

FOR SALE, BUILD TO SUIT & LEASE

LAND

NWQ of Prince St & Llano Estacado Blvd | Clovis, NM 88101





PROPERTY DETAILS



Address:
NWQ of Prince St & Llano Estacado Blvd
Clovis, NM 88101



Lot Size:
Lot 1: ± 4.66 ac
Lot 2: ± 1.72 ac
Lot 3: ± 1.78 ac



Zoning:
Commercial General



Lease Rate:
See Advisor



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This information has been obtained from sources believed reliable
We have not verified it and make no guarantee about it.



According to Placer.ai, this Walmart has **2.6 Million** Annual Visits



13,645 VPD

LLANO ESTACADO BLVD

PRINCE ST

PROPERTY BENEFITS

- Outparcel to Walmart Supercenter
- According to Placer.ai, Walmart Supercenter sees 2.6M Annual Visitors and is ranked in the top 25% Nationwide
- Located adjacent to the newly developed Texas Roadhouse
- Located on the NWQ of Prince & Llano Estacado — the busiest intersection in Clovis, NM
- Dense Trade Area - Clovis services it's surrounding communities of Portales, Tucumcari, Farewell and Mulshoe
- The presence of Cannon Air Force Base adds to Clovis' economic stability and patriotic spirit.

MARKET AERIAL



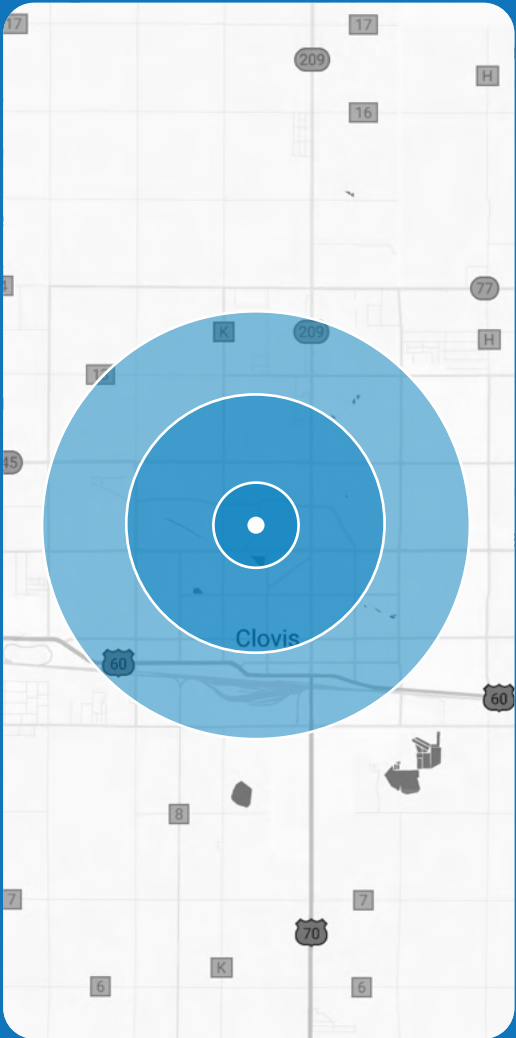
MARKET OVERVIEW

REPORTED BY  Placer.ai



AVERAGE HOUSEHOLD INCOME

67K



BUSINESS

2023 Estimated
Total Businesses **1,553**

2023 Estimated
Total Employees **13,408**

POPULATION

2023 Estimated
Population

1 MILE RADIUS

5,479

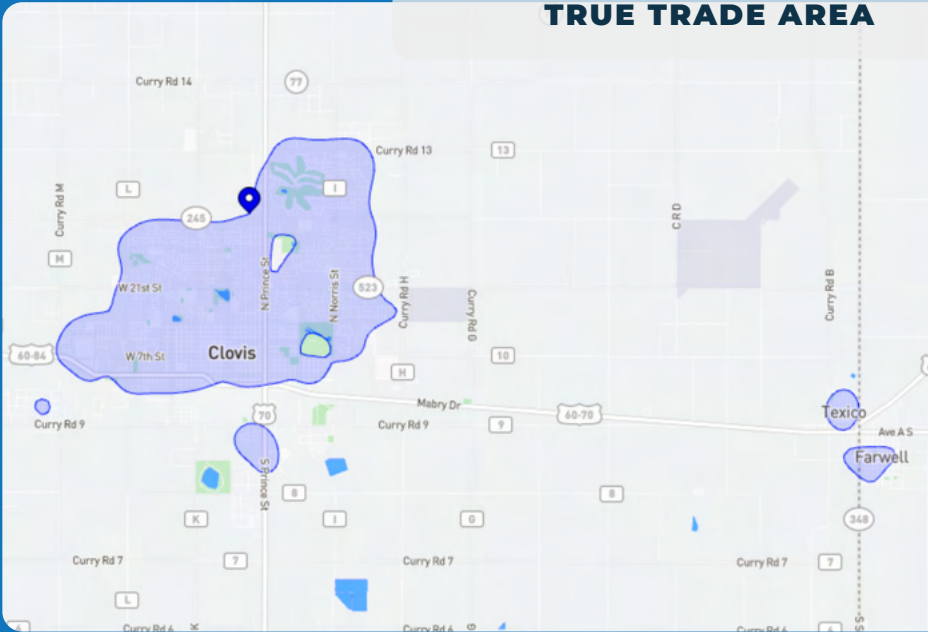
3 MILE RADIUS

34,320

5 MILE RADIUS

40,460

TRUE TRADE AREA



2023 HOUSEHOLD

1 MILE RADIUS **2,235**

3 MILE RADIUS **13,204**

5 MILE RADIUS **15,387**

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