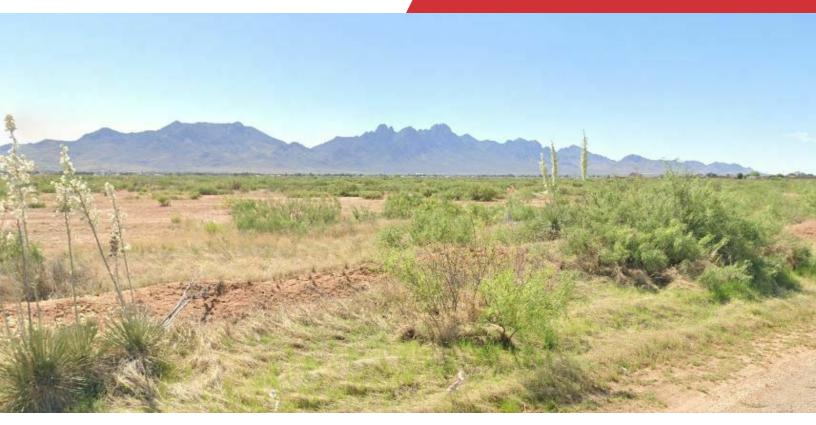


For Sale

138.48 +/- Acres Master Planned Development



Inspiration Heights

Las Cruces, New Mexico 88012

Property Highlights

- Residential Master Planned Development has already been approved by the County; including three commercial lots.
- · All utilities are to the development.
- Sale includes all plats, maps, plans, surveys, engineering studies, etc.
- Phase 5, 6, and 7 (121 residential lots): These three phases have already been approved by the County with plans ready for permitting.
- Approx. lot size: 60' x 110'
- East Mesa of Las Cruces, in close proximity to Hwy 70
- Zoning: D3 (High density residential)
- Phase 1 & 2 already built. Phase 3 & 4 already sold

Offering Summary

Total Price for 138.48 +/- AC:	\$3,160,125
(Includes Phases 5-17 and 3 commercial lots)	
Total land price per AC:	<u>фоо ооо</u>
iotal land price per AC.	\$22,820
Seller will sell Phases 5, 6, & 7 with 1 commercial lot	\$1,450,000
(Commercial lot estimated value \$200,000)	
Total price per lot:	\$10,331

For More Information

Bill Shattuck, CCIM, CBI

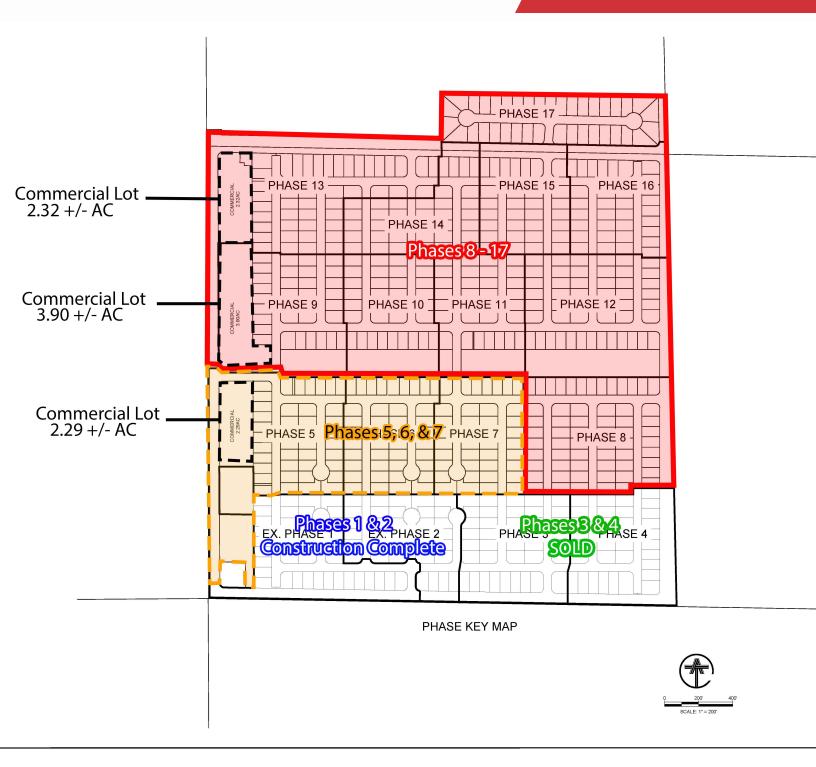
O: 575 521 1535 billshattuck@1stvalley.com

Cheryl Reome O: 575 521 1535 cheryl@1stvalley.com

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For Sale 138.48 +/- Acres Inspiration Heights

EL CENTRO

Phases 5-17 & three commercial lots

ARROYO RD

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Phases3&4

SOLD



For Sale 138.48 +/- Acres Property Location



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