



GLOBAL STRENGTH, LOCAL EXPERTISE



**S COLUMBUS ROAD
DEMING, NM 88310**

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QUALIFYING BROKER

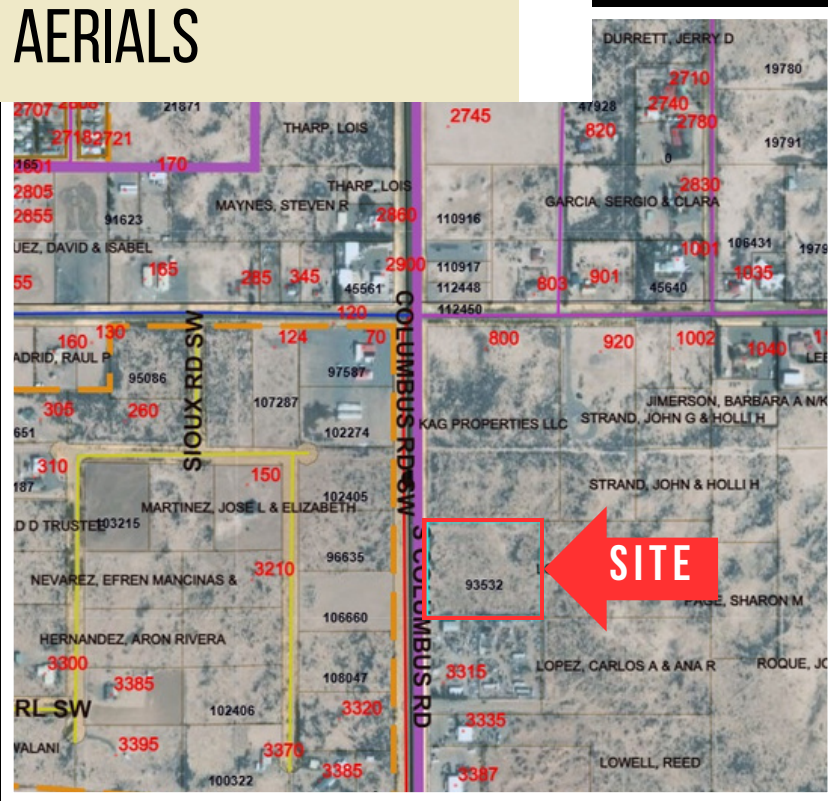
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AERIALS



PROPERTY PROFILE

**PRICED AT: \$74,000/ACRE
(\$324,120 TOTAL)**

ACRES: ±4.38

ZONED C- COMMERCIAL

POSITIONED ALONG S COLUMBUS RD WITH VALUABLE FRONTAGE ON NM-11, THIS ±4.38-ACRE PARCEL OFFERS EXCEPTIONAL VISIBILITY AND ACCESSIBILITY IN ONE OF DEMING'S KEY COMMERCIAL CORRIDORS. FLAT, BUILDABLE, AND FULLY ZONED FOR COMMERCIAL USE, THIS PROPERTY IS IDEAL FOR A WIDE RANGE OF DEVELOPMENT OPPORTUNITIES.

KEY FEATURES:

- **C-COMMERCIAL ZONING:** PERMITS A VARIETY OF COMMERCIAL USES INCLUDING RETAIL, OFFICE, HOSPITALITY, MEDICAL, OR SERVICE-BASED BUSINESSES.
- **HIGH-TRAFFIC FRONTAGE:** EXCELLENT EXPOSURE ALONG NM-11/S COLUMBUS RD, A MAJOR THOROUGHFARE WITH STRONG LOCAL AND REGIONAL TRAFFIC.
- **READY TO BUILD:** FLAT TOPOGRAPHY AND CLEAN SITE CONDITIONS MAKE THIS A STRAIGHTFORWARD DEVELOPMENT OPPORTUNITY.
- **UTILITIES AT THE ROAD:** WATER, SEWER, AND ELECTRICITY ARE AVAILABLE AT THE STREET, MINIMIZING INFRASTRUCTURE INVESTMENT.
- **STRATEGIC SIZE AND LAYOUT:** ±4.38 ACRES PROVIDE AMPLE ROOM FOR BUILDINGS, PARKING, DRIVE-THRU SETUPS, OR FUTURE EXPANSION PHASE

THIS IS A STANDOUT OPPORTUNITY FOR INVESTORS OR DEVELOPERS LOOKING TO ESTABLISH A PRESENCE IN DEMING'S EXPANDING COMMERCIAL MARKET

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