

# For Sale | Investment Property



300 Anthony Dr, Anthony NM 88021



For more information:

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1155 S Telshor Blvd  
Las Cruces, NM 88011  
(575) 521 - 1535  
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# Listing Overview



<b>Sale Price</b>	\$450,000.00
<b>Building Size</b>	Heated: 2,780 ± SF Canopy: 1,650 ± SF
<b>Land Size</b>	14,100 ± SF
<b>Annual Rent</b>	\$27,000.00
<b>Term Expiration</b>	9/30/2027

## Property Highlights

- Current tenant: BMO (formerly Bank of the West)
- Tenant pays utilities, maintenance, and property insurance
- Located at the main artery of Anthony, NM
- High visibility location with easy access to I-10
- Nearby traffic counts:
  - o Anthony Dr - 13,966 VPD

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# Tenant Overview

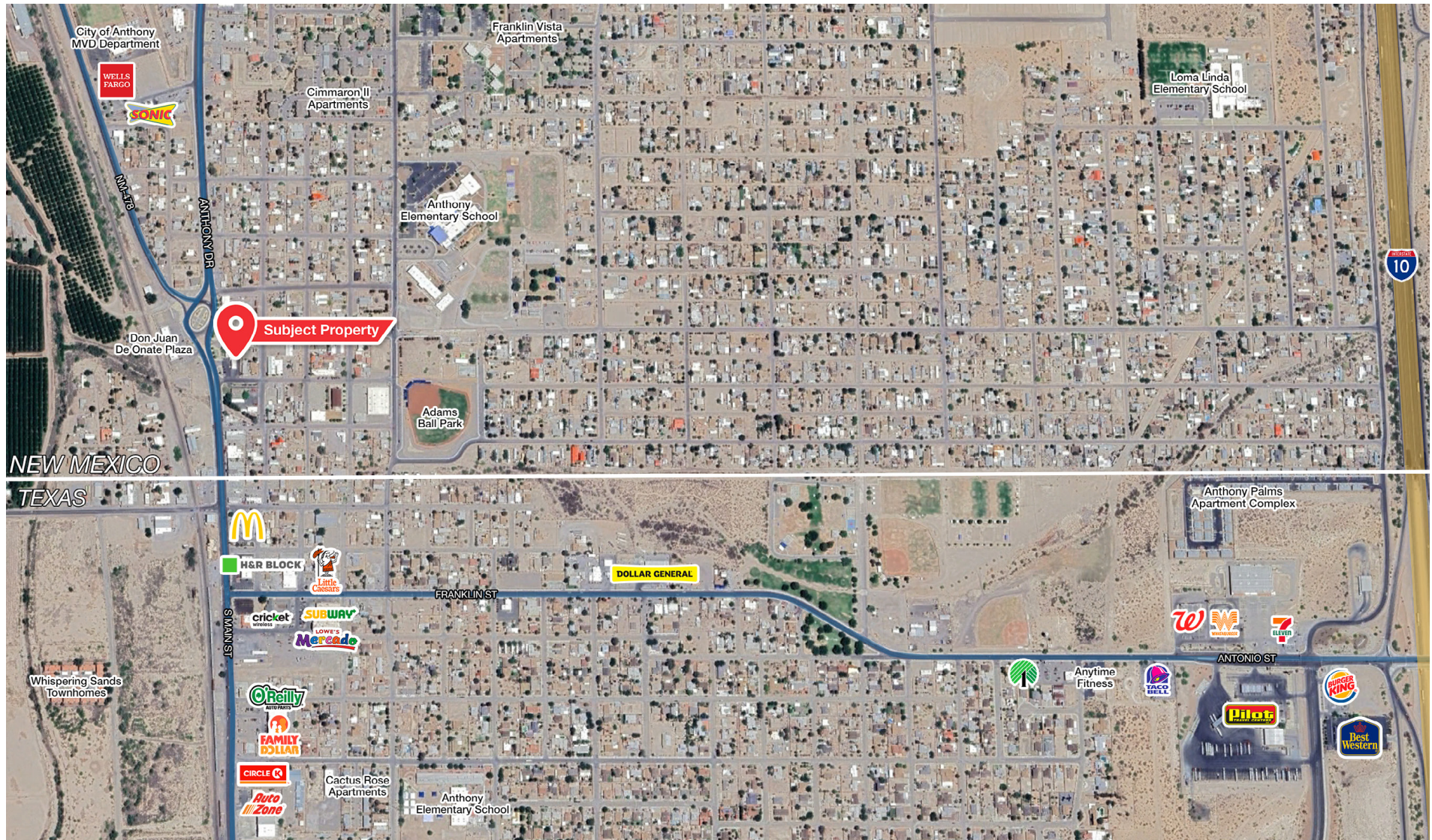


BMO is the 8th largest bank in North America with over \$1.41 trillion in total assets. They operate through a vast network of branches, serving customers across personal, commercial, and institutional banking. With a presence in major markets across Canada and the United States, BMO remains a trusted partner in fostering financial progress for individuals and businesses alike.

In early 2023, BMO completed their acquisition of Bank of the West. Through this deal, BMO's presence in the US market was significantly bolstered, adding over 500 branches and nearly 1.8 million customers.

*Source: [www.bmo.com/en-us/main/about-us/](http://www.bmo.com/en-us/main/about-us/)*

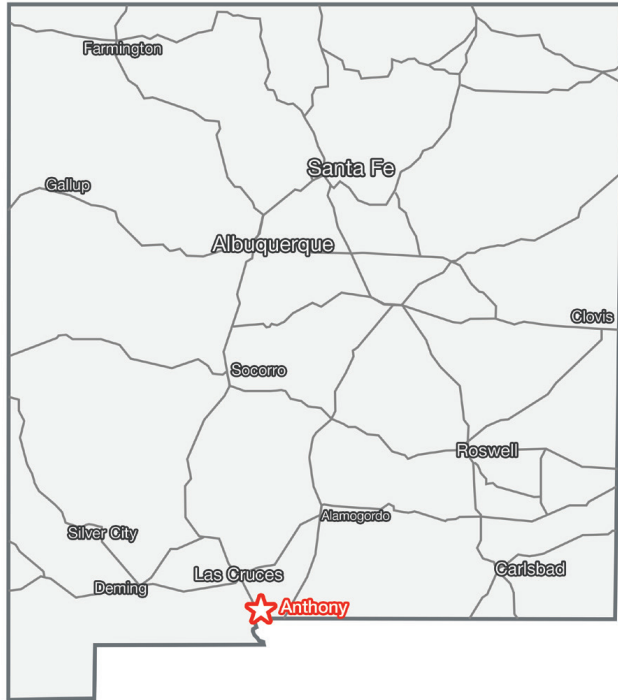




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## Anthony, New Mexico



Anthony, New Mexico, is a charming small town located on the Texas border, making it a key part of the El Paso-Las Cruces metropolitan area. Situated approximately 27 miles south of Las Cruces and 21 miles north of El Paso, Anthony offers convenient access to both cities via Interstate 10. The town is home to La Viña Winery, New Mexico's oldest winery, and is near popular attractions such as Franklin Mountains State Park and the Organ Mountains-Desert Peaks National Monument, offering a variety of outdoor recreation opportunities.

Anthony is surrounded by fertile farmland, contributing to its long standing reputation for high-quality agricultural products, including pecans and chiles. Its strategic location near major transportation routes and close proximity to the Santa Teresa Port of Entry further solidify its role as an important hub for regional logistics and trade.

### Doña Ana County, NM

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022

### El Paso County, TX

Population	865,657
Total Households	301,198
Average HH Income	\$58,971

Source: US Census Bureau, 2022

### Distance to Key Points of Interest (Approximate)

- Las Cruces, NM 27.5 miles
- El Paso, TX 21.5 miles
- Santa Teresa Point of Entry 19.5 miles