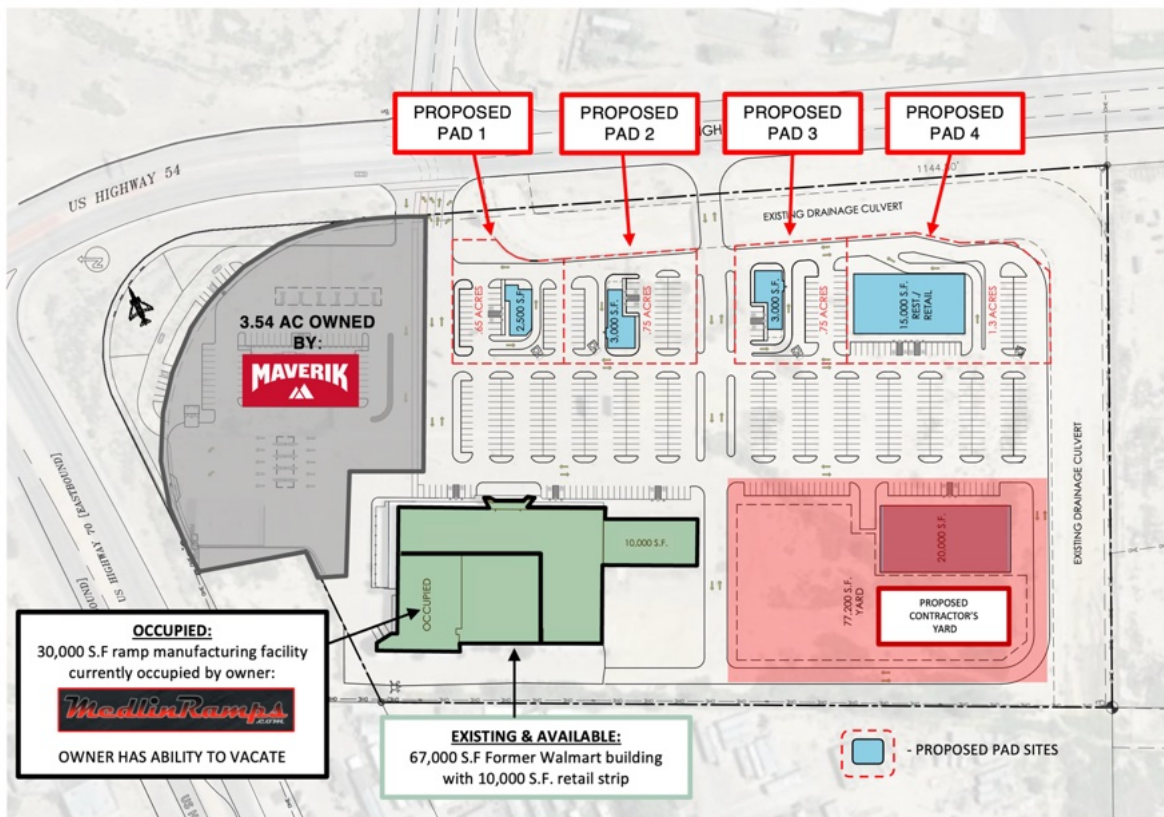


PAD SITES FOR GROUND LEASE @ MAJOR JUNCTION IN SE NEW MEXICO

1900 US Highway 54 S, Alamogordo, NM 88310





- COME JOIN MAVERIK ADVENTURE STOP, A PLANNED LOVE'S TRUCK STOP & WHATABURGER @ EMERGING HUB
- Major Hwy Junction (70 & 54) in South Alamogordo Near Major Air Force Base
- Up to Four (4) Pad Sites Available Along US 54, South of US 70 Interchange
- All Pads Have Full Access Along US 54 Including a Signalized intersection
- Part of a Larger Development Consisting of 77,400 SF Building Area on 19.64 AC
- Centralized Hub Serving Vast Regional Trade Area
- 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
- Inquire with Brokers about Ground Lease Rates

CONTACT
Mark or Mariah Edwards

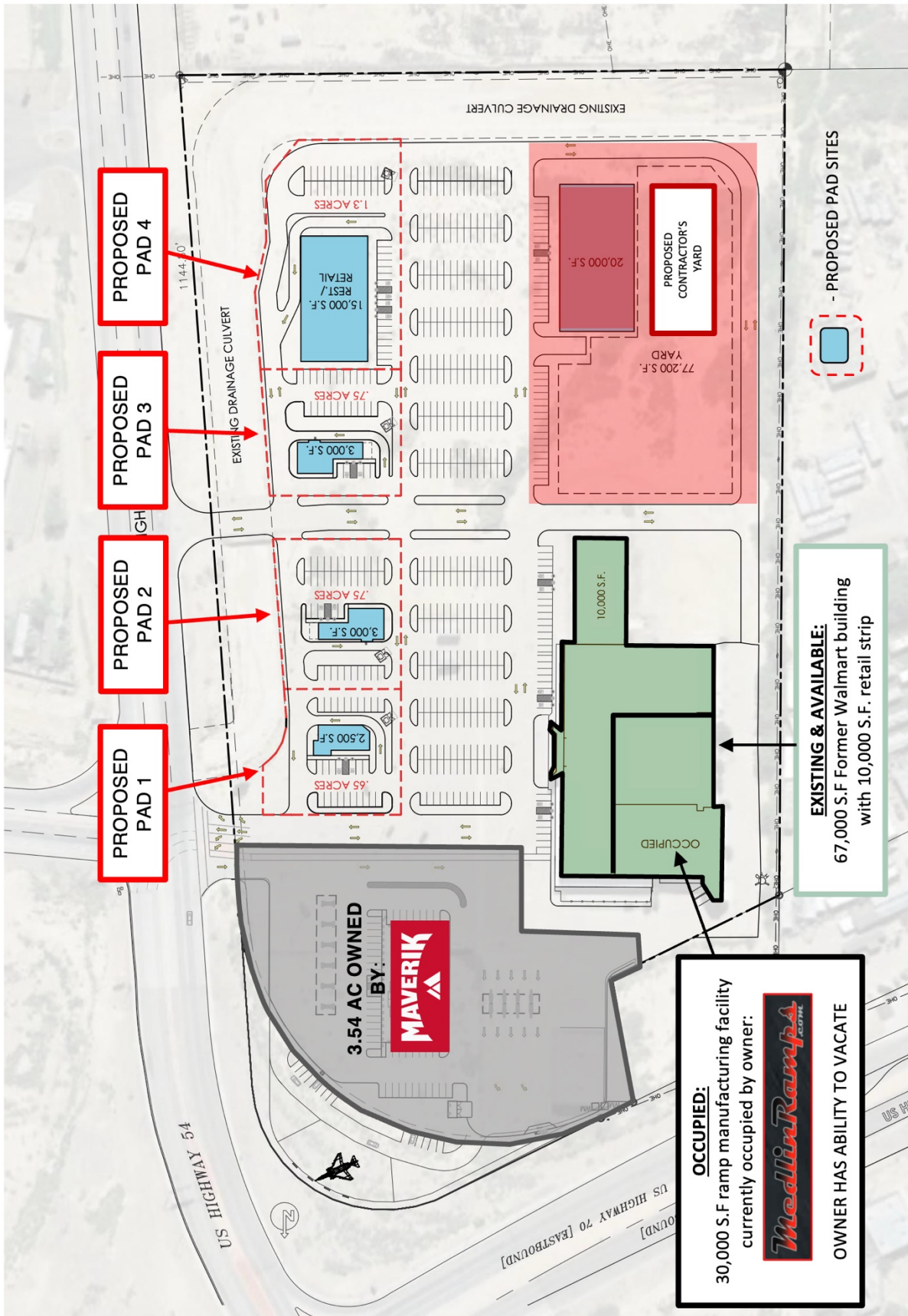


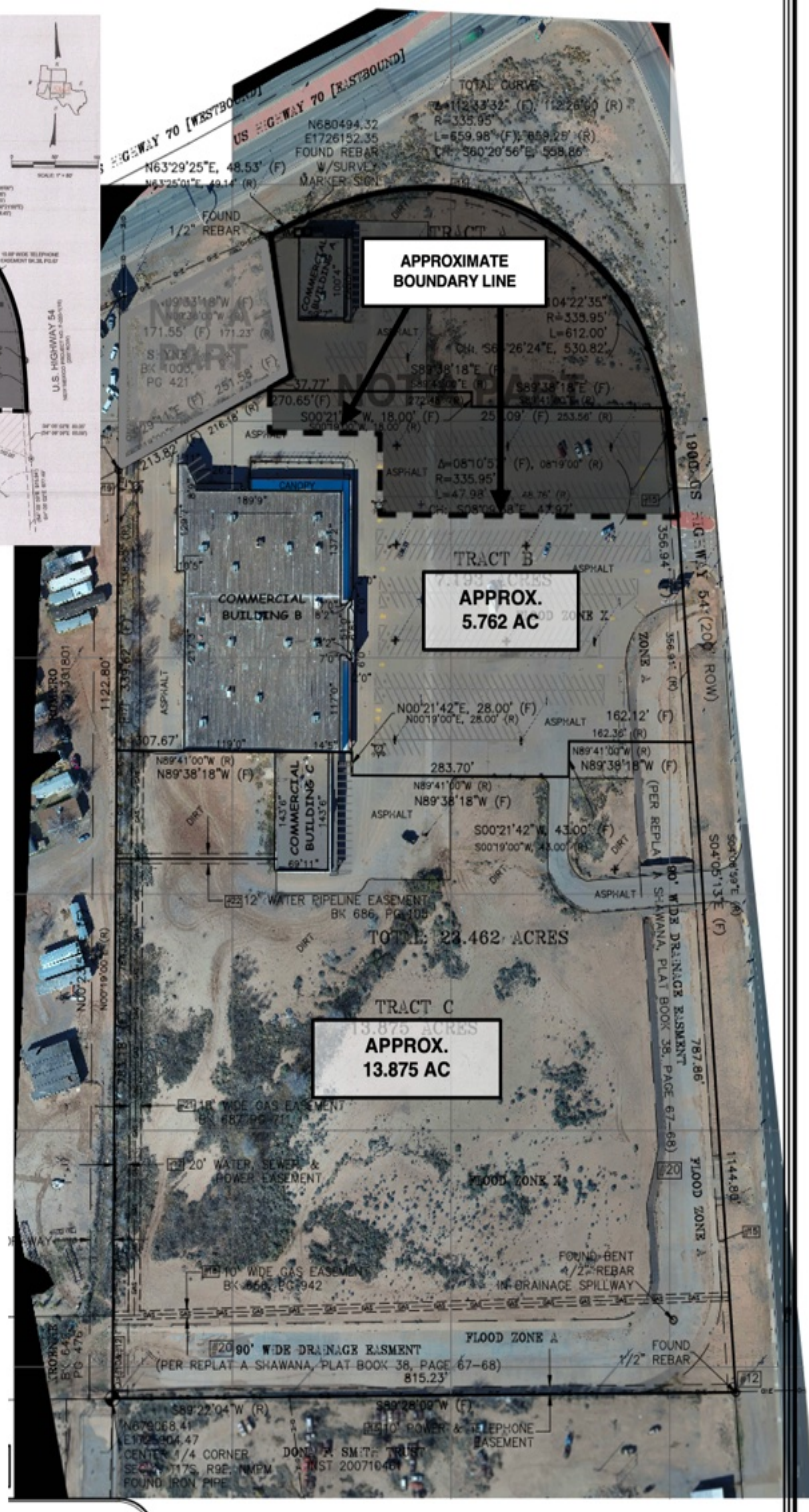
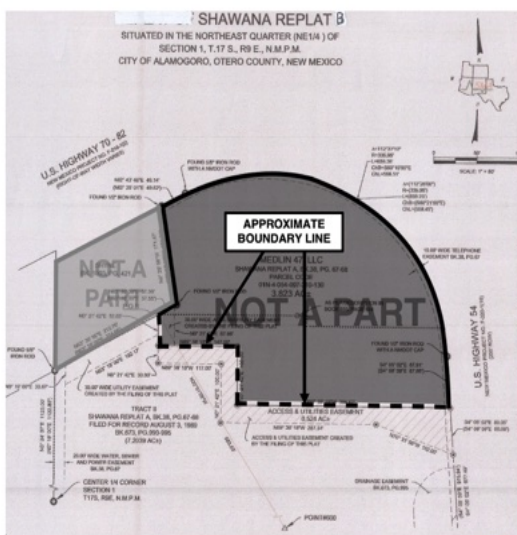
Leasing ♦ Brokerage ♦ Development

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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SITE PLAN

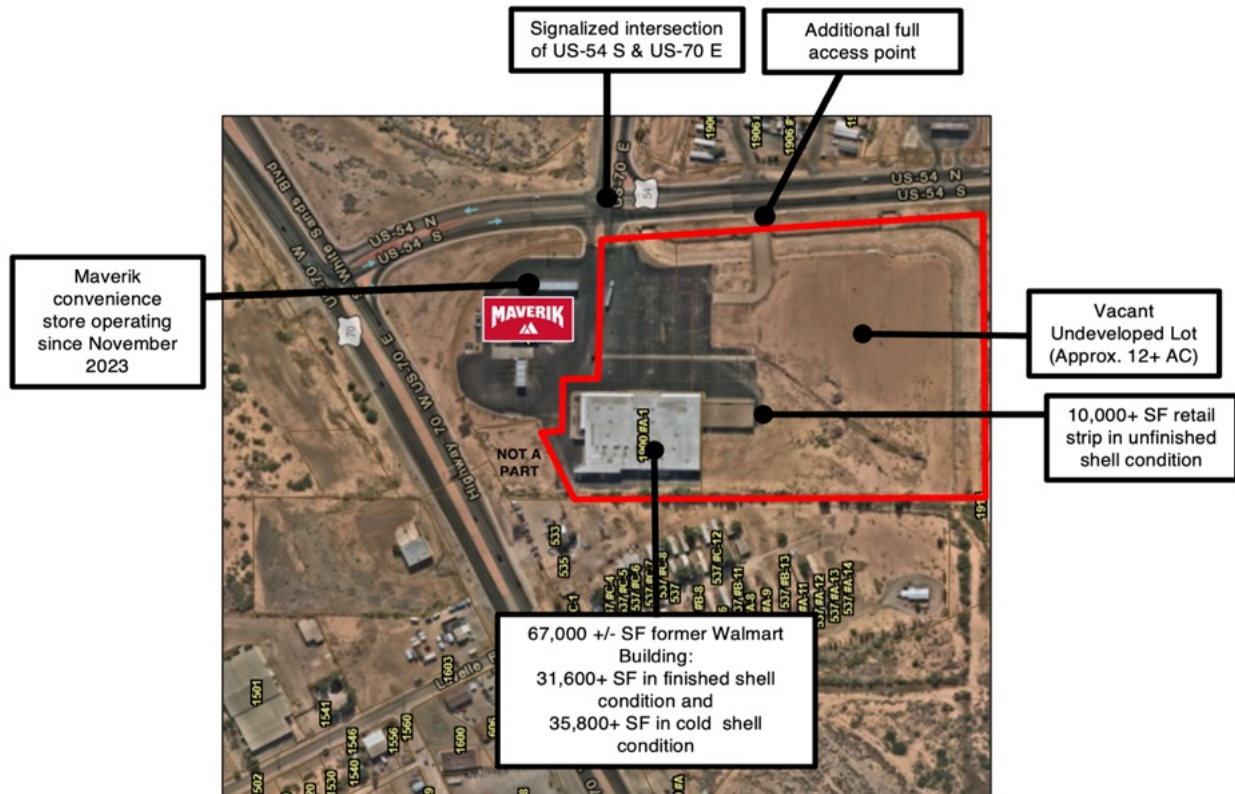


PLAT

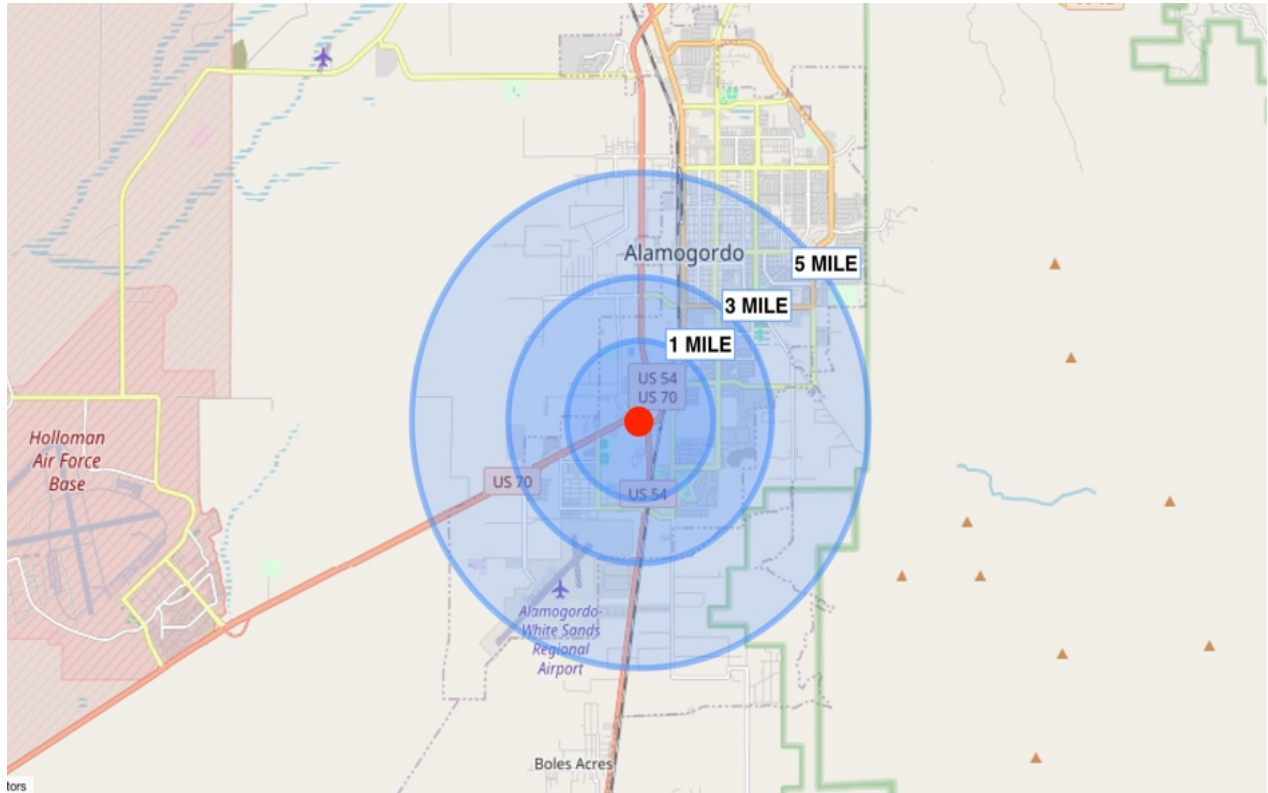
SURROUNDING ACTIVITY



CURRENT SITE CONDITION



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