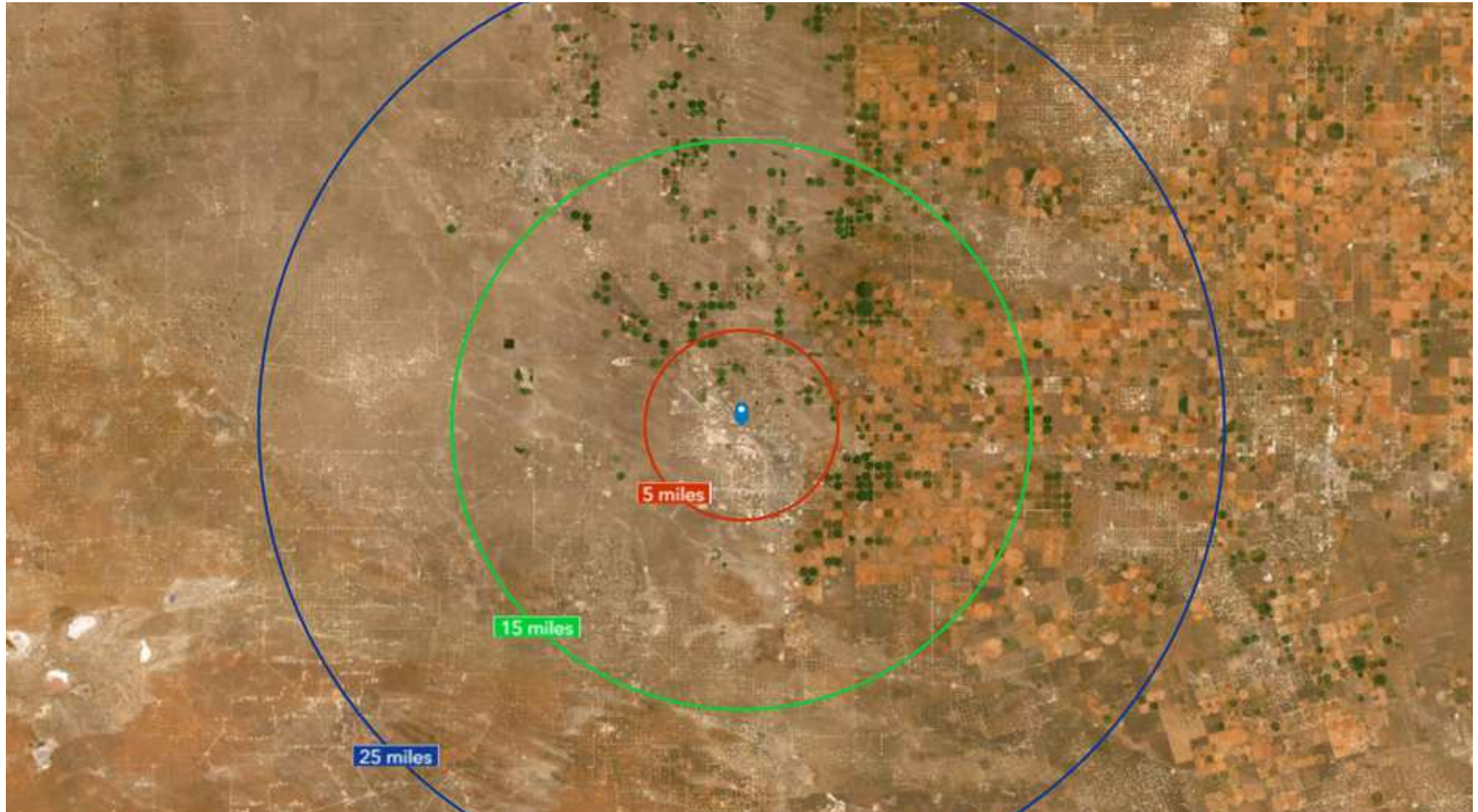
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## DEMOGRAPHICS MAP



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