Re-Development Opportunity

4500 N Prince St | Clovis, NM 88101



KING CAPITAL
COMMERCIAL REAL ESTATE

FOR SALE/LEASE/BUILD TO SUIT

Lia Armstrong
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Courtney Tinnin
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Property Details

Conceptual Site Plan



Sale/Lease Price
See Broker

Space Availability
Lot Size **± 20.77 ac**

Zoning
Commercial General

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We have not verified it and make no guarantee about it.

Site Aerial

Benefits

- **Positioned near existing and future commercial growth** in the Clovis market
- **Strong visibility** and frontage along N Prince Street
- **Positioned to serve the greater Clovis trade area** and surrounding Eastern New Mexico communities
- **Proximity to Cannon Air Force Base**, a major regional employer and economic driver
- **Rare opportunity to develop** a large-scale commercial project in the Clovis market



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About Clovis

CANNON AIR FORCE BASE
27TH FORCE SUPPORT SQUADRON

U.S. AIR FORCE

Cannon Air Force Base is a cornerstone of the Clovis economy and community identity. Located just west of the city, Cannon AFB is home to the 27th Special Operations Wing under Air Force Special Operations Command (AFSOC).

The base supports advanced special operations missions and houses a variety of specialized aircraft and operations units. Cannon plays a major role in defense readiness while providing significant economic impact throughout Eastern New Mexico.

Cannon AFB Highlights

- Home of the 27th Special Operations Wing
- Approximately 20,000 total military community members including families, contractors, retirees, and civilian personnel
- Major contributor to regional employment and business growth
- Supports aviation, logistics, intelligence, training, and special operations missions
- Strong military-community partnerships throughout Clovis and Curry County

Clovis stands at the crossroads of military strength, regional healthcare, higher education, agriculture, logistics, and economic development.

As Eastern New Mexico's largest commercial center and a key connection point between New Mexico and West Texas, Clovis continues to grow as a strategic regional hub that supports businesses, families, students, military personnel, and industries across the Southwest.

Whether through defense operations at Cannon Air Force Base, workforce development through local colleges, regional healthcare services, or agricultural leadership, Clovis remains one of the most influential communities in Eastern New Mexico.

Located in the high plains of Eastern New Mexico near the Texas border, Clovis serves as the commercial, healthcare, education, military, and transportation hub for a large multi-county region spanning Eastern New Mexico and West Texas. With a strong workforce, strategic location, military presence, and expanding healthcare and education systems, Clovis continues to position itself as one of the most important regional centers in the Southwest.

ENMU

Eastern New Mexico University

Located nearby in Portales, Eastern New Mexico University expands higher education access for the region with undergraduate, graduate, and professional programs.

ENMU contributes significantly to:

- Teacher education
- Business development
- Healthcare workforce training
- Research and innovation
- Regional economic development

Clovis Community College

Clovis Community College offers more than 40 degree and certification programs focused on workforce readiness and regional industry needs.

Programs support careers in:

- Healthcare
- Skilled trades
- Business
- Technology
- Agriculture
- Industrial and technical fields

PRESBYTERIAN

Plains Regional Medical Center

Plains Regional Medical Center anchors the regional healthcare system with approximately 110 beds and comprehensive acute-care services.

Clovis serves as the healthcare center for much of Eastern New Mexico and portions of West Texas.

Healthcare services available in Clovis include:

- Emergency medicine
- Surgical services
- Women's health
- Orthopedics
- Family medicine
- Behavioral and mental health
- Hospice and rehabilitation services
- Specialty clinics and outpatient care

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Market Aerial



Major Regional Connections

Lubbock, TX – approximately 100 miles
Amarillo, TX – approximately 100 miles

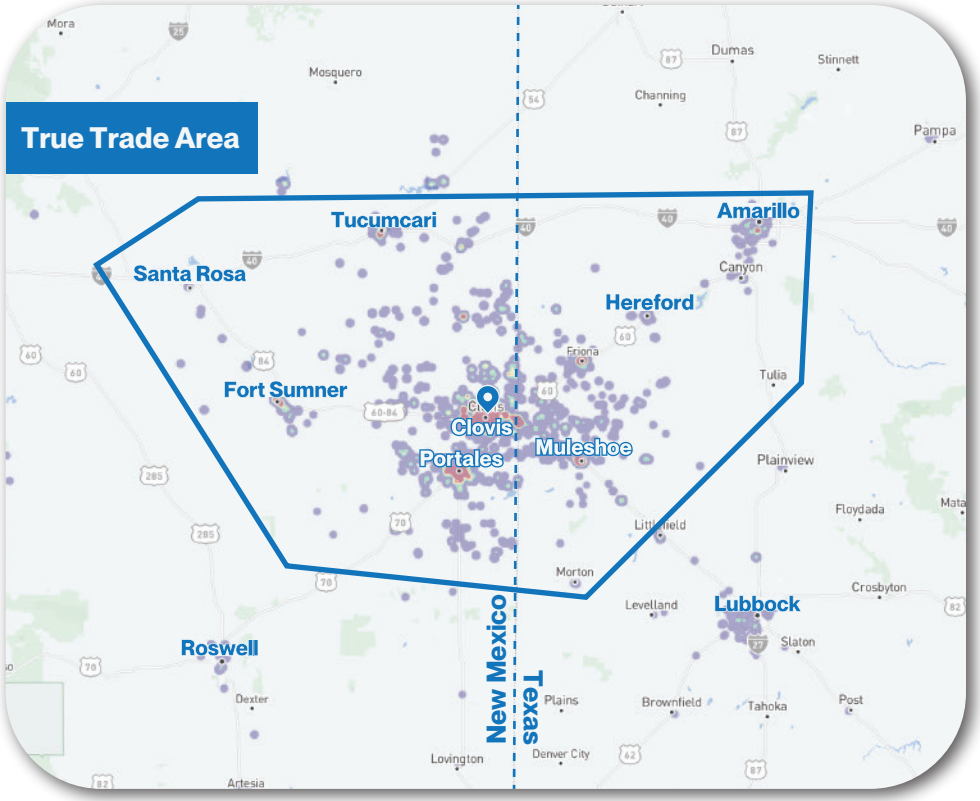
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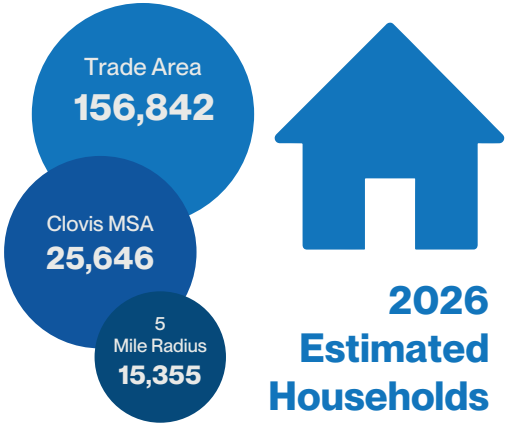
Market Overview



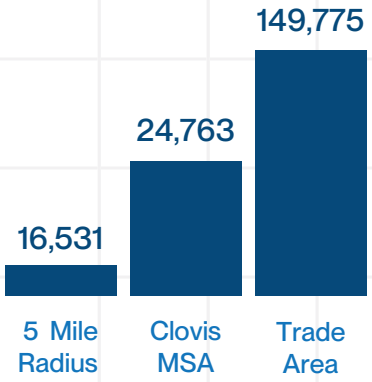
Average Household Income

98K

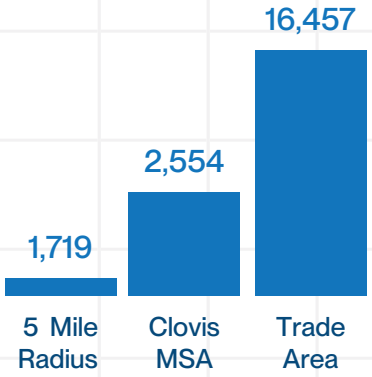
2026 Estimated Households



2026 Estimated Total Employees



2026 Estimated Total Businesses



2026 Estimated Population

409,963
Trade Area

66,278
Clovis MSA

39,237
5 Mile Radius

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