

For Sale

Retail/Residential Land in Heart of Alamogordo

PRIME RETAIL LOCATION ALONG HWY. 70



823 S White Sands Blvd. | Alamogordo, NM 88310

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±2,451 SF Building and
±1.38 - 10.84 Ac. Available**

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PROPERTY

AVAILABLE

- Bldg. on Pad Site: $\pm 2,451$ SF
- Pad Site: ± 1.38 Ac.
- Land: ± 9.46 Ac.
- Total Land: ± 10.84 Ac.

SALE PRICE

Pad Site: \$967,623.15 (\$16.08/SF)
Land: \$2,182,235 (\$5.50/SF)

HIGHLIGHTS

- Pad site fronting S. White Sands Blvd, ideal for QSR, c-store, or single-tenant retail
- Existing building on pad site that can be converted to multiple retail uses or drive-thru
- Additional acreage, flexible layout options for future phases, big box users or residential development
- Surrounded by retail services along key growth corridor
- Strong traffic counts of 19,200 cars per day
- Minutes from Holloman AFB, White Sands National Park, and other local anchors

ZONING C-3

LOCATION

SEQ S. White Sands Blvd & 1st St.



For Sale

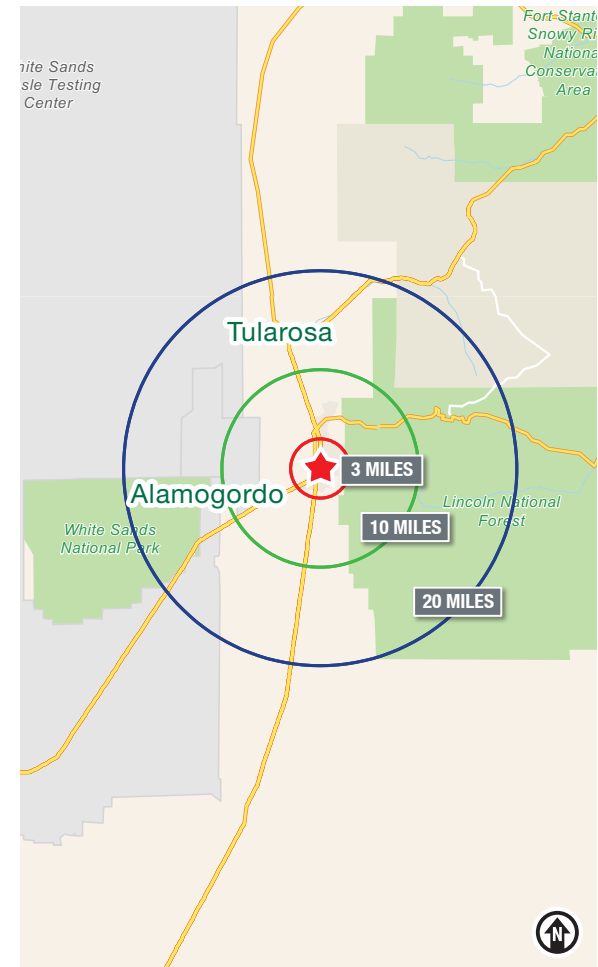
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LOCATION

Demographics	3 mile	10 mile	20 mile
Total Population	30,456	44,823	52,911
Average HH Income	\$70,101	\$72,210	\$74,498
Daytime Employment	10,250	14,069	15,668

2025 Forecasted by Esri



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Alamogordo

TRADE AREA ANALYSIS

ALAMOGORDO | NEW MEXICO

Located in the high desert at the base of the Sacramento Mountains, Alamogordo is the perfect location. Just 15 minutes to the southwest is one of the world's great natural wonders, White Sands National Park. The glistening white sands and wave like dunes of white gypsum cover 275 square miles of the desert and are an incredible sight to see. Just past Holloman Air Force Base, on highway 70 west, start your White Sands tour at the Spanish Pueblo adobe architecture visitors center, constructed on site between 1936 and 1939. Not far from the world's largest gypsum dune field is the world's largest pistachio! The Tularosa Basin has the perfect climate for growing pistachios, pecans and grapes. There are numerous wineries and nut farms where you can enjoy delicious wine and nut tastings and beautiful views.



69,654
CBSA
Population



ALAMOGORDO BY THE NUMBERS (ESRI 2025 Demographics)



31,780
City Population



13,866
Households



\$73,058
Avg. Household Income



\$45,285
Md. Disposable Income



1,141
Total Businesses



12,288
Total Employees

New Mexico State University has operated a branch campus in Alamogordo since 1958.

Tourist Destination

Tourism is a multi-million dollar industry in Otero County. The flagships of the region's tourism destinations are the Lodge in Cloudcroft and the Inn of the Mountain Gods Resort and Casino. These two facilities employ over 1,000 hospitality workers.

In addition, Otero County is home to the newest national park, White Sands National Park, which attracts hundreds of thousands of visitors each year.



White Sands

White Sands Missile Range is the largest military installation in the Western Hemisphere covering more than 2.2 million acres and is used by the Navy, Air Force and NASA.

AREA TOP EMPLOYERS

- Holloman Air Force Base
- Christus Health
- Alamogordo Public Schools



Holloman AFB

Holloman is the area's largest employer and the cornerstone of its economy. The base is home to the 49th wing, which provides combat-ready Airmen and trains F-16 and MQ-9 pilots and sensor operators. Holloman is the location of the 46th Test Group, which tests many of the Department of Defense's latest technologies like radar and weapons systems. The high-speed test track used by the 46th Test Group holds the land speed record of over Mach 9.