

For Sale

NAI 1st Valley

Commercial Real Estate Services, Worldwide.

Land Development & Water Right Investment Opportunity

14310 Stern Dr, Mesquite NM 88048



Jay Hill

(575) 644 - 5570

jay@1stvalley.com

Preston Williams

(575) 621 - 2445

preston@1stvalley.com

14310 Stern Dr | Mesquite, NM 88048



Sale Price \$4,600,000.00

Total Acreage 186 ± Acres

- Property is located in between Mesquite and Vado, NM
- Directly connected to the north side of Vado
- Excellent accessibility with proximity to key infrastructure, with I-10 frontage
- Ideal for commercial / industrial / residential development
- Includes a 5-bedroom, 4-bathroom home on the property
- 70ft scale with 100,000 lbs capacity



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

Water Rights & Availability

Water Priority Date	1950	<ul style="list-style-type: none"> • Some of the best water rights in Southern New Mexico • Access to premium water rights supports large-scale industrial, agricultural, commercial, or mixed-use development
Agricultural Water Rights	207 acre-feet	
Commercial Water Rights	211.12 acre-feet	

Development Potential

- **Ease of Entry:** Ideal for developers with quick access to essential services and utilities
- **Site Features:**
 - Expansive land area suitable for a variety of uses, including warehousing, industrial, and commercial enterprises including a certified scale.
- **Location Benefits:**
 - Direct connection to the Vado community, offering proximity to nearby amenities
 - Accessible via major highways, providing convenient travel routes for commercial or residential developments

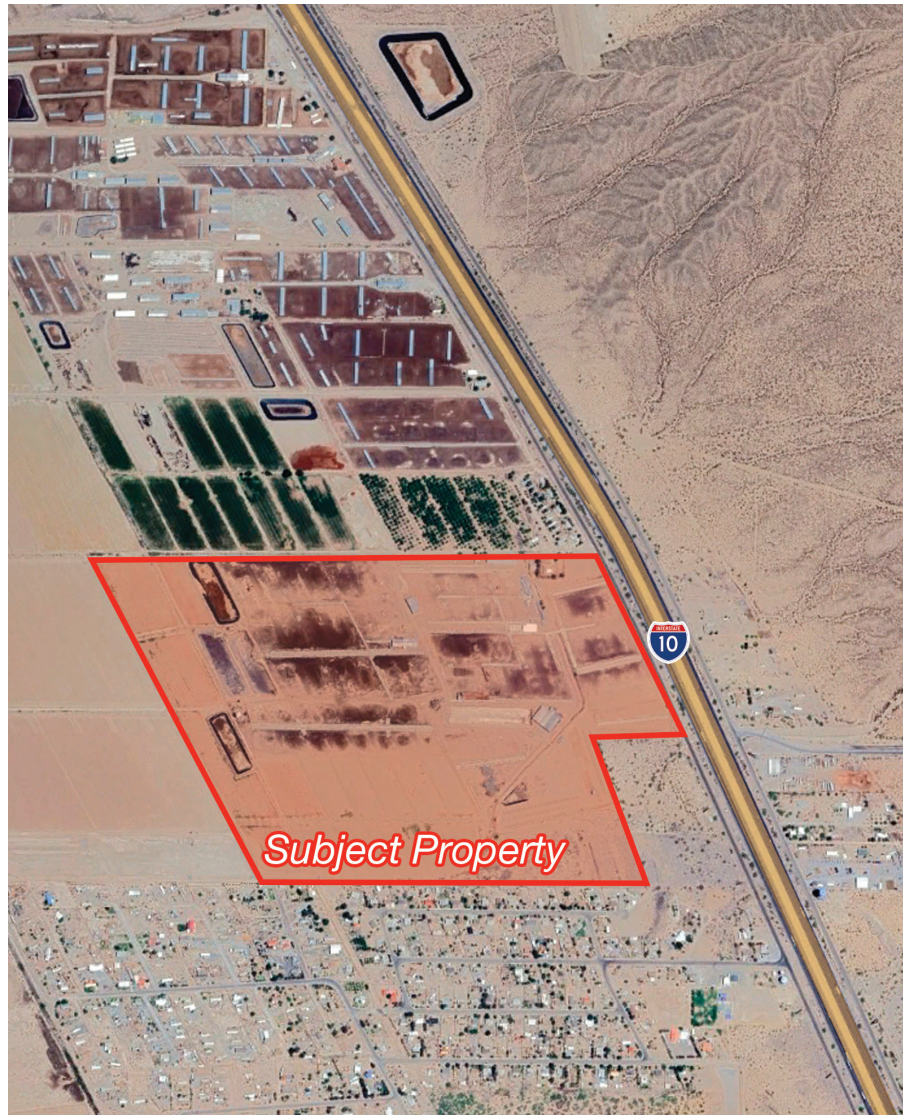
Investment Opportunity

- **Strong Agricultural Foundation:** Ideal for agricultural enterprises with secure, long-standing water rights
- **Commercial Growth:** The commercial water rights offer an advantageous foundation for business development
- **Flexibility:** The combination of agricultural and commercial water rights gives flexibility for diverse development projects

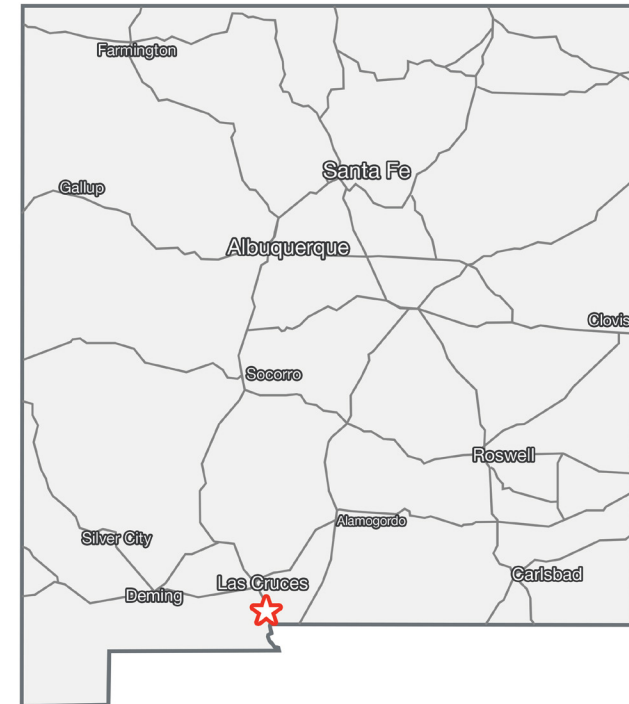


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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



* Lot lines are approximate; for visual aid only



Driving Distances from Property (Approximate)

Las Cruces, NM:	16 miles (~25 minutes)
El Paso, TX:	30 miles (~35 minutes)
Santa Teresa Port:	31 miles (~40 minutes)
Albuquerque, NM:	235 miles (~3.5 hours)
Tuscon, AZ:	290 miles (~3.5 hours)