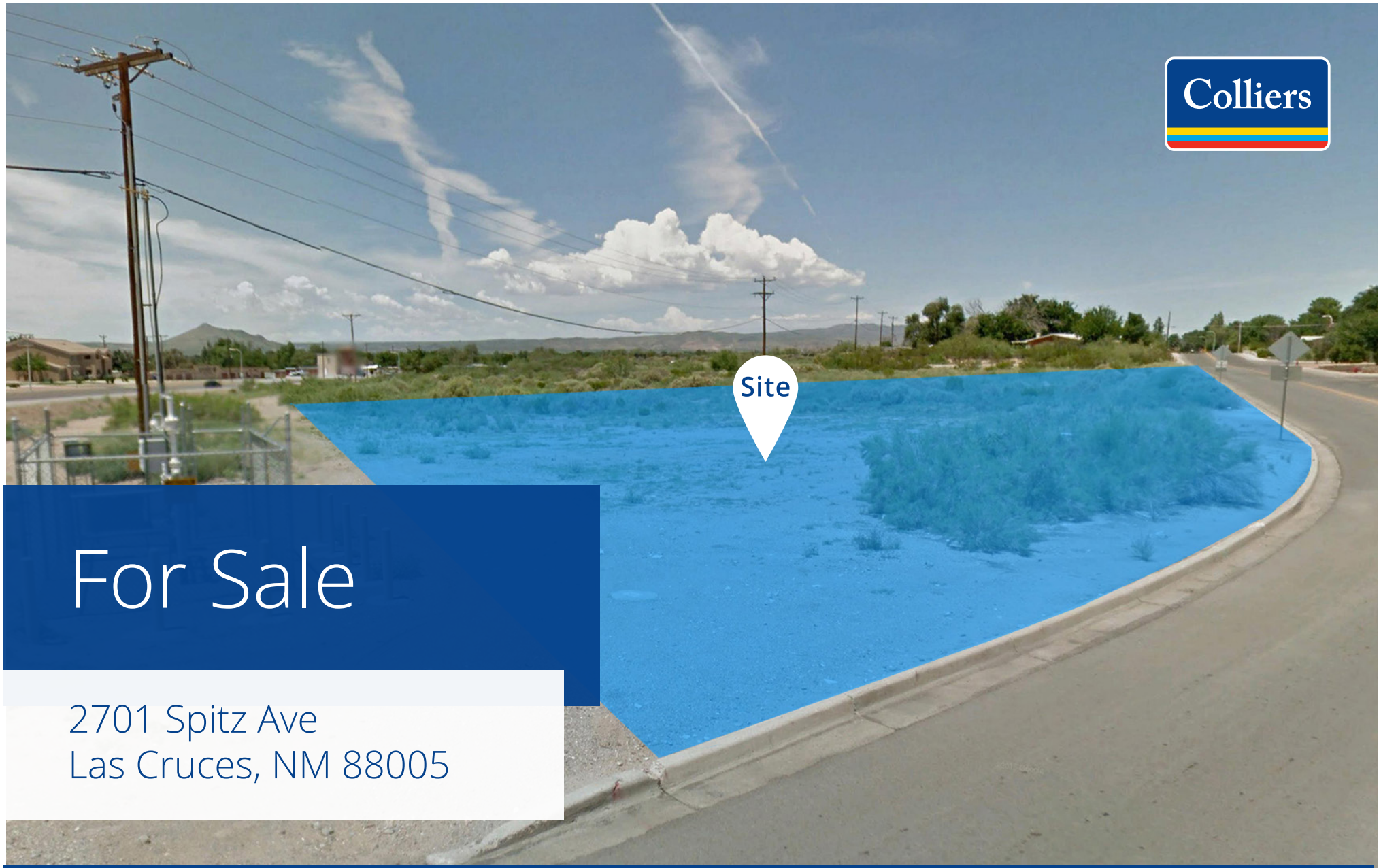

For Sale

2701 Spitz Ave
Las Cruces, NM 88005

Rick Stoes
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2701 Spitz Ave | For Sale

Property Overview

Civic Address	2701 Spitz Ave, Las Cruces, NM
Legal Address	Subd: ALAMEDA ACRES REPLAT NO 1 (BK 19 PG 382-384 - 003583) Lot: 8 S: 6 T: 23S R: 2E PART OF P T GONZALES LAND
Area	Approximately 1.76 acres (76,490 SF)
Land Scaping	Natural
Topography Code	Level
Sewer Type	City Sewer
Water	City Water
Gas	City Gas

Zoning

- R-3
  - Multi-Dwelling Medium Density
- O-2
  - Office, Professional - Limited Retail Service

Key Highlights

- 5 Miles from I-25
- Located behind busy shopping center
- Fast food restaurants in vicinity

Price $199,000

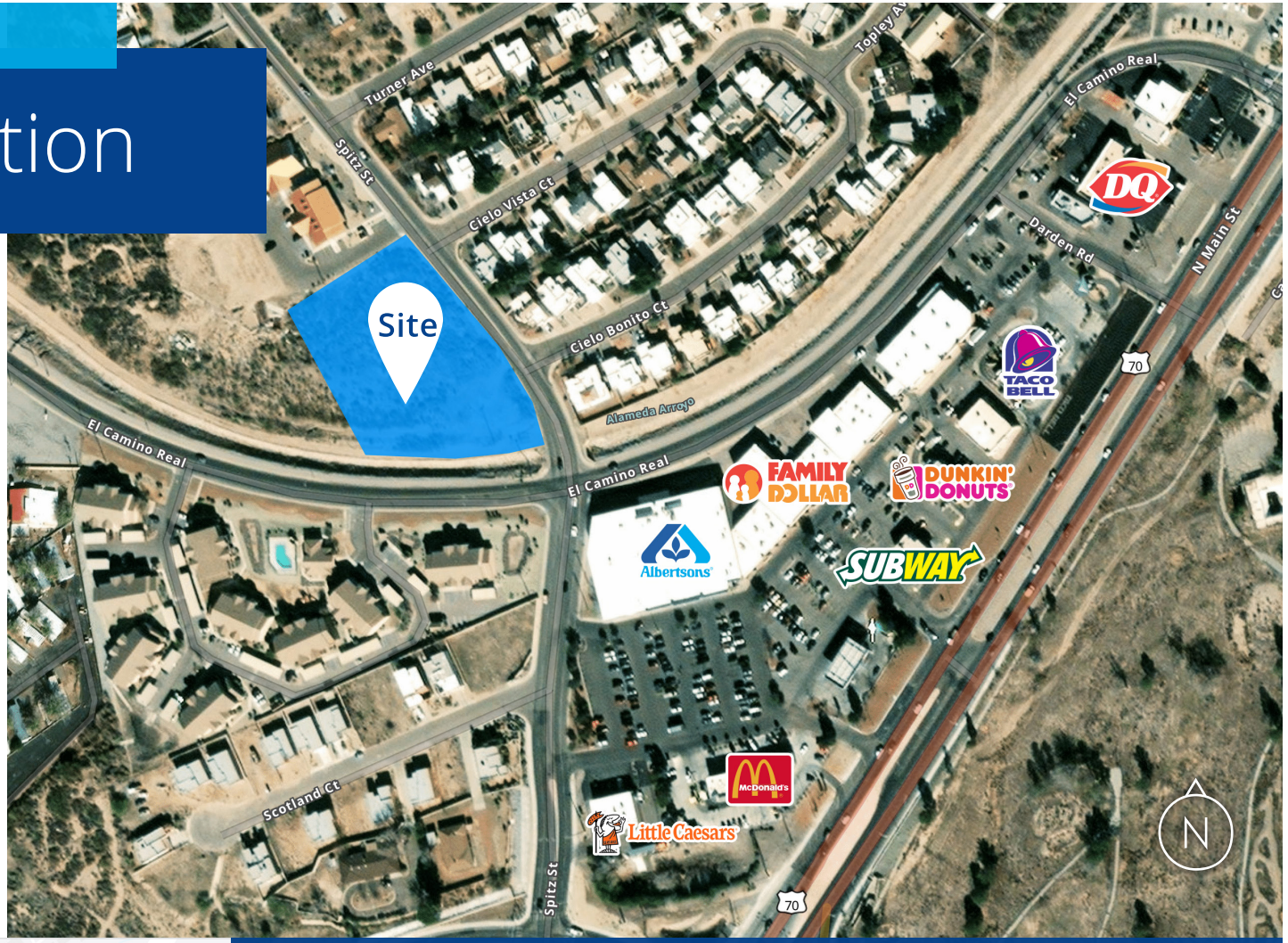
2701 Spitz Ave | For Sale

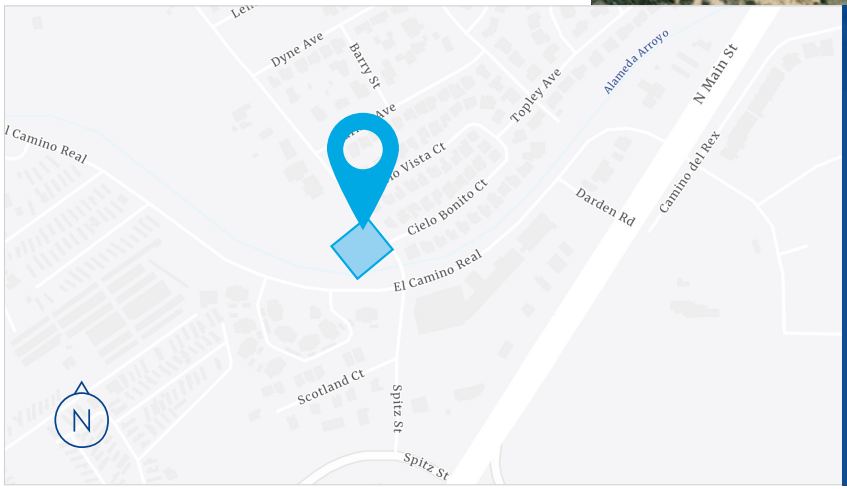
Perfect Location

Located behind a busy shopping center that fronts N Main St., one of Las Cruces' busiest intersections.

+/- 1.76 Acres

Available





Household Income
$47,409

<5 minutes from I-25

Zoning
R-3, O-2

Public Transit

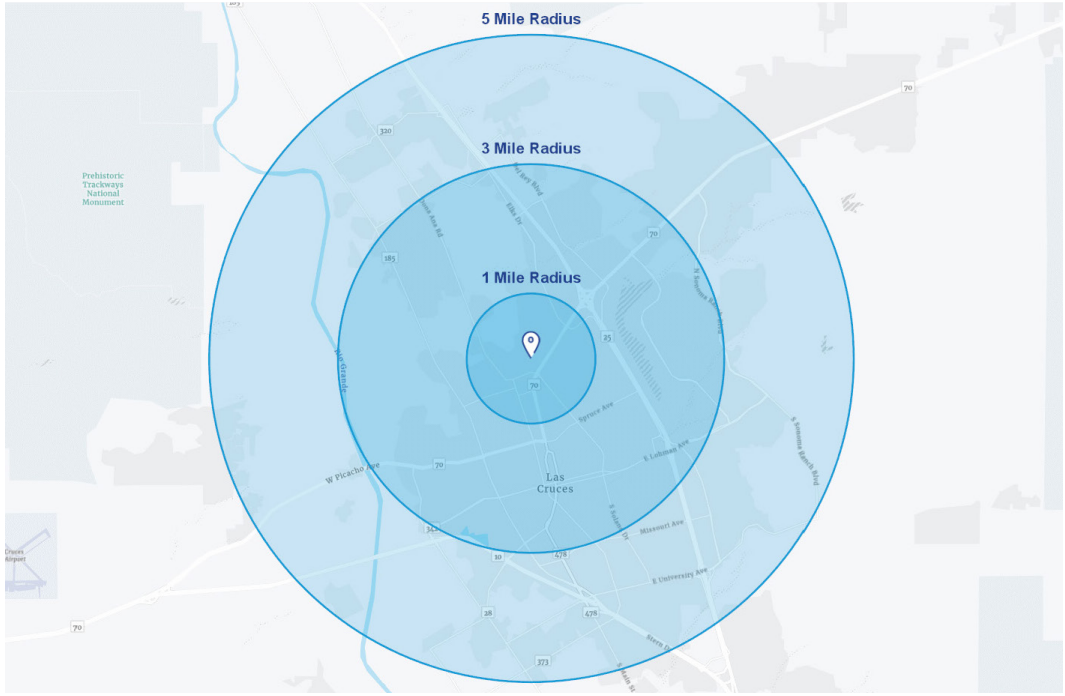
Traffic
8,393 VPD

Plat

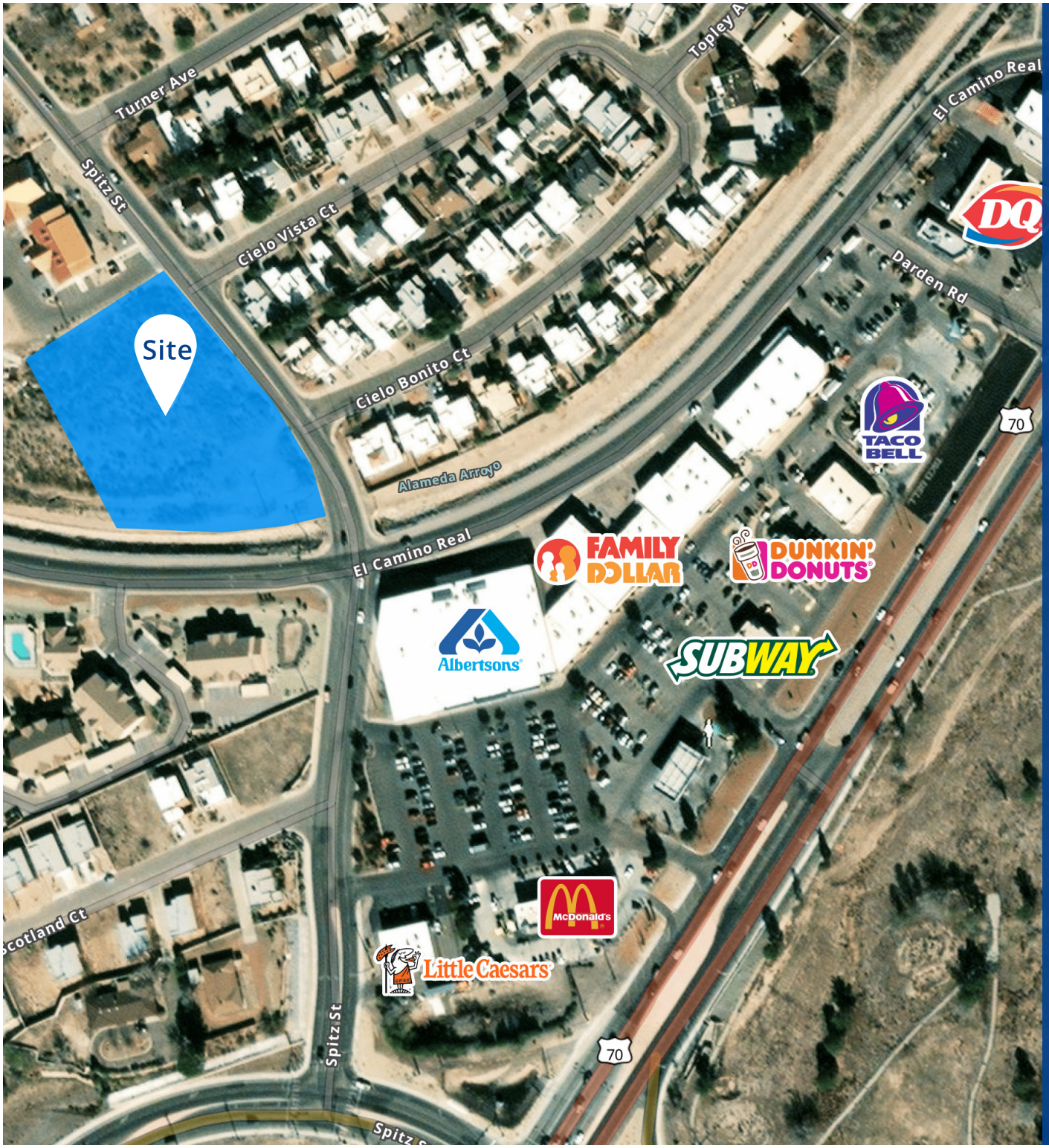

N
P.O.B.
LOT 1
1.94 acres
LOT 3
1.75 Ac
LOT 4
1.80 acres
LOT 5
1.80 acres
LOT 6A
0.87 acres
LOT 6B
0.96 acres
LOT 7
3.57 acres
LOT 8
1.76 acres
SPITZ
AVE
N 83°10'00" E
N62°25'00"W
S 11°38'30" E
N 61°16'00" E
S61°16'00"W
82.17'
N61°16'00"E
82.17'
N33°37'30"W
S61°16'00"W
N61°16'00"E
S61°16'00"W
N61°16'00"E
S61°16'00"W
N61°16'00"E
N61°01'30"E
N61°01'30"E
N52°21'41"W
S61°02'12"W
S38°58'00"E
S38°39'11"E
S38°49'42"E
S28°57'05"E
109.87'
(measured)
S85°26'26"W
145.43'
(measured)
S89°56'11"W
70.80'
(measured)
R=725.21'
L=160.21'
Δ=12°39'26"
CH.=N57°56'04"W
CH.L=159.88'
R=904.93'
L=138.13'
Δ=08°44'44"
CH.=N85°41'36"W
CH.L=137.99'
(measured)
(measured)
456.05'
(measured)
91.20'
(measured)
108.77'
(measured)
263.61'
(DEED)
EXISTING
PORTION OF LOT 6 TO BE MADE PART OF LOT
LOT LINE TO BE VACATED
491.29'
530.57'
270.35'
464.02'
484.35'
640.36'
109.79'
56.79'
153.12'
149.17'
126.94'
486.02'
209.80'
260.26'
224.13'
280.21'
282.08'
270.02'
403.61'

Demographics*

** Demographic data derived from esri® 2020*



	1 Mile	3 Miles	5 Miles
Population	12,732	67,360	121,272
Households	4,938	27,255	49,239
Median Age	38.4	34.3	32.7
Average HH Income	$22,909	$58,184	$60,219
Per Capita Income	$22,909	$23,343	$24,490
Owner Occupied	64%	60%	58%
Renter Occupied	36%	40%	42%



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