



**SALE / LEASE**

# 2431 Pecos Highway

**2431 PECOS HIGHWAY**

Loving, NM 88220



**PRESENTED BY:**

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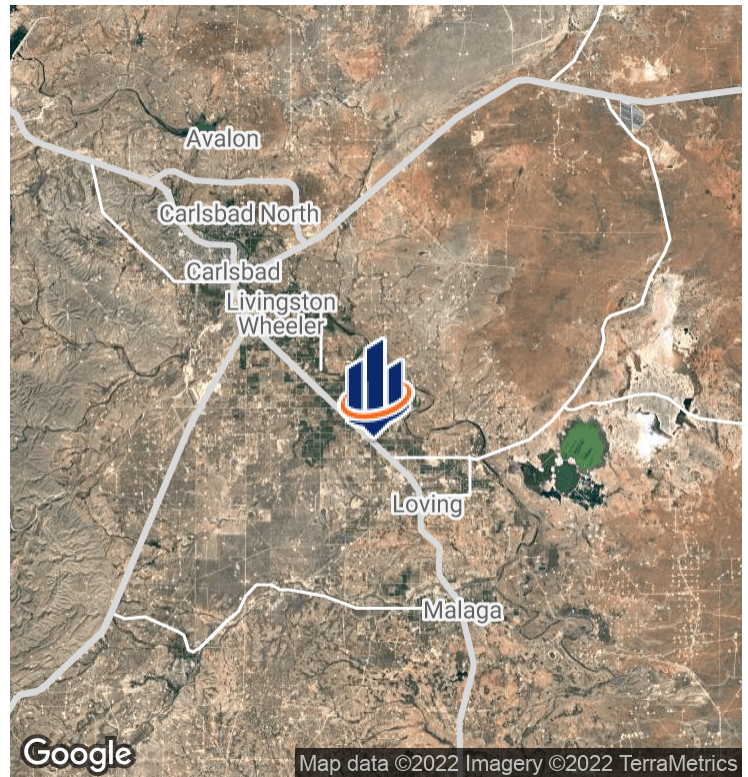
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,400,000
<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	22,000 SF
<b>AVAILABLE SF:</b>	22,000 SF
<b>LOT SIZE:</b>	12.73 Acres
<b>PRICE / SF:</b>	\$200.00
<b>YEAR BUILT:</b>	2018
<b>ZONING:</b>	None - Outside City Limits

### PROPERTY OVERVIEW

Loving/Carlsbad

### PROPERTY HIGHLIGHTS

- Functional building layout
- Excellent condition and well maintained
- Newly constructed
- Excess land
- Fenced storage yard
- Two- 15 ton cranes on crane super structure
- 480V 3 phase Service
- 25' clear ceiling height
- Large storage yard

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ADDITIONAL PHOTOS



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## LOCATION MAP



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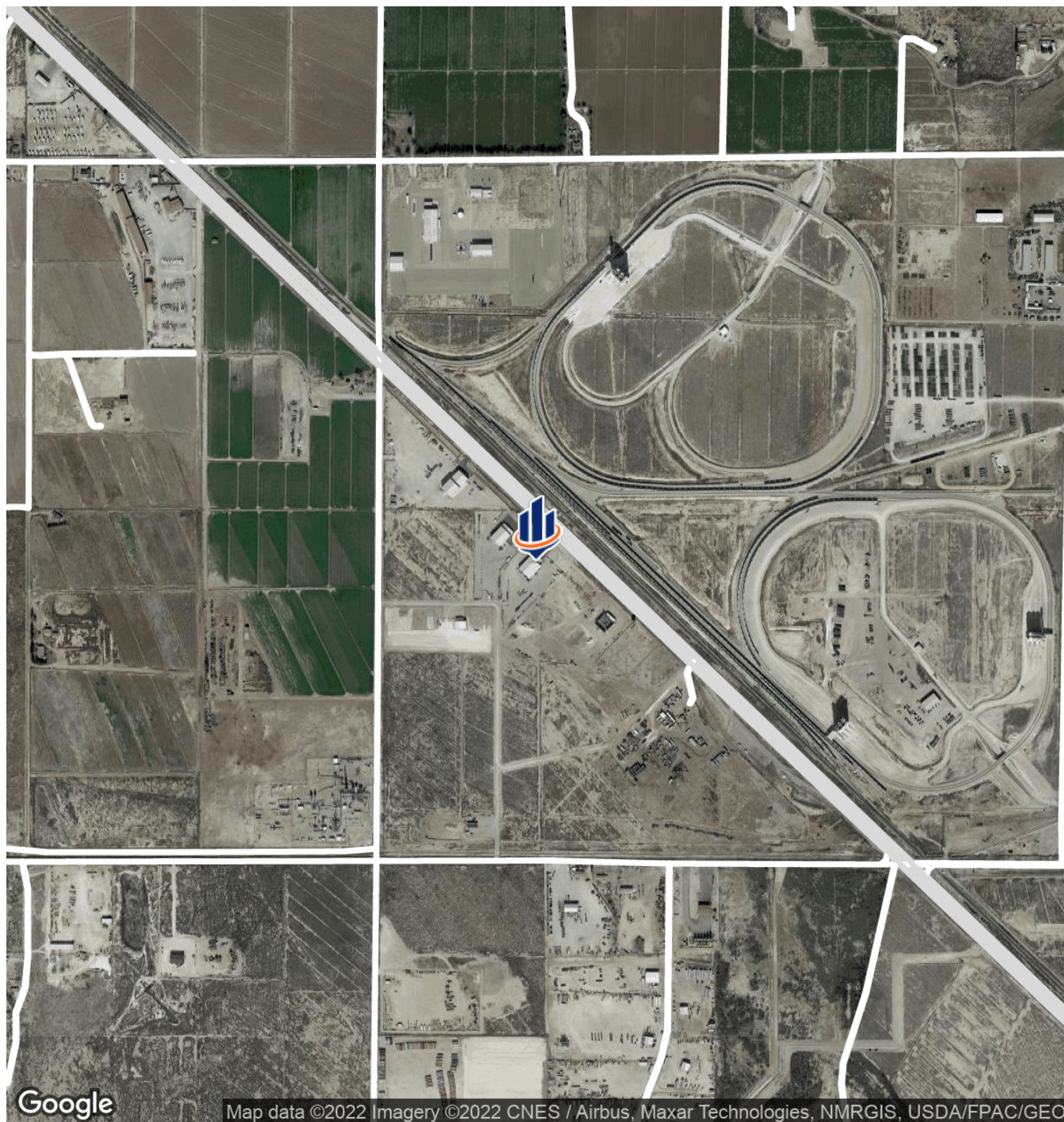
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## AERIAL MAP



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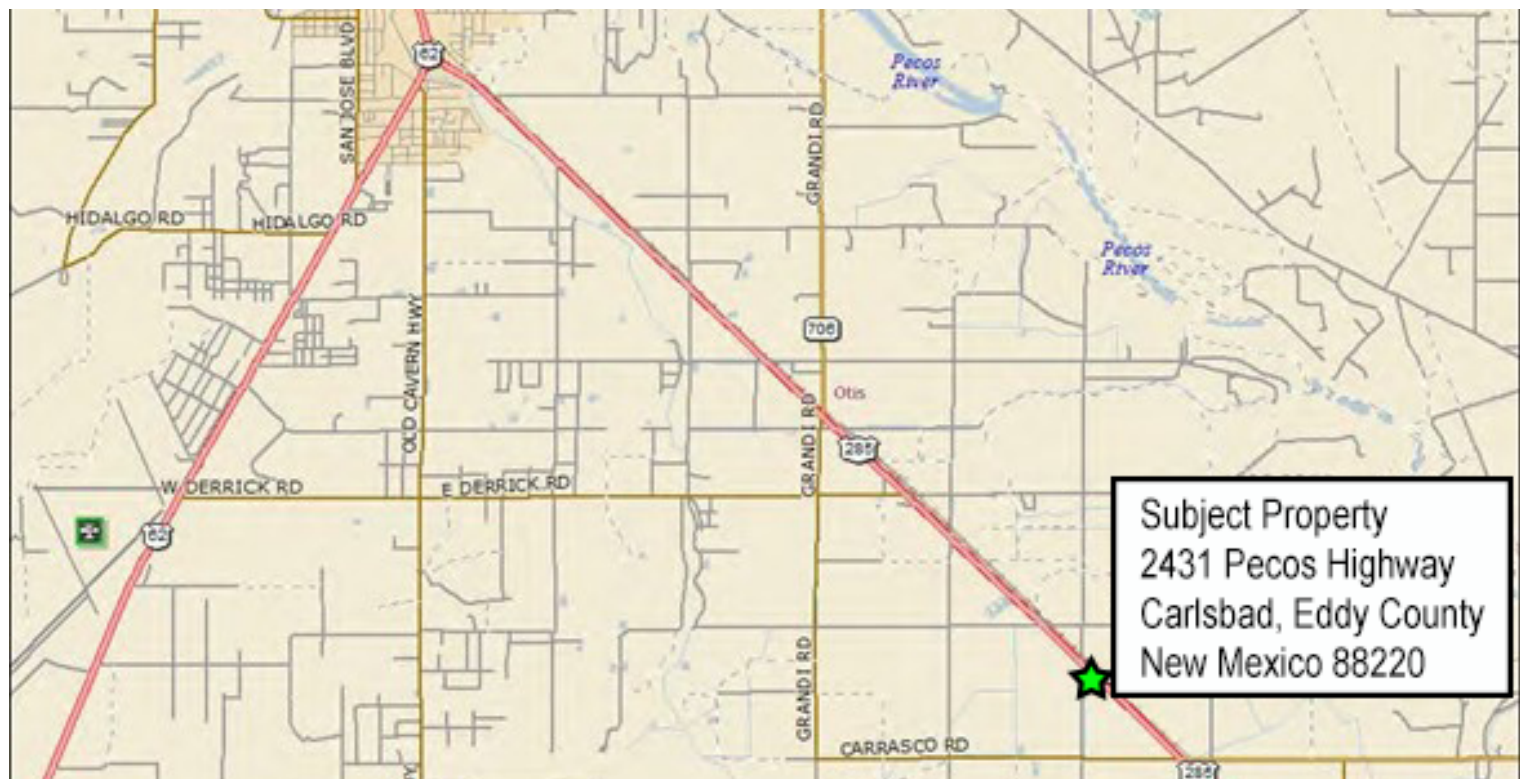
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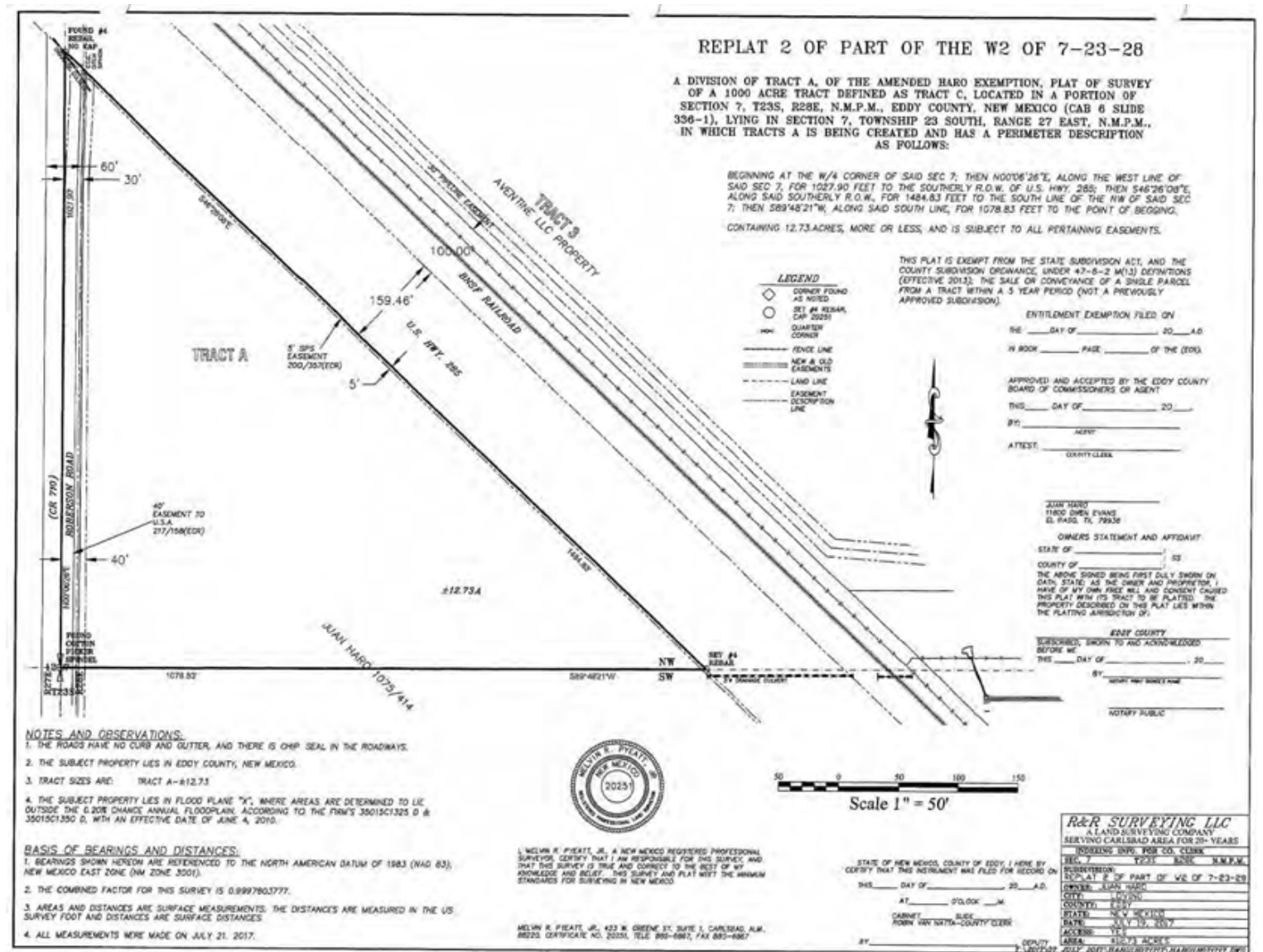


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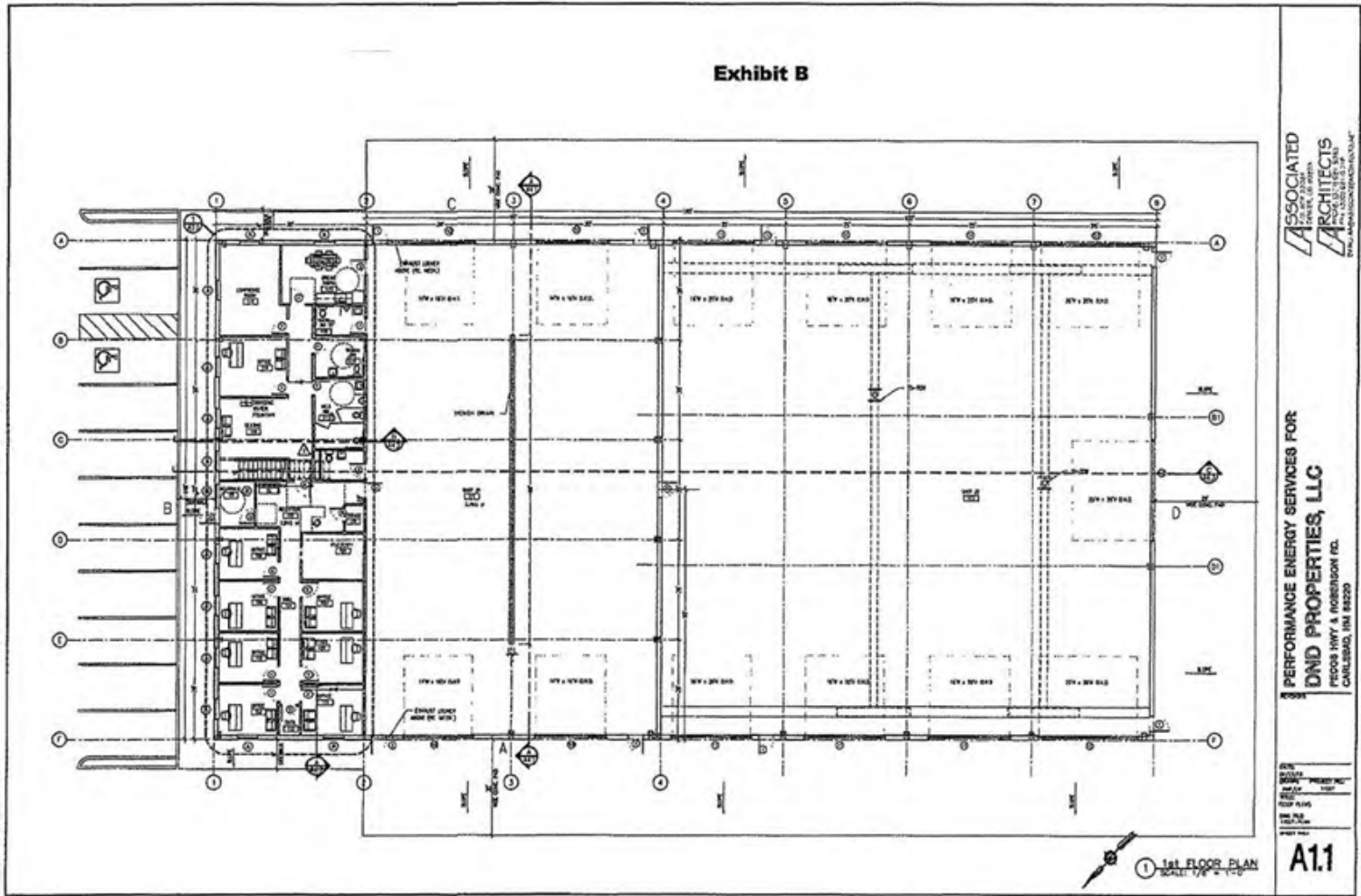
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SITE PLAN



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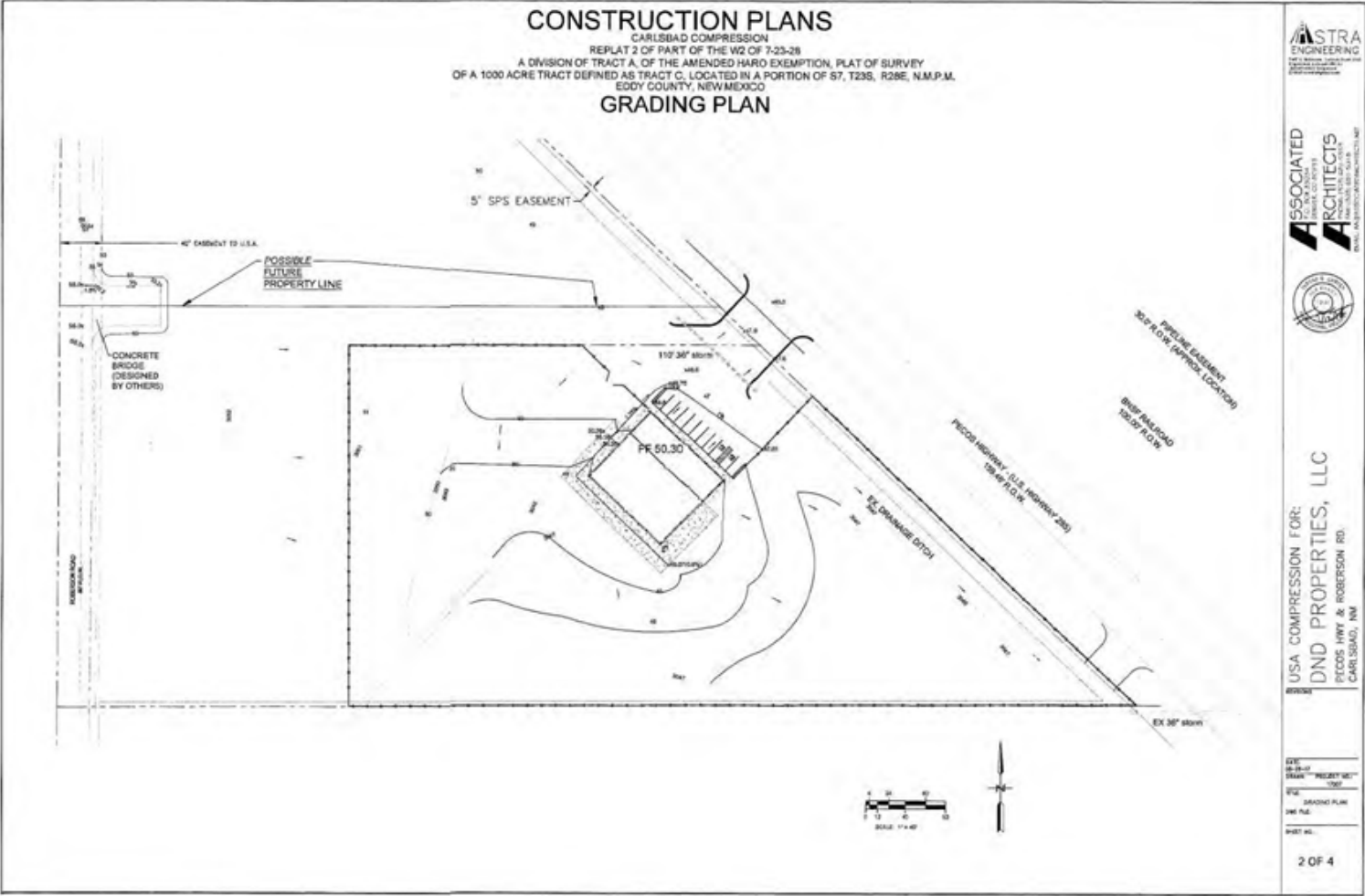
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CONSTRUCTION PLANS



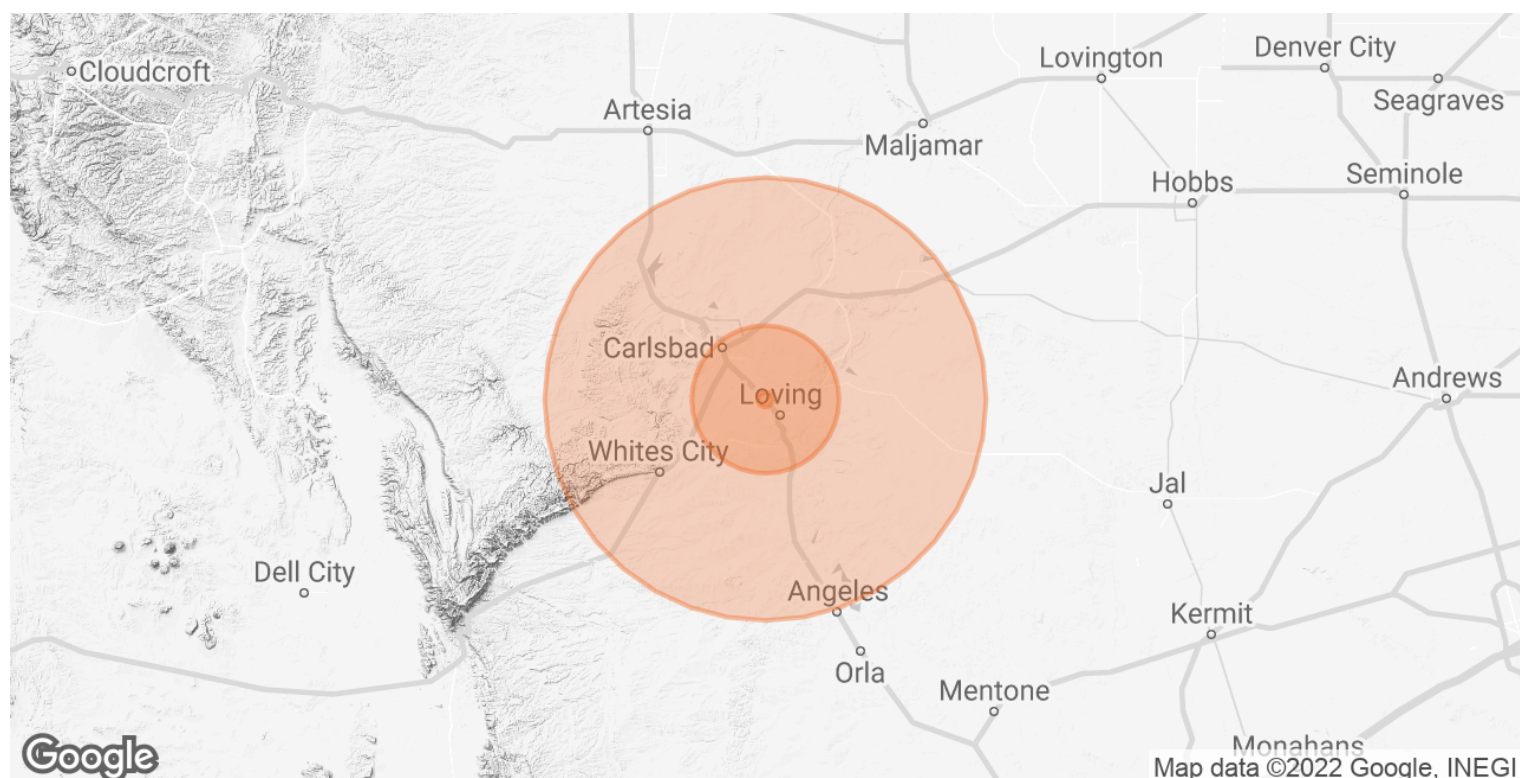
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	10 MILES	30 MILES
<b>TOTAL POPULATION</b>	3	21,560	44,450
<b>AVERAGE AGE</b>	48.9	35.7	36.3
<b>AVERAGE AGE (MALE)</b>	52.2	35.4	36.7
<b>AVERAGE AGE (FEMALE)</b>	48.3	38.5	37.3

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
<b>TOTAL HOUSEHOLDS</b>	1	9,289	18,887
<b># OF PERSONS PER HH</b>	3.0	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$124,859	\$60,872	\$70,956
<b>AVERAGE HOUSE VALUE</b>		\$163,170	\$181,009

*\* Demographic data derived from 2020 ACS - US Census*

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