Roswell Office and Retail Building

FLEXIBLE MULTI-TENANT ASSET

For Sale



±11,600 SF on ±0.4 Ac. Available

311 W. Country Club Rd. | Roswell, NM 88201

DJ Brigman SIOR, CCIM
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Micah Gray CCIM
micah@sunvista.com | 505 338 9878

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

311 W. Country Club Rd. | Roswell, NM 88201



PROPERTY

AVAILABLE

Building: ±11,600 SF
Land: ±0.4 Acres

SALE PRICE

$1,150,000 ($99.14/SF)

HIGHLIGHTS

- Four-suite building:
  - Medical suite
  - Office suite
  - Restaurant suite
  - Cold-shell suite
- Conveniently located next to Eastern New Mexico Medical Center
- Great opportunity for medical users
- Large monument sign on Country Club Rd.
- Separately metered suites
- Built in 2005
- Abundance of parking

ZONING C-2

LOCATION

NWQ N. Main St. &
W. Country Club Rd.

NAI SunVista
505 878 0001 | sunvista.com
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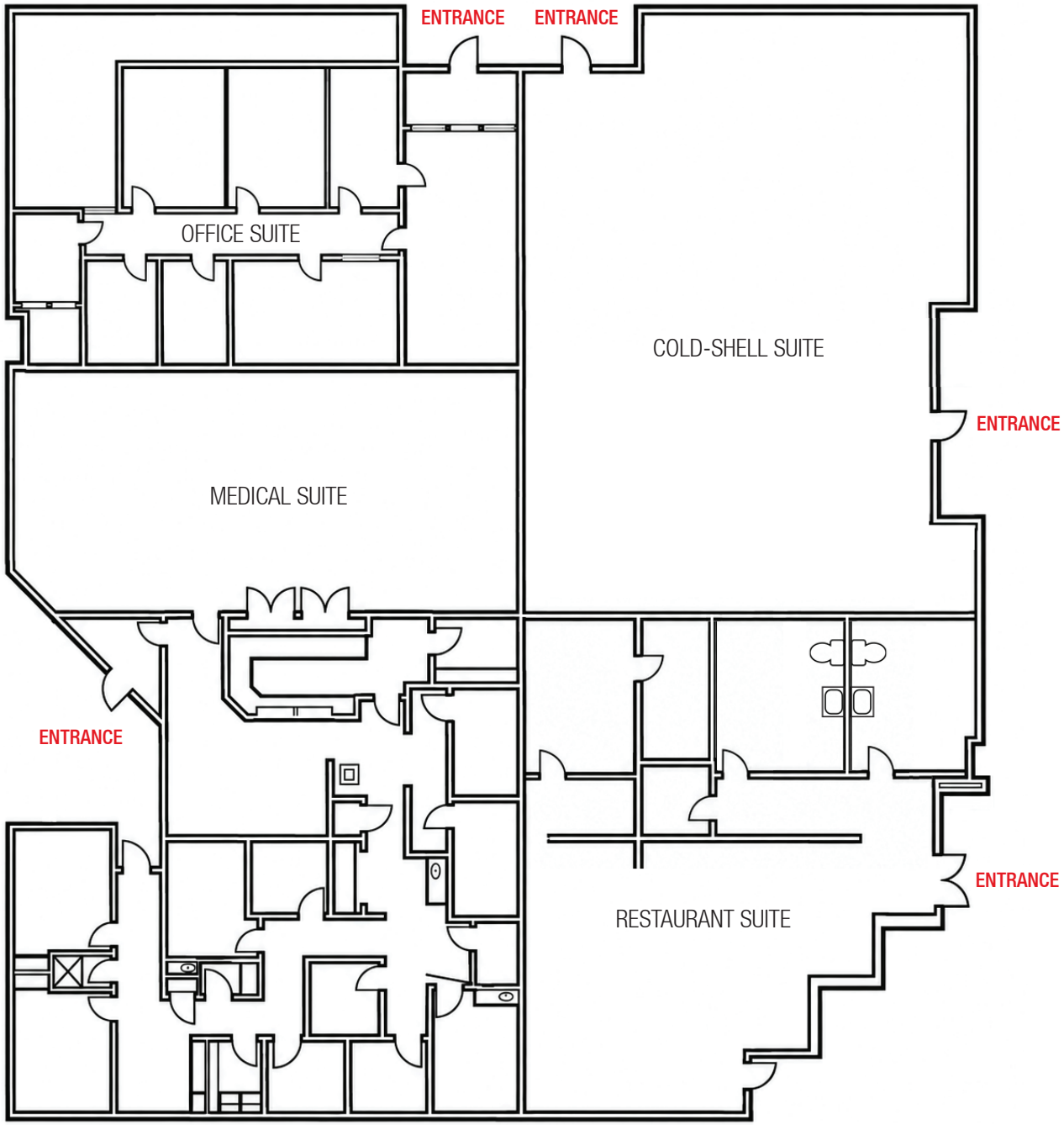
FLOOR PLAN

311 W. Country Club Rd.
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AVAILABLE

±11,600 SF

Floor plan not to scale.



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MEDICAL SUITE


RESTAURANT SUITE


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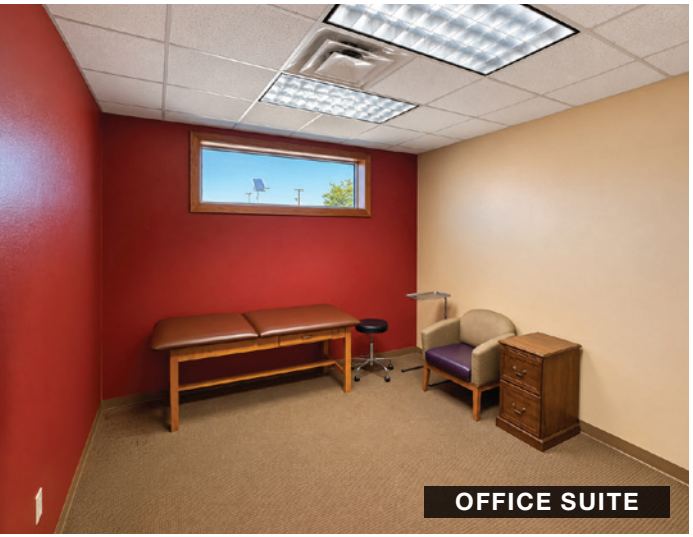
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OFFICE SUITE


COLD-SHELL SUITE


OFFICE SUITE


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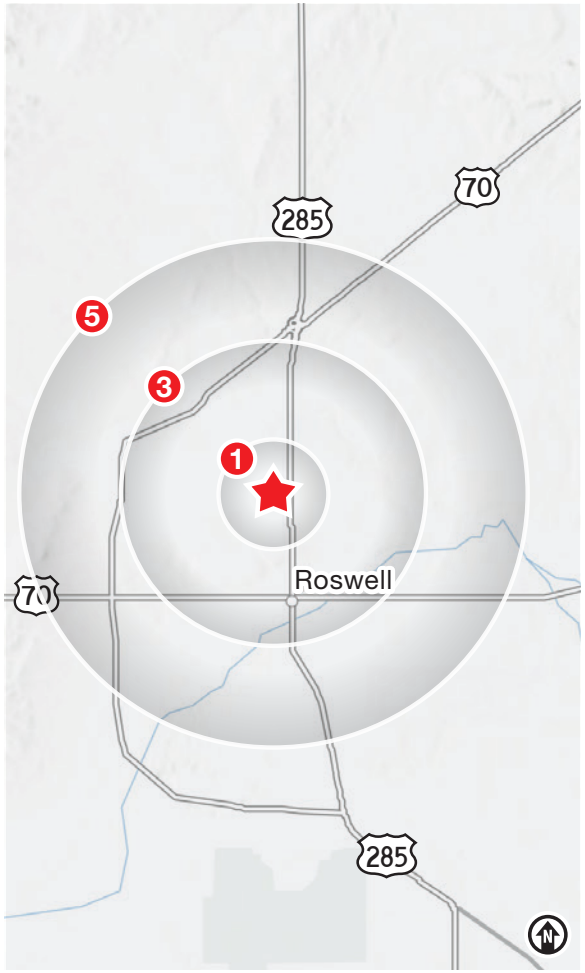
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,648	31,742	48,659
Average HH Income	$97,189	$81,614	$77,306
Daytime Employment	3,742	14,249	17,514

2026 Forecasted by Esri



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Roswell

TRADE AREA ANALYSIS

ROSWELL | NEW MEXICO

Roswell is the seat of Chaves County and is a leader in the aviation industry. It's the home to the Roswell Aviation Center with one of the country's longest runways. Honda, Mitsubishi, and major airlines use the airport for testing, repairing, and repurposing aircraft. Workforce training programs support the aviation and advanced manufacturing industries, and ensure a steady talent pipeline for growing companies. At the edge of oil and gas country, Roswell has the infrastructure to support major industry, including renewable energy sources and a natural recharging aquifer fed by nearby mountains. The mountains also provide endless recreational opportunities, including the ability to ski in the morning and golf in the afternoon.

64,054
CBSA Population



ROSWELL BY THE NUMBERS *(ESRI 2025 Demographics)*

47,483	17,740	$74,171	$42,636	1,673	18,266
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

Roswell is home to the world's largest mozzarella cheese production facility.



Key Industries

- Agriculture/Food Processing
- Aviation/Training
- Oil & Gas
- Transportation, Logistics, Warehousing & Distribution
- Manufacturing

ROSWELL HAS A LARGE, SKILLED LABOR POOL

Roswell boasts a workforce of 19,659 with 18,414 of that number actively employed. The availability of skilled labor both coming out of the local colleges and area commuters is one of the greatest business assets the area has to offer.

Higher Education

Roswell has been the home to New Mexico Military Institute since 1891 and has nearly 1,000 cadets.

THE ROSWELL INCIDENT

For 4 days each summer, over 150,000 tourists descend upon Roswell, transforming it into a carnival-like scene of food carts, costume contests and booths brimming with alien collectibles at the annual UFO Festival.

NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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