

PRICED TO SELL - 11+ AC LAND SITE @ MAJOR ALAMOGORDO JUNCTION ADJACENT TO MAVERIK & LOVES

1900 US Highway 54 S, Alamogordo, NM 88310





- Prime Undeveloped 11+ AC Site for Commercial and/or Residential Uses Next to Former Walmart Property (Also Available for Sale or Lease)
- Site Sits Near Major Hwy Junction - US HWYS 70 & 54 – With Full Access to US 54
- Commercially Zoned in City of Alamogordo
- All Utilities in Close Proximity with Most Off-Site Infrastructure in Place
- Site Could be Assembled with Adjacent Former Walmart Site Consisting of 77K on 8+ AC
- Centralized Hub Serving Vast Regional Trade Area with Easy Access
- Activity Generators in Immediate Area Include Maverik & a Planned Love's Travel Center
- US Highways 70 & US 54 Connect to Numerous Communities in SE NM
- Strong Traffic Counts Along Both US Hwy 70 and US Hwy 54
- Site Abuts Significant Truck Relief Route 6 Miles East of Holloman Airforce Base
- FOR SALE @ \$1,000,000, Equivalent to \$2.09 PSF

CONTACT
Mark or Mariah Edwards

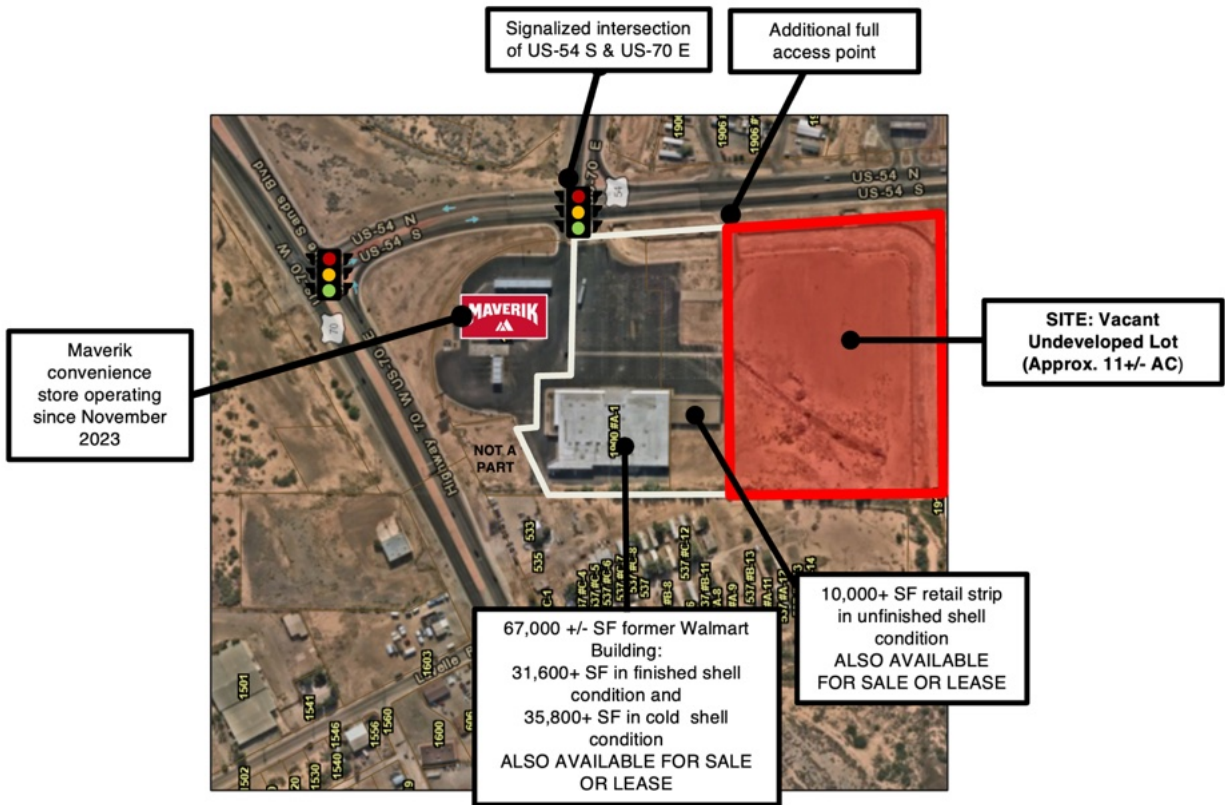


Leasing ♦ Brokerage ♦ Development

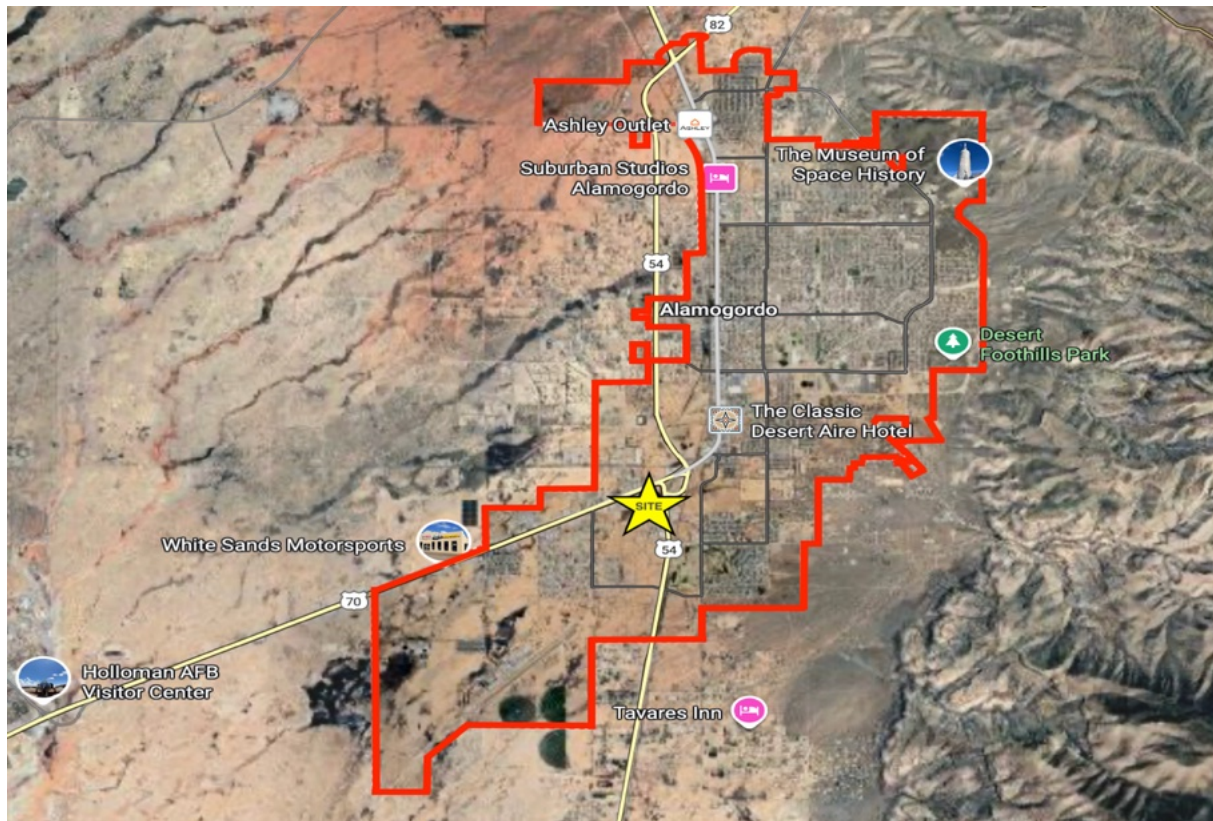
Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com
Mariah@edwardscommercialrealty.com

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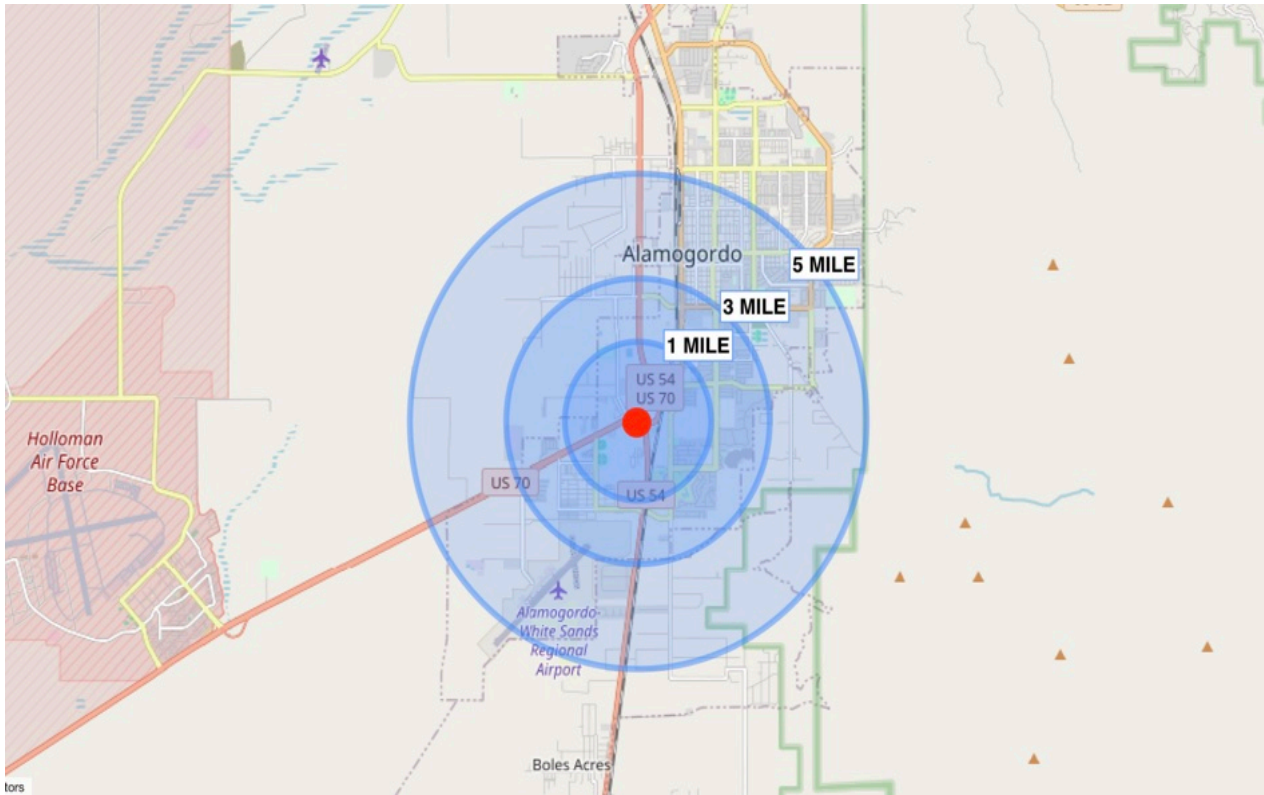
CURRENT PROPERTY CONDITION



LOCATION



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
2,968	18,880	33,354



**AVG
HOUSEHOLD
INCOME**

1 MILE	3 MILE	5 MILE
\$60,745	\$65,378	\$66,312



**DAYTIME
EMPLOYMENT**

1 MILE	3 MILE	5 MILE
1,083	7,490	12,763



TRAFFIC

Highway 70	18,368 VPD
Highway 54	17,037 VPD