



ATLAS
COMMERCIAL BROKERAGE

GLOBAL STRENGTH, LOCAL EXPERTISE



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LISTING DESCRIPTION

EXCEPTIONAL C-3 ZONED COMMERCIAL VACANT LAND OPPORTUNITY IN LAS VEGAS, NEW MEXICO. LOCATED AT 2608 7TH STREET, THIS 2.751± ACRE PARCEL SITS DIRECTLY ADJACENT TO CHAMPION CAR WASH, OFFERING STRONG VISIBILITY, ESTABLISHED TRAFFIC FLOW, AND PROXIMITY TO COMPLEMENTARY COMMERCIAL USES.

C-3 ZONING ALLOWS FOR A WIDE RANGE OF INTENSIVE COMMERCIAL USES, MAKING THIS SITE IDEAL FOR RETAIL, AUTOMOTIVE, HOSPITALITY, SERVICE-ORIENTED BUSINESSES, OR LARGER-SCALE COMMERCIAL DEVELOPMENT (BUYER TO VERIFY SPECIFIC PERMITTED USES). THE GENEROUS ACREAGE PROVIDES FLEXIBILITY FOR SITE PLANNING, PARKING, CIRCULATION, AND PHASED DEVELOPMENT.

POSITIONED ALONG A WELL-TRAVELED CORRIDOR AND SURROUNDED BY EXISTING COMMERCIAL ACTIVITY, THIS PROPERTY PRESENTS A COMPELLING OPPORTUNITY FOR INVESTORS, DEVELOPERS, OR OWNER-USERS SEEKING A STRATEGIC Foothold IN LAS VEGAS. LARGE C-3 PARCELS OF THIS SIZE AND LOCATION ARE INCREASINGLY RARE.

QUICK PROPERTY SUMMARY:

- ADDRESS: 2608 7TH STREET, LAS VEGAS, NM
- LOT SIZE: 2.751± ACRES
- ZONING: C-3 (HEAVY COMMERCIAL)
- PROPERTY TYPE: COMMERCIAL VACANT LAND
- ADJACENT TO: CHAMPION CAR WASH
- HIGHLIGHTS: HIGH VISIBILITY, FLEXIBLE C-3 ZONING, ESTABLISHED COMMERCIAL CORRIDOR
- POTENTIAL USES: RETAIL, AUTOMOTIVE, HOSPITALITY, SERVICE, OR MIXED COMMERCIAL USES

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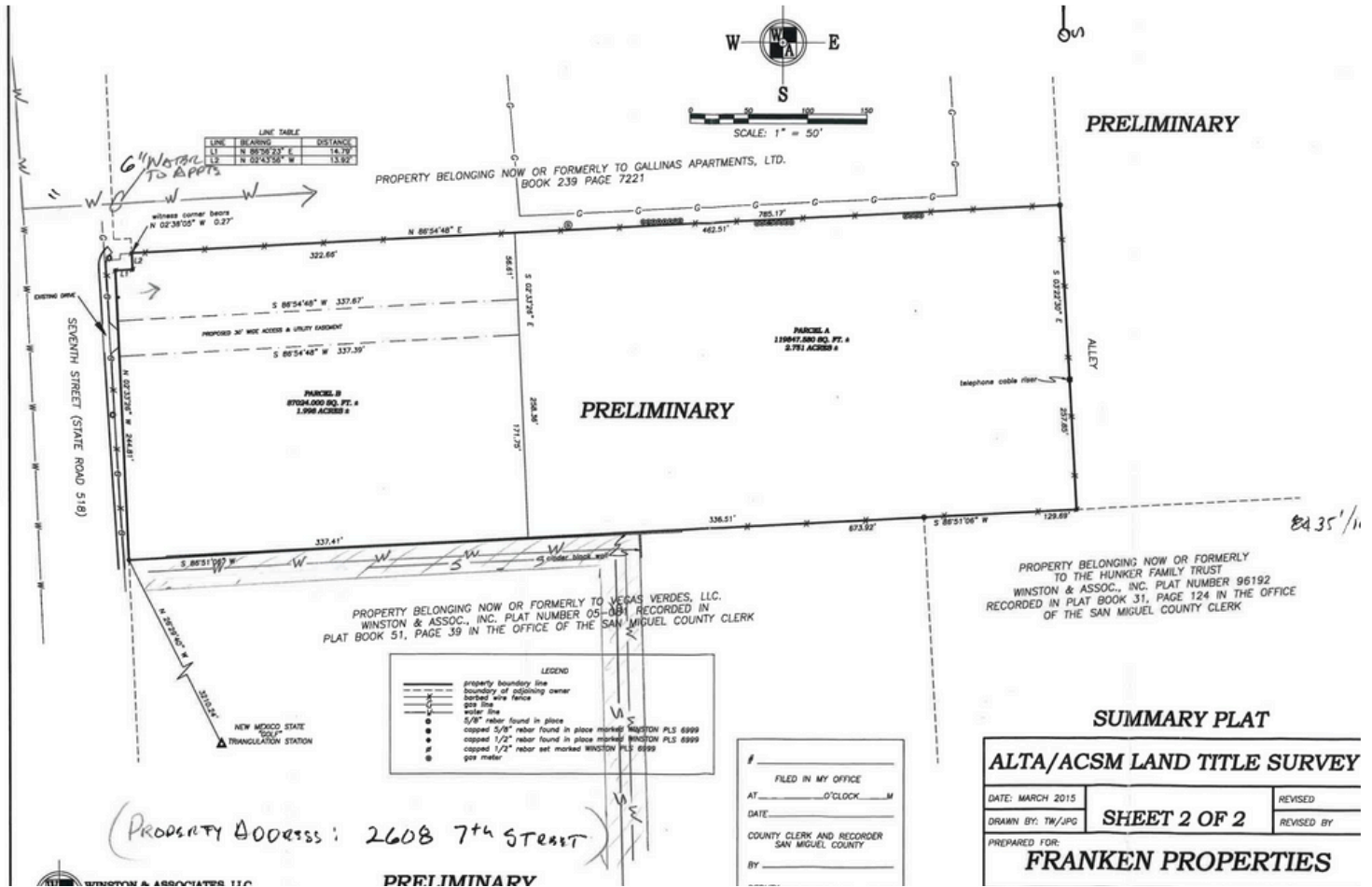
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LAND SURVEY



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