Live. Dine. Shop. Work. Play

2,123 +/- Acres | Las Cruces, New Mexico

metro verde



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NAI 1st Valley

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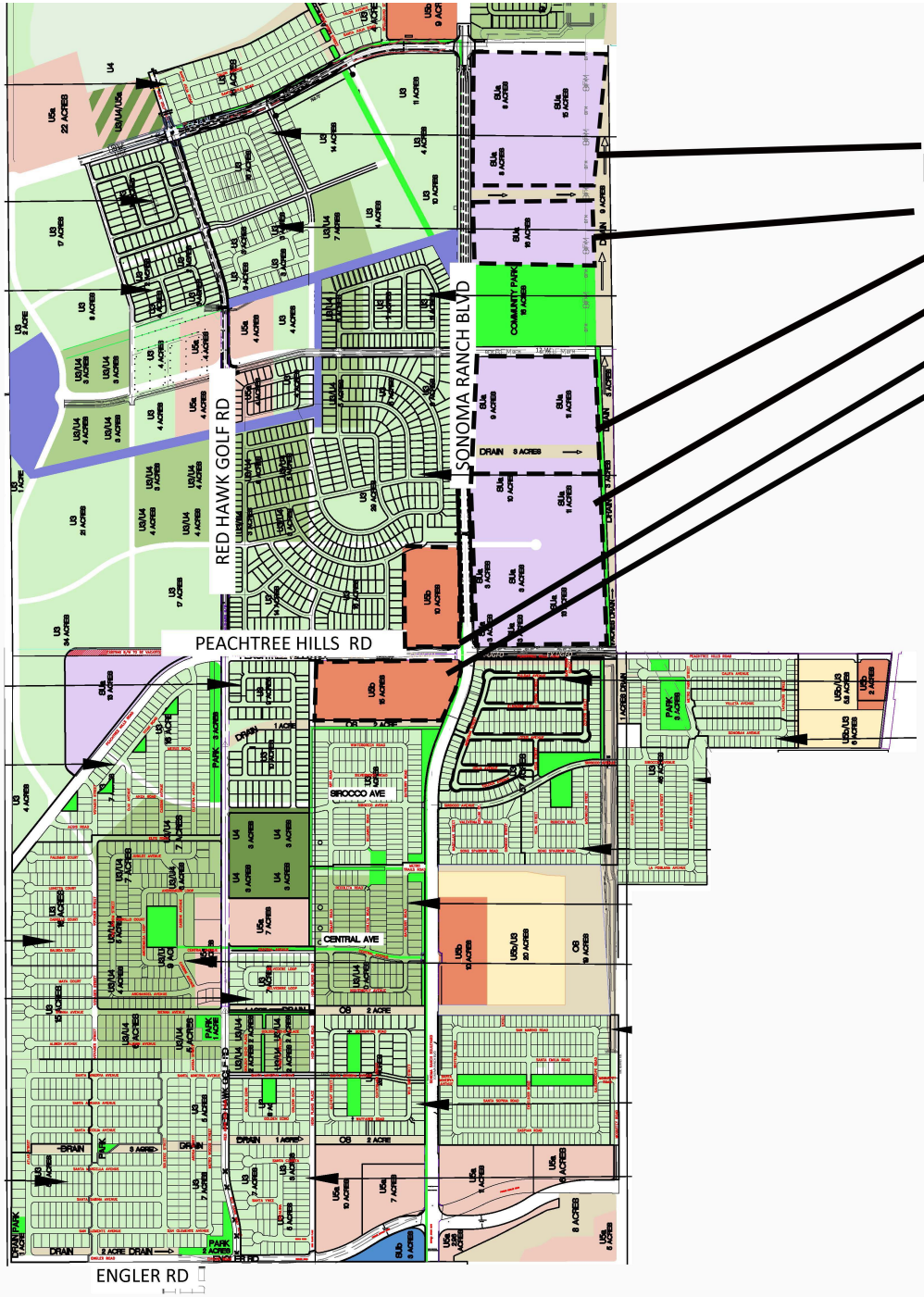
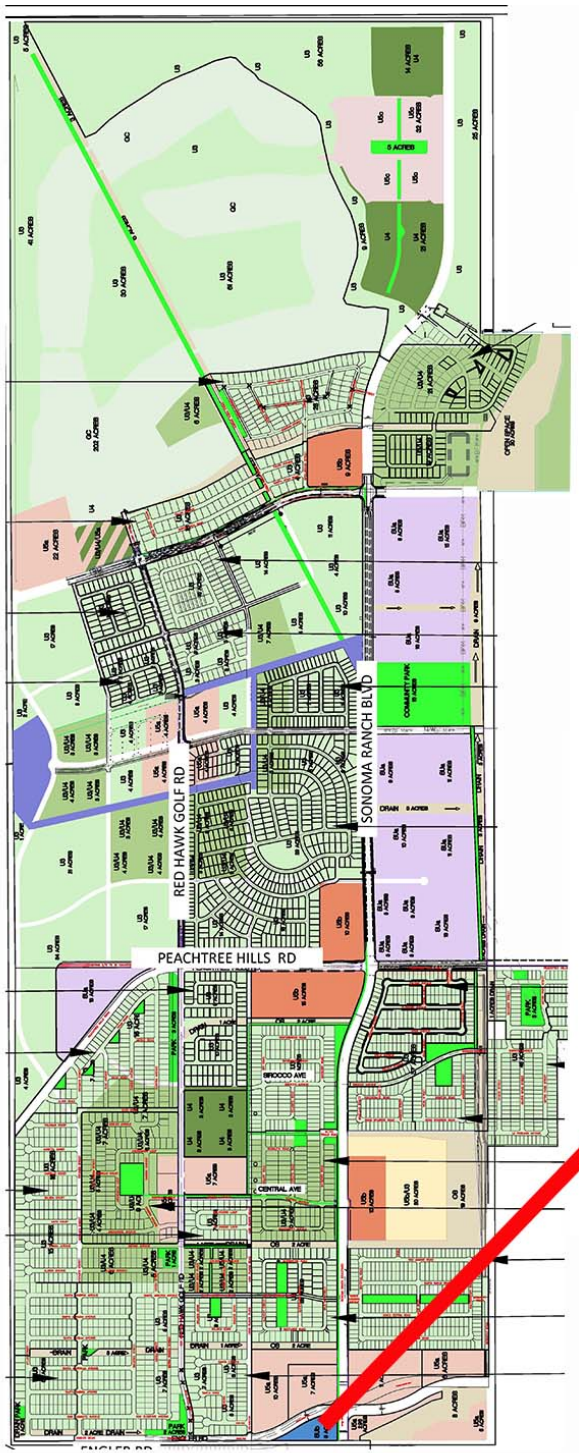


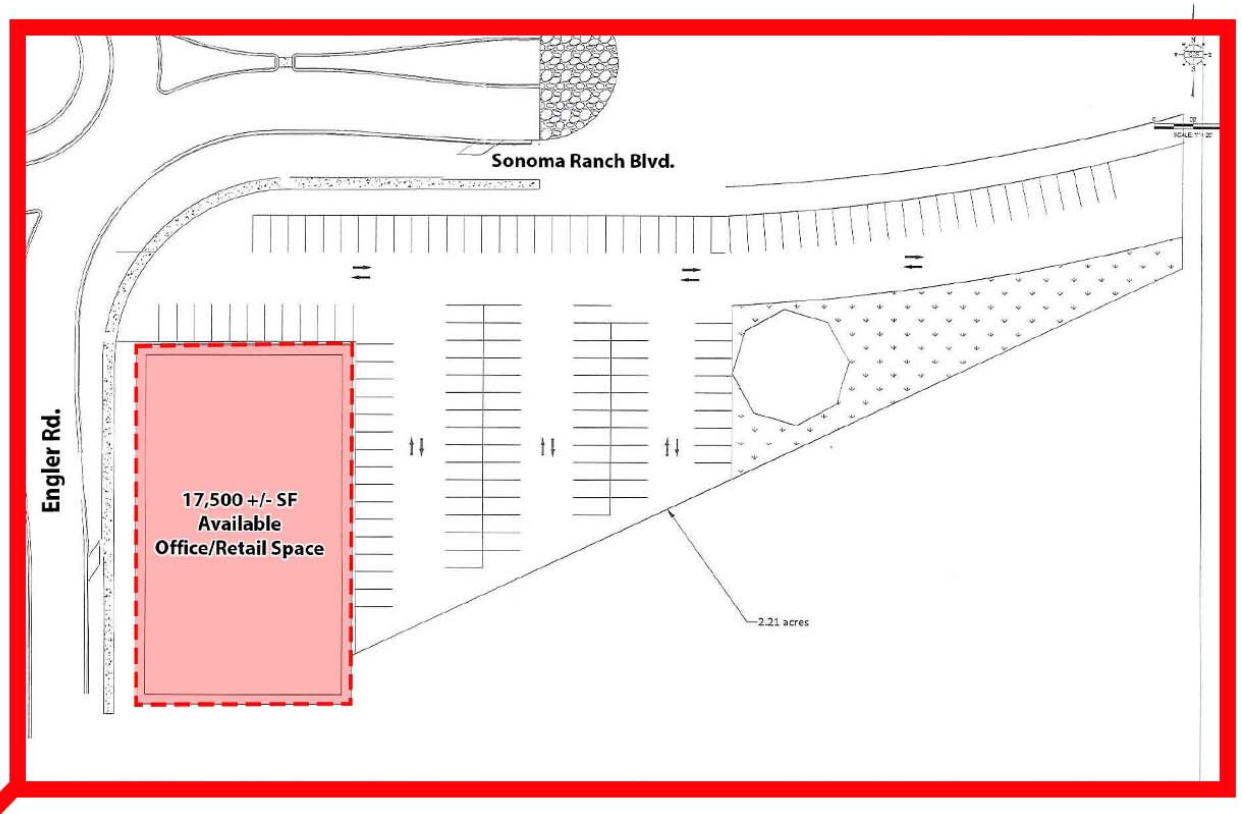
Available Retail, Professional Office, Medical, Light Industrial Space

PRICING

- Professional Office/ Medical:
  $6.00 - $10.00 PSF
- Retail:
  $8.00 - $12.00 PSF
- Industrial:
  $2.50 - $5.50 PSF
- Multi-Family:
  $2.50 - $5.00 PSF

Phase One Lot Layout





Approved Master-Planned Development

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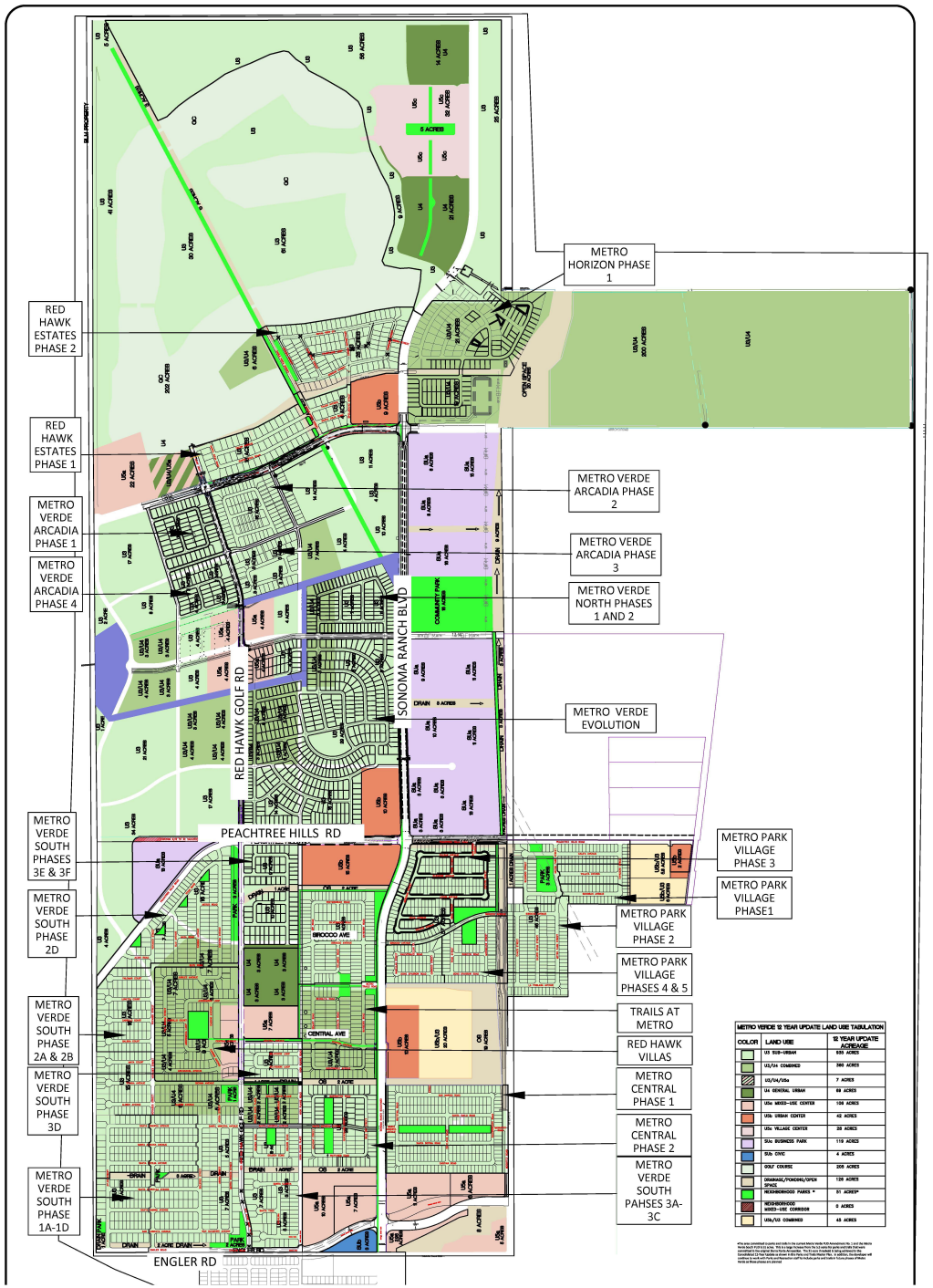

metro verde

Future Hotel & Luxury Condo/Multi-Family Sites

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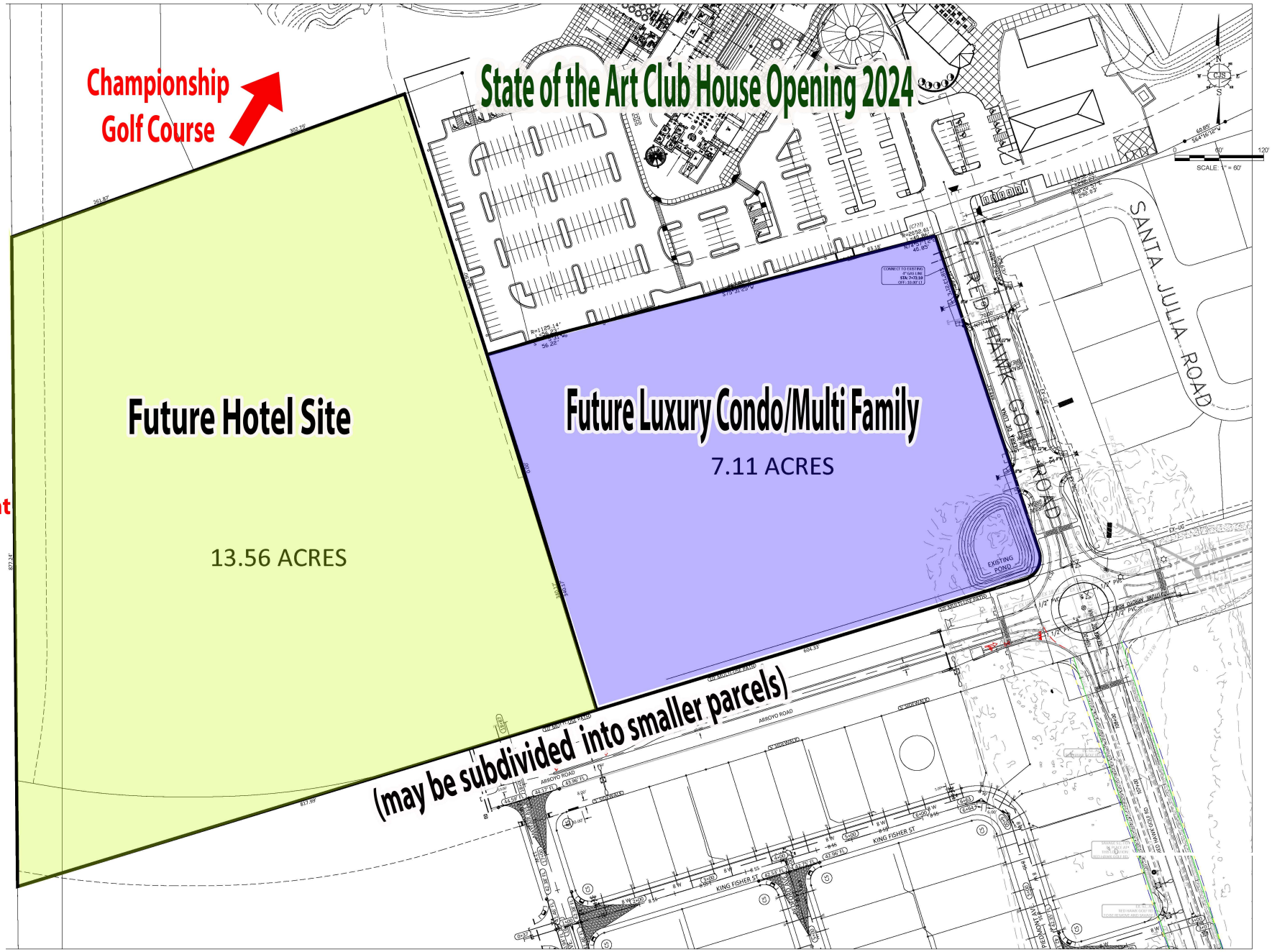
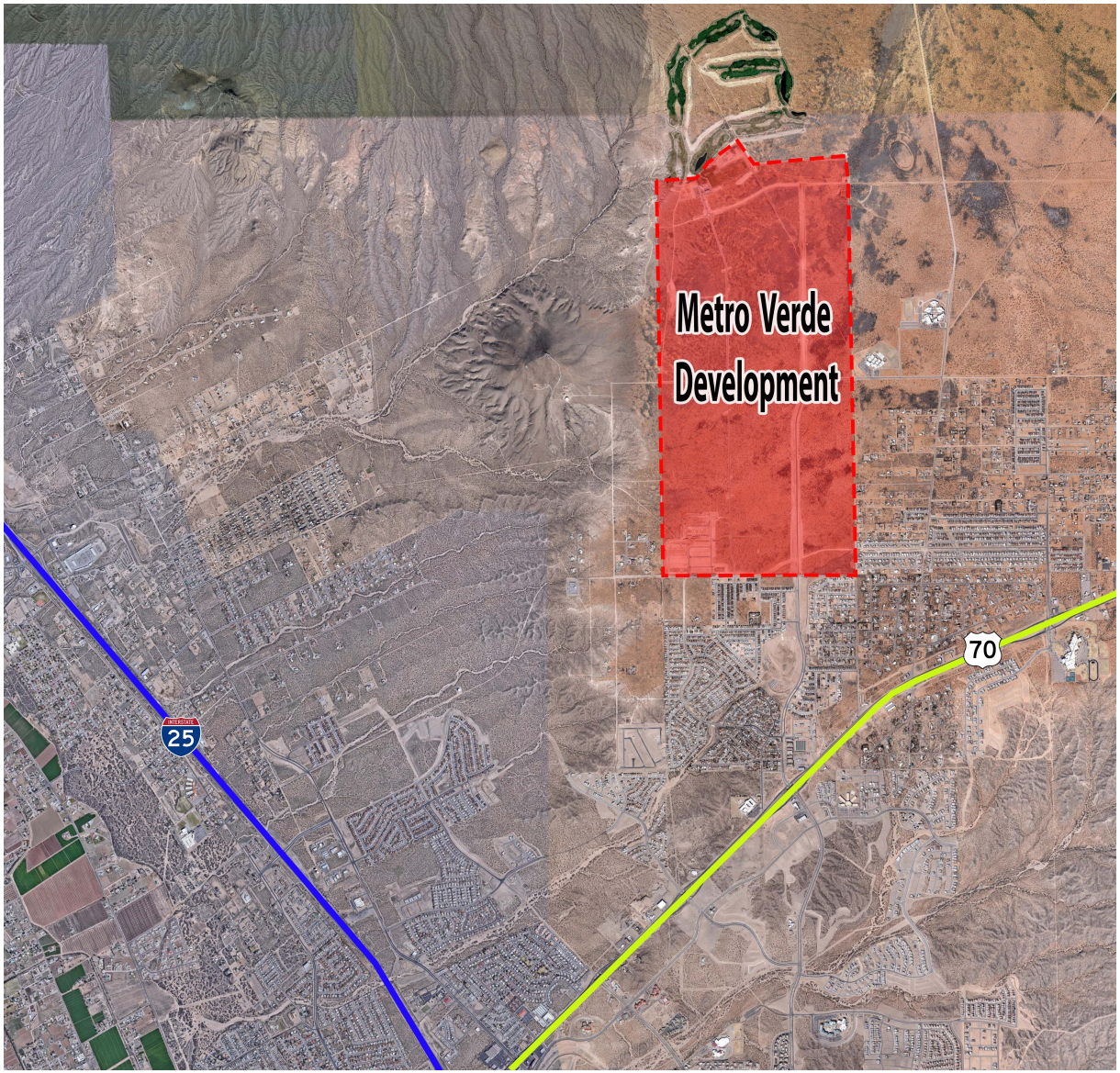


Location Information



History & Facts About Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico. Located on the edge of the Chihuahuan Desert, Las Cruces sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Founded in 1849, Las Cruces has a population of 95,000 residents and is the county seat of Dona Ana County (app. 200,000 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Las Cruces enjoys over 350 days of sunshine a year. Temperatures in the summer months routinely reach the high 90s, with nighttime lows in the 60s. The fall air is a bit cooler with daytime highs of mid 70s to low 80s. During the winter, when northern states are digging themselves out from under the snow, Las Cruces basks in daytime temperatures ranging from the upper 50s to lower 60s. As spring arrives in March and April, temperatures climb steadily from the low to high 80s. Las Cruces receives an average of 8.5 inches of rain per year and no more than two inches of snow in the winter.

Las Cruces offers many outdoor adventures, unique culinary experiences, vibrant culture and rich history. From national parks and monuments to one of the top-rated farmer's markets in the country, Las Cruces offers a world filled with natural wonder, and year-round excitement.

Awards and Recognition:

- AARP – Top 10 Sunny Places to Retire, 2012
- US News & World Report – Best Retirement Destination, 2015
- US News & World Report, National Universities Rankings – Tier 1 Institution (NMSU), 2014
- Sunset Magazine – 20 Best Towns of the Future, 2010
- AARP The Magazine – Dream Towns to Retire, 2006, 2010
- Money Magazine – One of the Best College Towns to Retire, 2005
- Global Trade Magazine – Las Cruces named a "Best City for Global Trade 2015"
- KaBOOM! In partnership with the Humana Foundation – "Playful City USA" Community 2013, 2014

Source: https://www.lascrucescvb.org/

Area Overview

New Mexico State University

NMSU is a land-grant institution and a comprehensive research university dedicated to teaching, research and service at all levels. Recognized as a top-tier university by U.S. News & World Report, NMSU is a welcoming community of talented faculty, staff and students who work together to make a difference. As a NASA Space Grant College, a Hispanic-serving institution and home to the first Honors College in New Mexico, NMSU offers an accessible education that shapes bright futures.

Source: https://www.nmsu.edu/

Space In Las Cruces

Unlimited Skies In Las Cruces

Southern New Mexico has a long history with aerospace research, engineering, testing, and space exploration. The aerospace industry has always had a strong foothold throughout the entire state, and suborbital flights and space tourism will ensure that it always does. Over 60 aerospace companies currently have a presence in New Mexico, several which are NewSpace concepts. Las Cruces offers an excellent home-base for visitors to tour space museums, Spaceport America, and nearby space-related attractions.

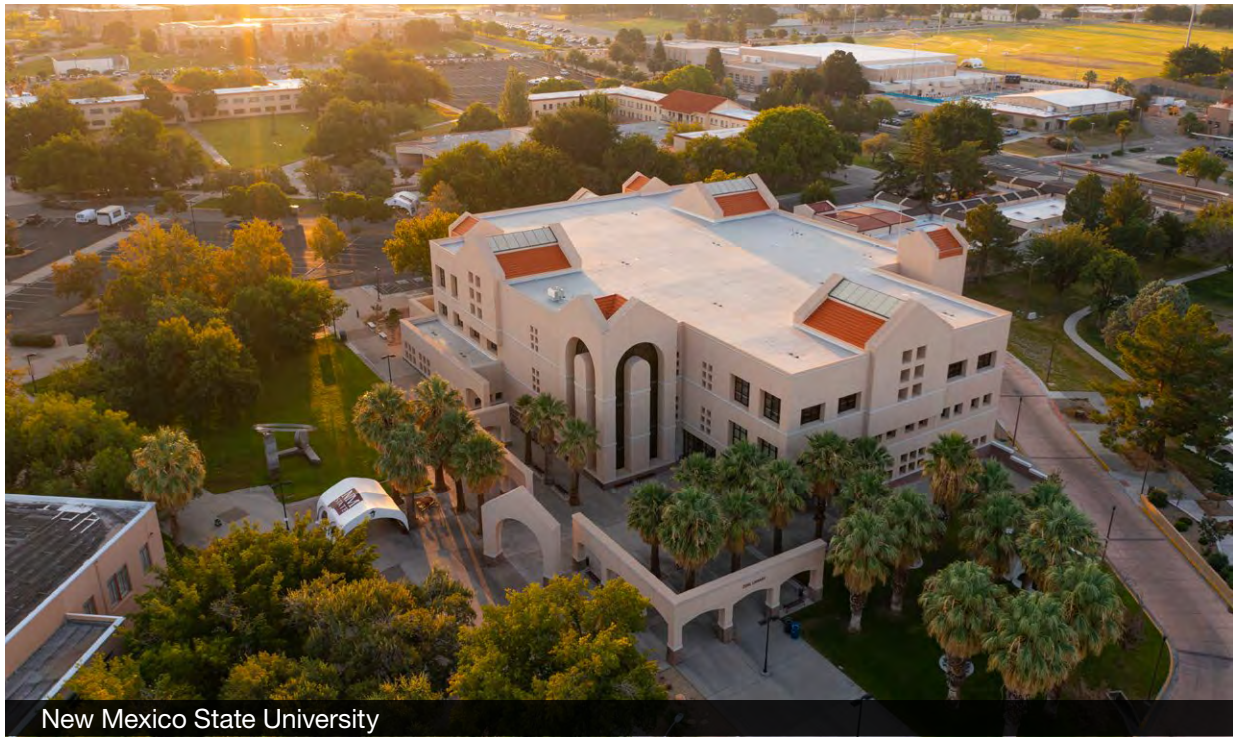
Source: https://www.lascrucescvb.org/las-cruces-is-a-place-for-space/

White Sands Missile & Space Program

The Birthplace Of America's Missile & Space Program

Lying a few miles west of the Organ Mountains is a sign that welcomes visitors to White Sands Missile Range, the birthplace of America's missile and space program. It's an accolade that very few people know about but space, and the continued exploration of the Universe, has long been a strong influence on industry in the region and in particular, in Las Cruces. In fact, the very first image of Earth from space was taken on October 24th, 1946 by a rocket launched from White Sands Missile Range (WSMR). The German V2 Rocket, captured by America in WWII, reached an impressive 105 kms above the ground.

Source: https://www.lascrucescvb.org/las-cruces-is-a-place-for-space/



New Mexico State University



Spaceport America



Space & Science Museum Alamogordo

White Sands National Park

White Sands National Park protects the world's largest gypsum dune-field, and the unique plants and animals that survive in this other-worldly place. Between White Sands Missile Range and Holloman Air Force Base, the magnificent pure white dunes provide excellent recreation opportunities; visitors can picnic, "white sand surf" or just stroll through a portion of the 275 square-mile national monument. Additionally, the monument offers tours and activities such as the Sunset Stroll Nature Walk, full moon night programs, special events, and tours of Lake Lucero.

Source: https://www.lascrucescvb.org/explore/white-sands-national-monument/

Historic Mesilla

Mesilla is a small town by today's standards but 150 years ago it was the major stop for those traveling between San Antonio and San Diego. Mesilla hasn't changed much over the years, allowing visitors to see what an 1800's border town looked like. Western Legend Billy the Kid once stood trial for murder in a Mesilla courtroom, and the Mesilla Plaza was once a major stop for the Butterfield Stagecoach. Originally, Mesilla was part of Mexico, but with the signing of the Gadsden Purchase in 1854, the village became part of the United States. Mesilla is anchored by the Basilica of San Albino. The church, originally built of adobe in 1855, still offers masses today, both in English and Spanish. Outside the church is a memorial to parishioners who died in combat. Today, Mesilla offers a wide range of events as well as shopping and dining on the town's plaza. Enjoy a meal at the famous Double Eagle or La Posta restaurants, where patrons enjoy real local cuisine while they visit one of the most historical locations in all of New Mexico.

Source: https://www.lascrucescvb.org/explore/mesilla/

El Paso / Juarez International Border

As a binational and multi-cultural exchange center, the Paso Del Norte region experiences significant influx of pedestrians, personal and commercial vehicles at the El Paso, Tornillo and Santa Teresa Ports of Entry. In 2018, northbound border crossings at Bridge of the Americas, Paso Del Norte and Ysleta-Zaragoza saw a daily average of 35,819 passenger vehicles (13.074 million annual), 19,787 pedestrians (7.222 million annual) and 2,594 commercial vehicles (811,868 annual).

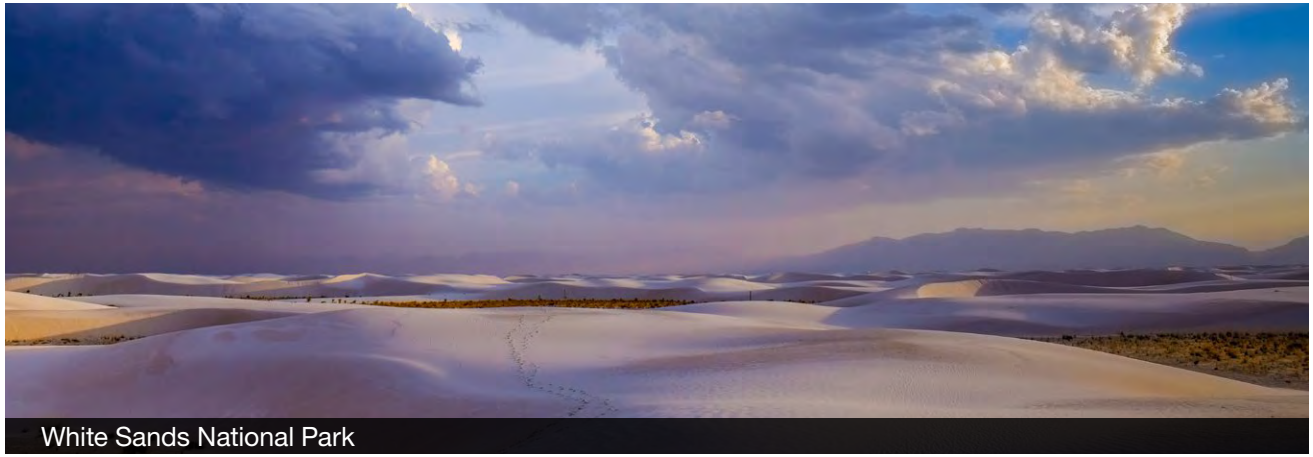
Source: https://pdnuno.com/



El Paso / Cuidad Juarez



Old Mesilla Village



White Sands National Park

Three Crosses Regional Hospital

NAI 1st Valley

Mission
Three Crosses Regional Hospital is an advanced independent healthcare organization led by a local team of professionals dedicated to high quality patient centered care for the well-being of the communities we serve.

Vision
To be the first choice for the patients, providers, and the communities we serve.

Core Values
BE: Accountable, Adaptable, Open Communicators, Positive, Professional, Respectful

About the Facility
Three Crosses Regional Hospital is a 46-bed general acute care hospital with a broad range of medical / surgical services, including an Emergency Department; Intensive Care Unit; Surgical Suites; Procedure/GI Labs; Medical Surgical Beds; full service Diagnostic Imaging Department (MRI, CT, Radiology, Fluro, excluding Mammo); Laboratory Services, and Interventional Cardiology Program (Cath Labs, IR, Nuc Med).

Services Provided
Emergency Services
Intensive Care
Surgical Services
Medical Imaging Services
Laboratory Services
Specialty Clinics

Source: https://www.threecrossesregional.com/









Retail, Medical, Office, Multi-Family

Las Cruces, NM

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