

Land Lease | Build to Suit
Telshor Blvd.
 Prime Commercial Land



Telshor Blvd

Las Cruces, New Mexico 88011

Property Highlights

- Located on North Telshor Blvd., a main retail corridor connecting north and south Las Cruces; parallel to I-25
- Excellent visibility from Telshor Blvd and I-25
- 38,224 VPD on I-25, 16,063 VPD on Telshor
- One of the last remaining development opportunities on Telshor Blvd.
- Owner will subdivide
- Great opportunity for a Junior Box Retail
- Nearby recent additions include Planet Fitness, Rudy's BBQ, Home 2 Suites, Sportsman's Warehouse, The Power Center, and TLC Call Center

Property Description

This 4.316 +/- AC supreme commercial land is one of the last remaining lots on Telshor Blvd. available to build on. Located on Telshor Blvd, it offers excellent visibility from both Telshor Blvd and I-25. Recent corridor additions include Planet Fitness, Rudy's Country Store & Bar-BQ, Home2Suites By Hilton, and Sportsman's Warehouse.

OFFERING SUMMARY

| | |
|--------------|-------------|
| Available SF | 4,316 Acres |
| Lease Rate | Varies |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------|------------|----------------|
| 1 Mile | 4,826 | \$56,314 |
| 5 Miles | 102,997 | \$46,840 |
| 10 Miles | 141,195 | \$50,158 |

For more information

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