

For Sale | Industrial/Commercial Land

1st Valley



401 S Valley Drive
Las Cruces, NM 88005

Property Features

Sale Price \$8.50 per sq. ft.

Lot Size 1.888 ± Acres

Nearby Traffic Counts:

W Amador Ave - 13,824 VPD

S Valley Dr - 20,854 VPD

Source: NMDOT, 2023

- Zoning: M-1
- Corner lot with excellent visibility from two heavily traveled roads
- Access from both Valley Drive and Amador Avenue
- Less than 1/5 miles from Interstate 10

Jacob Slavec, SIOR

C: 575.644.8529

jacob@1stvalley.com

Cheryl Reome

C: 575.644.9165

cheryl@1stvalley.com

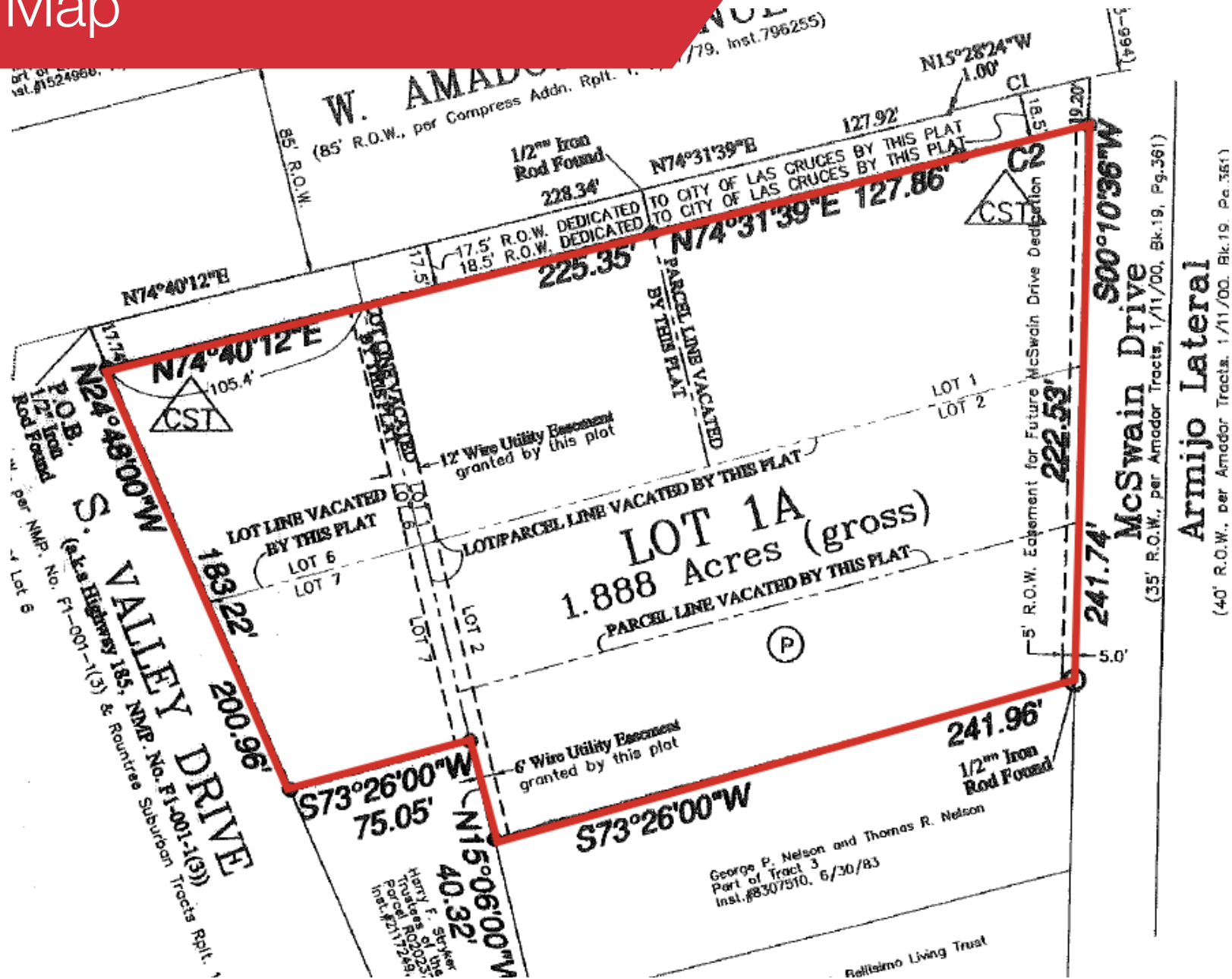
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
Las Cruces, NM 88011

575.521.1535

1stvalley.com

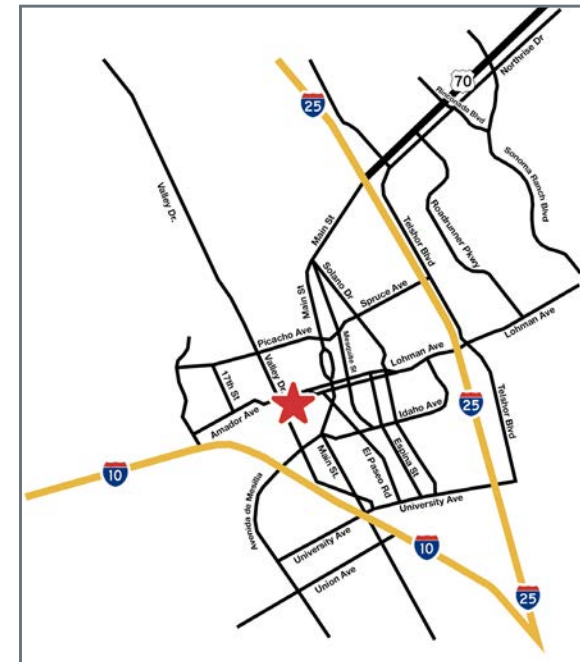
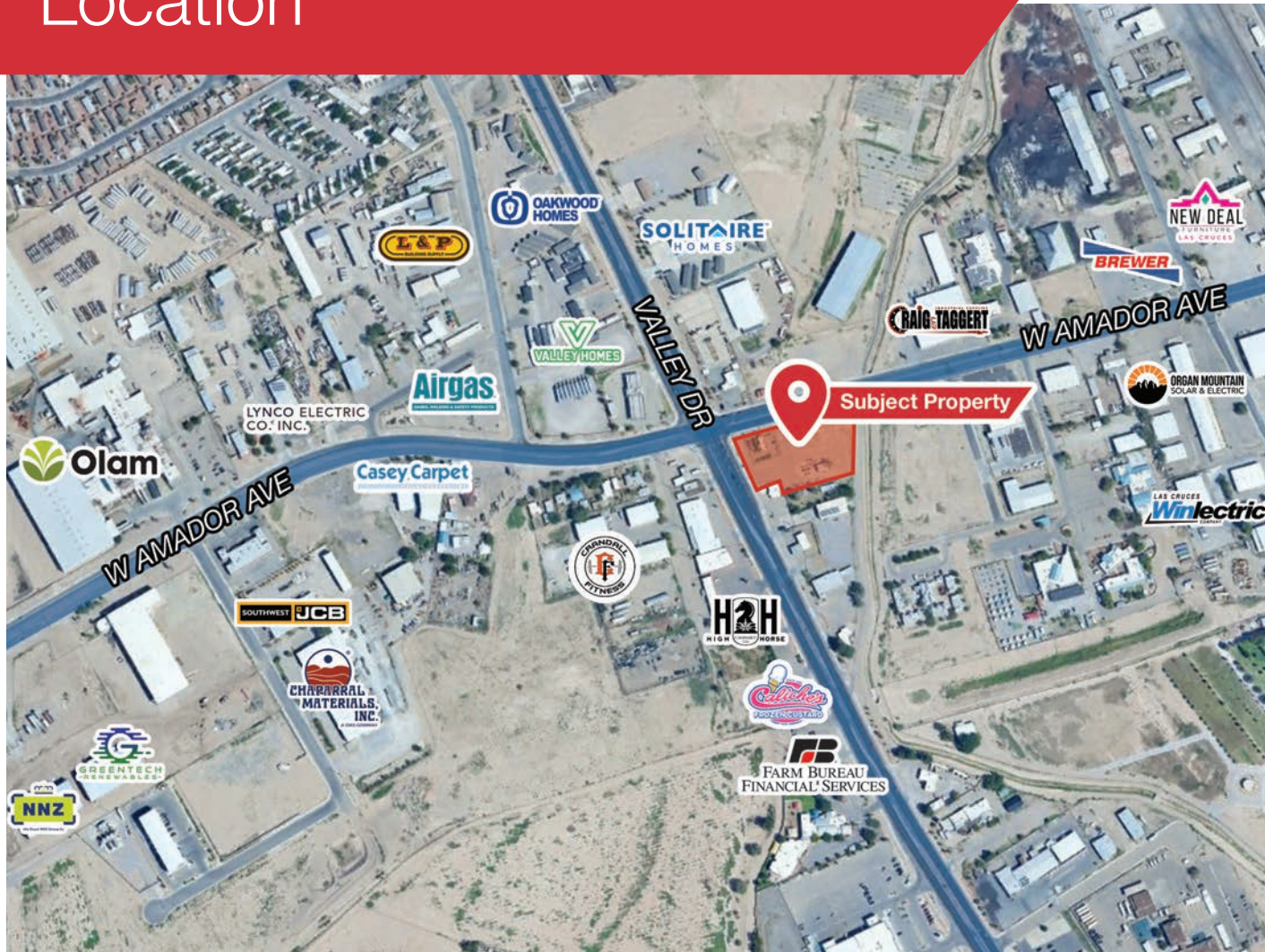
Plat Map



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
 Las Cruces, NM 88011
 575.521.1535
1stvalley.com

Location



Las Cruces Demographics

Population	113,888
Total Households	45,297
Average HH Income	\$51,013

Source: US Census Bureau, 2022

Jacob Slavec, SIOR

C: 575.644.8529

jacob@1stvalley.com

Cheryl Reome

C: 575.644.9165

cheryl@1stvalley.com

NA 1st Valley
Commercial Real Estate Services, Worldwide.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
1stvalley.com