

THREE PROPERTIES AVAILABLE FOR SALE AS A COMPOUND

OFFERING SUMMARY

**FOR SALE:
\$600,000**

AVAILABLE SPACE:

**19000+ SQFT OF
AVAILABLE LAND
WITH THE POTENTIAL
TO EXPAND**

**5357 SQFT OF
IMPROVEMENTS IF
DESIRED**



1395 Missouri Ave Las Cruces, NM 88001

This is a unique opportunity to control ownership of three sole and separate properties. The compound is located at the corner of Pecos and Missouri and offers the following:

- A chance to be directly off of a combined daily traffic corner of almost 24,000 cars daily.
- An overall daytime population of 39,000+ within a 5 minute drive radius.
- Access to 23,000+ daily workers within a 5 minute drive radius.
- Access to 16,000+ daytime residents within a 5 minute drive radius.

The compound is commercially zoned and currently has three improved properties on each lot. Two of the three properties have been long term therapy operation locations and the other being a recently zoned commercial residential dwelling with an existing tenant in place. The location is well suited for a wide variety of additional concepts that would include but not be limited to: thrifty related retail, financial services, insurance, and unique concepts related to food and beverage. The proximity to NMSU and a younger overall demographic and workforce would also indicate this compound is sound for targeted retail that appeals to a younger consumer base. The potential to expand the acreage is also available in addition to the .46 acres in total being offered. Give us a call to discuss the applicable potential.

FOR MORE INFORMATION:

Steinborn/TCN Commercial Real Estate
Kary Bulsterbaum
141 Roadrunner Pkwy, Ste. 141
575-639-1208 | kary@steinborn.com



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