

For Sale or Ground Lease | Commercial Land



4160 White Sage Arc | Las Cruces, NM 88001

Listing Overview

Sale Price	\$540,000
Ground Lease	\$75,000 Annually
Lot Size	±0.5 Acres

Jake Redfearn

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- ±0.50 acre lot in a desirable, high-growth area
- Surrounded by established businesses and new developments
- High visibility with convenient access from main roads
- Ideal for retail, office, or service-based development
- Located in one of the most sought-after areas of town

NAI 1st Valley

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Pad Site Conceptual Sketch



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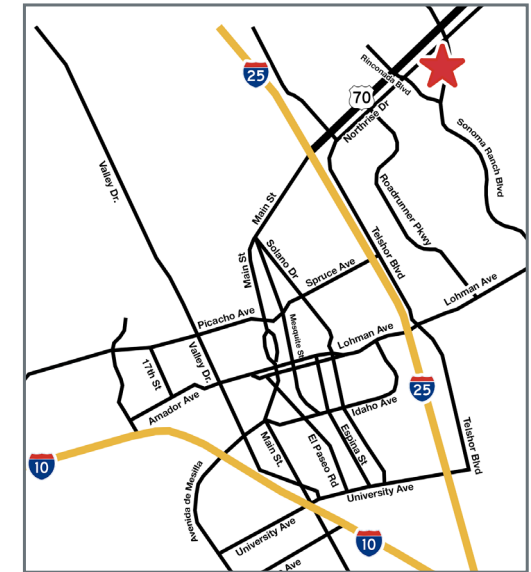
Plat Map



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Map



Nearby Traffic Counts:

Sonoma Ranch Blvd	9,361 AADT
Northrise Dr	8,261 AADT
HWY 70	48,049 AADT

Source: NMDOT, 2024

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Location Overview

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Awards & Recognition

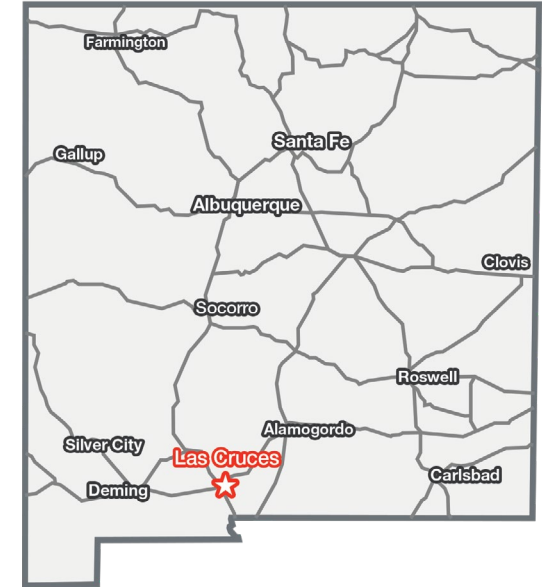
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com



Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022