

VACANT LAND FOR SALE

Visible, Emerging, & Underutilized Destination

2001 S MAIN ST, LAS CRUCES, NM 88005



OVERVIEW

This is a very flexible land location with potential to evolve, grow and prosper. It has a great zoning gamut for traditional retail business and a wide variety of service uses and beyond. It is also located within a flexible infill overlay district that would allow for streamlined adjustments if required. The immediate surrounding area is dominated by well established car dealerships, medical operations, and state related office concepts. It most notably continues to see interest from state and municipal funded development concepts that are seeking to upgrade their existing facilities. With a daytime population within 5 minutes of 34,000 plus, immediate access to over 1400 existing business establishments, and 20,000 plus employees the site can be used for far more than what dominates the current business landscape. Over fifty percent of this five minute population base has jobs that are white collar related. The location is also in very close proximity to the very affluent Mesilla Park district and can potential support a wide variety of home improvement and unique home ownership concepts. A case can also be made for unique multi-family and residential concepts due to the surrounding housing and demographic dynamics in addition.

VERY FLEXIBLE LAND LOCATION!

Gross Land Area **34,674 - 224,769 SF**

Sale Price: **\$5.78 - \$12.50 PSF**

Cash to Seller, Build-to-Suit

The site also offers some unique and cost effective onsite ponding options due to its proximity to an adjacent drain lateral. The fact the location is within an infill overlay district also allows the following enticements that include but are not limited to:

- * A Streamlined Permit Review Process
- * Expedited Permitting
- * Design Flexibility
- * Use Flexibility
- * No Permit Fees



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Aerial Graphics

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S. MAIN STREET

FARNLEY LN



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Area Landmarks, Points of Interest

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TCN
WORLDWIDE

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