

# For Sale | Vacant Commercial Land

**1st Valley**



**Northrise Drive | Las Cruces, NM 88011**

## Listing Overview

**Sale Price** \$3.50 - 8.00/SF

**Lot Sizes** ±5.07 & ±15 Acres

For more information:

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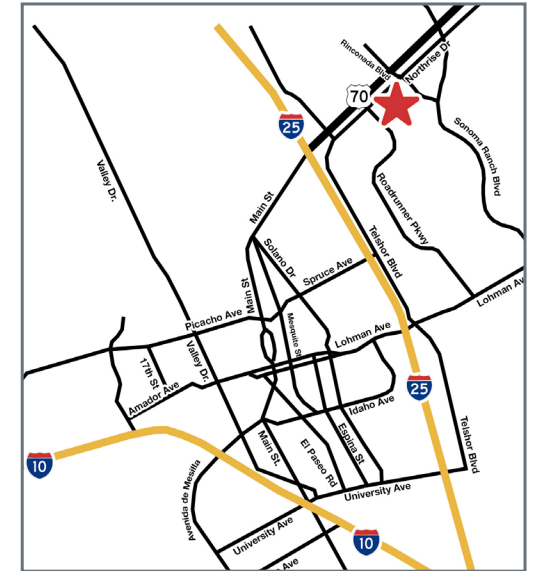
- Located on a major thoroughfare and adjacent to the signalized intersection of Rinconada Blvd
- Two lots available:
  - Lot One | ±5 Acres | C3 Zoning | 100' frontage on Northrise Dr
  - Lot Two | ±15 Acres | R4 Zoning | Access points from Northrise Dr
- Adjacent to Walmart Supercenter anchored shopping center; other nearby retailers include Walgreens, Panda Express, Dollar Tree, Dutch Bros, Arby's, Wendy's, Verizon, and more
- Approx. 0.5 miles from Highway 70

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1155 S Telshor Blvd  
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# Map



## Nearby Traffic Counts:

Northrise Dr	7,526 AADT
Rinconada Blvd	4,732 AADT
Highway 70	20,721 AADT

Source: NMDOT, 2024

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