

SALE

RETAIL PAD SITE LAS CRUCES, NM

522 E Idaho Avenue Las Cruces, NM 88001



OFFERED AT

\$805,000

April Ager *Qualifying Broker Associate*

Call/Text: (505) 269-5771

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**COLDWELL BANKER
COMMERCIAL**

LAS COLINAS

SALE

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. IT IS HEREBY DISCLOSED THAT THE EXISTING BILBOARD SIGN DOES NOT CONVEY.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

CBC Lewis Realty Group in conjunction with CBC Las Colinas (Qualified New Mexico Broker) proudly present a prime fully developed retail pad site for sale. The property is well located in an established retail area, surrounded by national and regional retailers. The property has recently been developed and includes all utilities, drainage, landscaping, and drives. EXCELLENT RETAIL LOCATION!

PROPERTY HIGHLIGHTS

- Located at E. Idaho Ave. and El Paseo Rd.
- Retail Pad Site
- Fully Developed
- High Traffic Location

OFFERING SUMMARY

Sale Price:	\$805,000
Lot Size:	33,904 SF
Zoning	GRU

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	533	1,139	5,063
Total Population	1,065	2,372	11,228
Average HH Income	\$29,154	\$32,787	\$45,988



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LOCATION DESCRIPTION

Excellent retail pad site location in one of busiest retail corridors in Las Cruces, New Mexico. The property fronts E. Idaho Ave. near El Paseo Rd. across from Albertson's Grocery and adjacent to Arby's and First Light Federal Credit Union. The property is centrally located and surrounded by well established retailers.



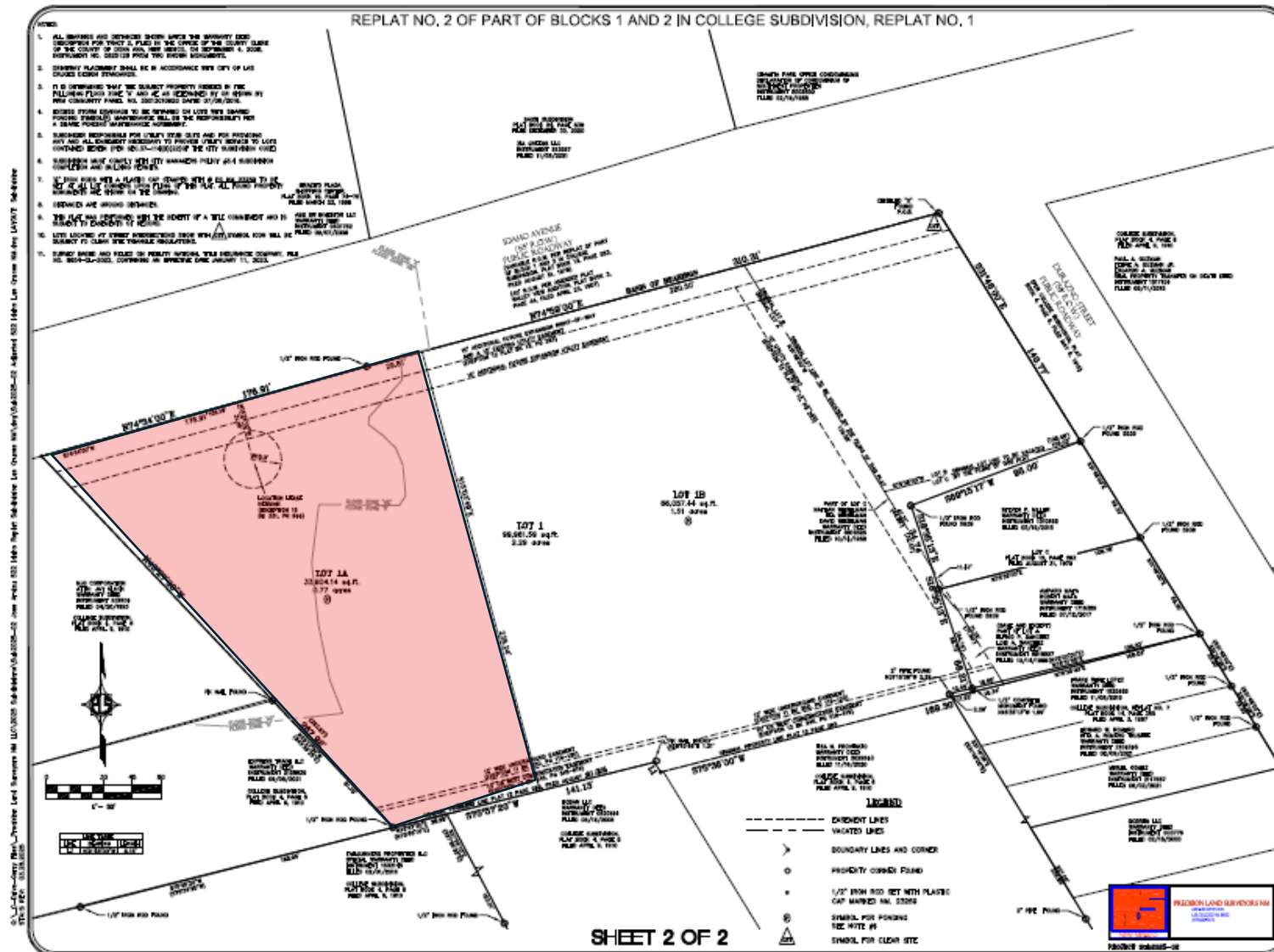
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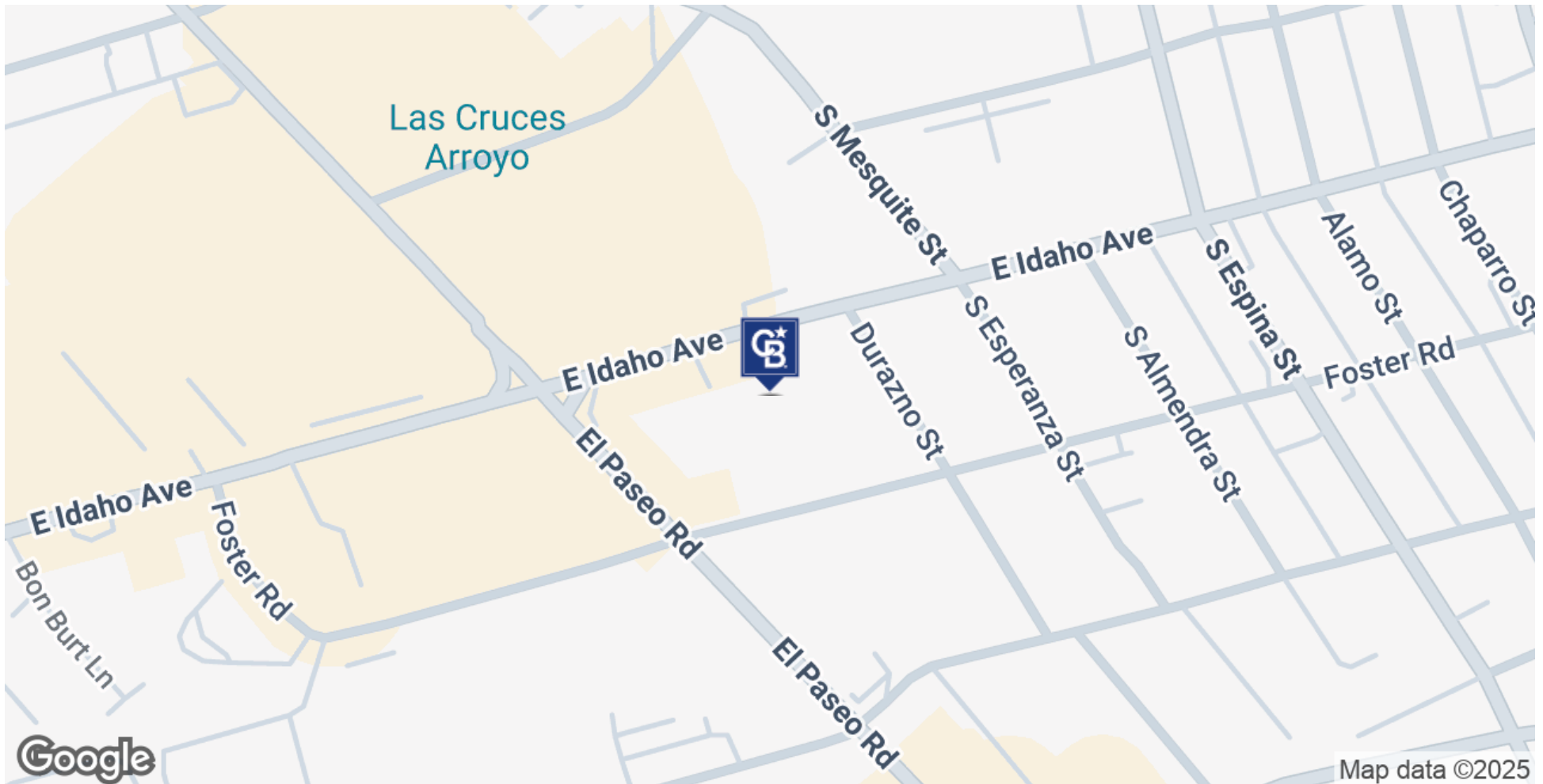
EXHIBIT A



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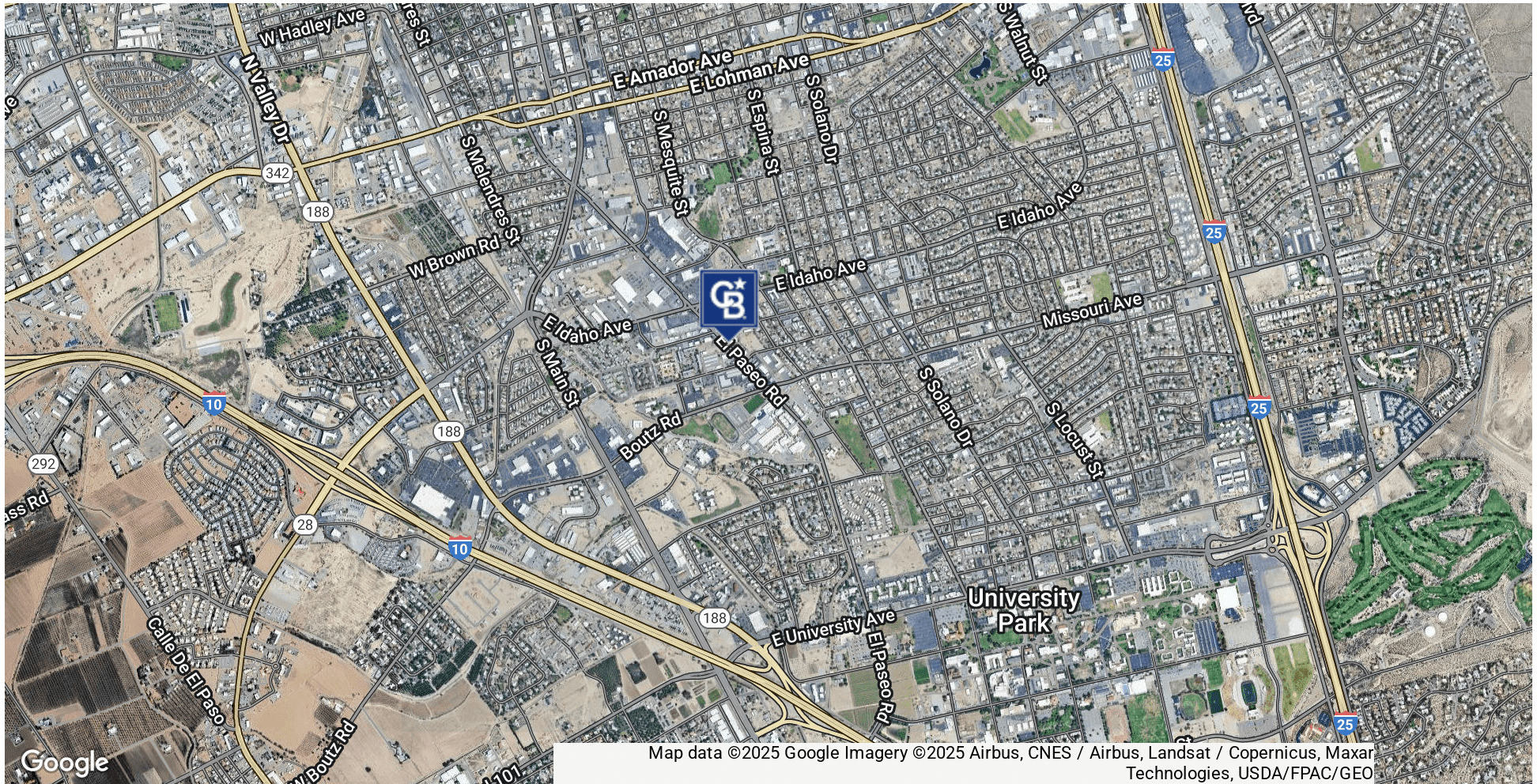
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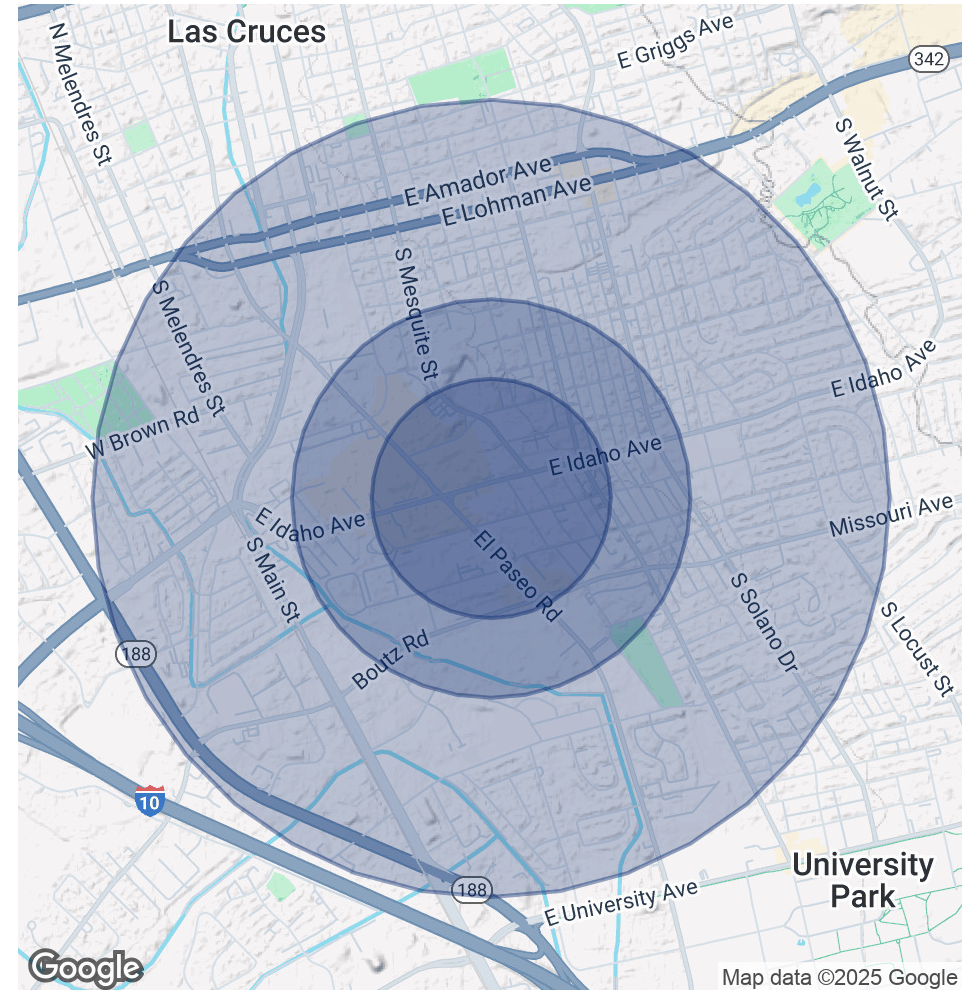
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,065	2,372	11,228
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	533	1,139	5,063
# of Persons per HH	2	2.1	2.2
Average HH Income	\$29,154	\$32,787	\$45,988
Average House Value	\$179,394	\$160,359	\$176,219

Demographics data derived from AlphaMap





Las Colinas



APRIL AGER

QUALIFYING BROKER | CONSULTANT | INVESTOR

PROFESSIONAL PROFILE

A native of Michigan, April moved to New Mexico in 1980 and traveled much of the southwest region as a Healthcare Management Consultant, mentoring Physicians and Lawyers with strategic planning and assisting them with enhancing their business profitability. April has consulted with many law firms, as well as, medical, chiropractic, dental and several sub-specialty healthcare practices. Her Business brokerage expertise excelled as she earned her Qualifying Broker's license in 1994, offering her clients a more value added - *full service* - real estate experience. April's client portfolio consists of Medical and Dental Professionals, Chiropractors, sub-specialty healthcare practitioners, Investors, Lawyers, Developers, family and friends.

PERSONAL ATTENTION AND CUSTOMIZED SOLUTIONS

April's clients refer to her as "*tenaciously* committed to getting the deal done, very thorough and a valuable re-source to the real estate industry." April is known and respected for her knowledge, location intelligence, negotiation skills and attention to detailed client services. Every real estate investment is unique to its' own portfolio, therefore, April offers her clients a complimentary consultation to discuss their goals, objectives and philosophy; working together, to identify a strategic plan that best fits their business plan and exit strategy.

April has worked with thousands of clients' since 1980 and each transaction is uniquely different, therefore, "no transaction is too big or too small". *April says*, "I have worked with many different types of transactions which include, but are not limited to, Seller representation, Buyer representation, Landlord representation, Tenant representation, new business start up, growth and expansion strategies, design concept & development options, downsizing, business mergers and acquisitions, as well as, exit strategies."

EXPERTISE

31 Years of Commercial Real Estate Experience

PROFESSIONAL ACHIEVEMENTS

Coldwell Banker International Sterling Award

Costar Power Broker Award

CO-BROKER: Coldwell Banker Commercial - Las Colinas

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