

Commercial Land - Ground Lease Or Build To Suit



Ground Lease or Build To Suit

Sonoma Ranch and Northrise
Las Cruces, New Mexico 88012

For more information

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Property Highlights

- Excellent access to Hwy 70
- Full Ingress/Egress from Sonoma Ranch Blvd
- Located near Dona Ana Community College East Mesa Campus
- More than 8,000 enrolled to Dona Ana Community College East Mesa Campus
- Near Jack in the Box, Fitness One, Popeyes, Circle K, The Game Bar and Grill, Big O Tire, Burger King, Taco Bell, Walmart Supercenter and Walgreens

Property Description

Located on the northeast side of Las Cruces this 1.56 AC +/- lot is available for ground lease or build to suit. Easy and convenient access to Hwy 70, this location is best for retail, office, and medical users looking to expand in a developing and thriving trade area of Las Cruces. In 2022 approximately 70% of all new residential permits were issued in two developments in close proximity to the property; Sonoma Ranch and Metro Verde.

OFFERING SUMMARY

Sale Price	Contact Broker
Lot Size	1.56 +/- Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,683	\$62,672
3 Miles	17,211	\$61,155
5 Miles	74,528	\$50,599

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Retail | Office Land

1.56 +/- Acres

BOUDNAI

FOR LOT 2 OF THE
TRACT 1A ALTERNATE
TRACT OF LAND LOCATED
THE CITY OF LAS CRUCES
SCALE 1"= 100'

