

# VISIBLE I-10 LAND NEAR MESILLA GATEWAY

## 780 Stern Dr Las Cruces, NM 88005



### OVERVIEW

If you are seeking land with good visibility off of a major interstate interchange with some unique elements surrounding for retail, office, and beyond. This could be a location that merits a hard look. First and foremost this land is in close proximity to the ever popular Mesilla corridor which can open up development possibilities for a wide variety of development concepts. There is a precedent within the immediate area for well established RV parks, senior housing, and recreational based equipment sales and leasing operations that cater to a diverse market segment and shopping base. The immediate area has also proven to work for federal field offices, general office, and other concepts for which visibility and notoriety is required. The site is also a plus with quick I-10 access and dual access coming from Boutz Drive. Numerous other hotel operations and unique eateries are also nearby and a thriving Wal-Mart and retail district applies directly across I-10. You are truly surrounding an immediate area with a lot of area activity which is growing incrementally. Your interest is appreciated and give us a call to discuss.

### CLOSE PROXIMITY TO MESILLA CORRIDOR

GROSS LAND AREA: **1.79 ACRES**

SALE PRICE: **\$430,000**

MORE INFORMATION ONLINE:

[https://carm.resimplifi.com/listings/a6e00764  
visible-i10-land-near-mesilla-gateway](https://carm.resimplifi.com/listings/a6e00764-visible-i10-land-near-mesilla-gateway)

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# Aerial Graphic Showing Area Landmarks

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