

# Turn Key Dispensary - At the NM/TX State Line

201 N State St | Texico, NM 88135



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

**For Sale**

**Kyla Stoker**

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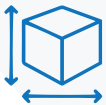
# Property Details



Sale Price  
**See Broker**



Lot Size  
**0.33 ac**



Building Size  
**± 3,800 sf**

Texico, New Mexico is a strategically located border town in eastern Curry County, directly adjacent to Texico, Texas and just minutes from Clovis. Positioned along U.S. Highway 60, the area benefits from steady cross-state traffic, regional commuters, and local demand, providing strong visibility and accessibility for retail users serving both New Mexico and Texas markets.

With a tight-knit community and limited retail competition, Texico offers an attractive environment for neighborhood-serving businesses. Its proximity to Clovis, Cannon Air Force Base, and surrounding agricultural operations supports consistent consumer traffic, making Texico a practical and cost-effective location for retail investment or owner-users.

## Property Benefits

- ±3,800 SF freestanding commercial building
- Former cannabis dispensary with existing retail-style improvements
- Located in Texico, NM, directly across the Texas state line
- Strong border visibility serving both New Mexico and Texas traffic
- Flexible layout suitable for retail, office, medical, or specialty use
- Standalone building with on-site parking and signage potential
- Owner-user or investor opportunity



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This information has been obtained from sources believed reliable.  
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# Site Map





# Market Aerial



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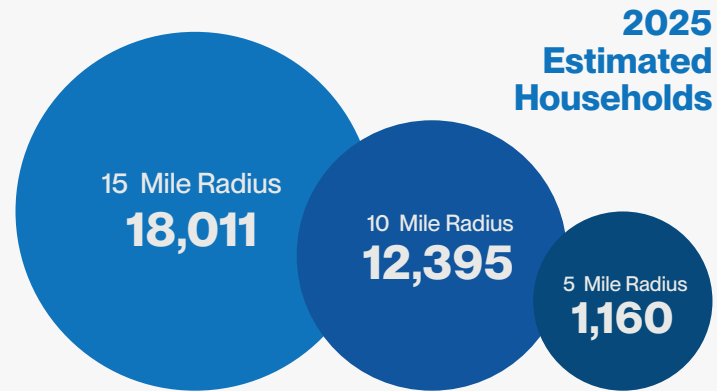


# Market Overview

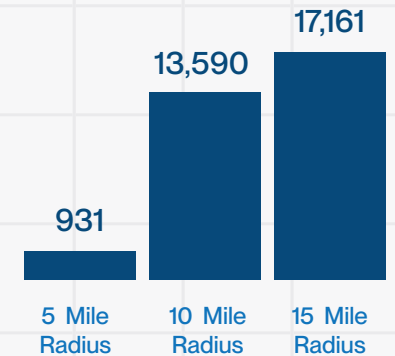


**Average Household Income**

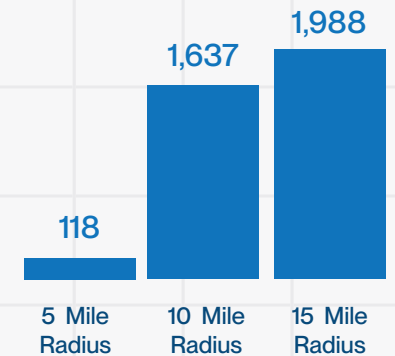
**50K**



## 2025 Estimated Total Employees



## 2025 Estimated Total Businesses



## Population



5-Miles  
**3,245**



10-Miles  
**32,046**



15-Miles  
**47,316**



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