

# For Sale | \$1,250,000



## Investment Property & Vacant Land Development Opportunity 1100 N Main St, Las Cruces, New Mexico 88001



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

Situated in the heart of Las Cruces, 1100 S Main Street offers a prime location with excellent accessibility. This property is located on a bustling commercial corridor, surrounded by retail shops, dining establishments, and local businesses. It is conveniently located near downtown Las Cruces, providing strong connectivity to major highways and public amenities.

## Property Highlights

- Building has two tenants
- Located on high visibility street - N Main St (14,527 VPD)
- Easy access to HWY 70
- Zoning: C-2

<b>Sale Price</b>	\$1,250,000.00
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<b>Gross Annual Rental Income</b>	\$62,592.00
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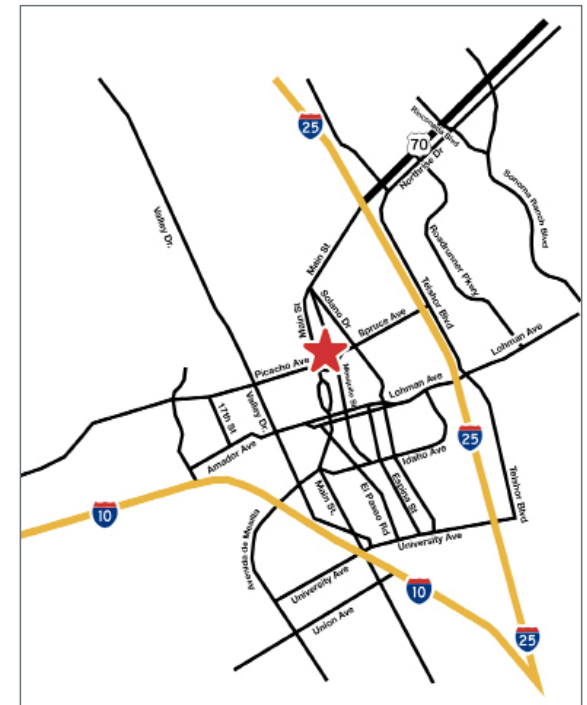
<b>Building Size</b>	6,566 ± SF
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<b>Lot Size</b>	92,767 ± SF
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Land consists of four parcels:

- Building & storage yard located on two parcels: 30,805 ± SF
- Vacant land: 61,962 ± SF





## Nearby Traffic Counts:

**N Main St** 14,527 VPD

Source: NMDOT, 2023

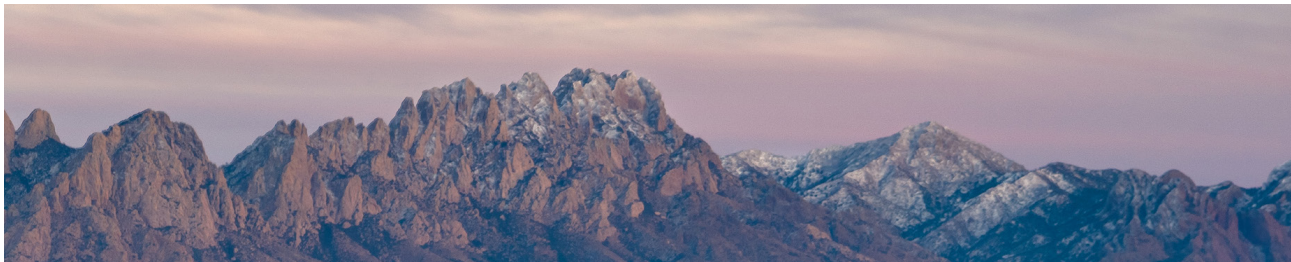
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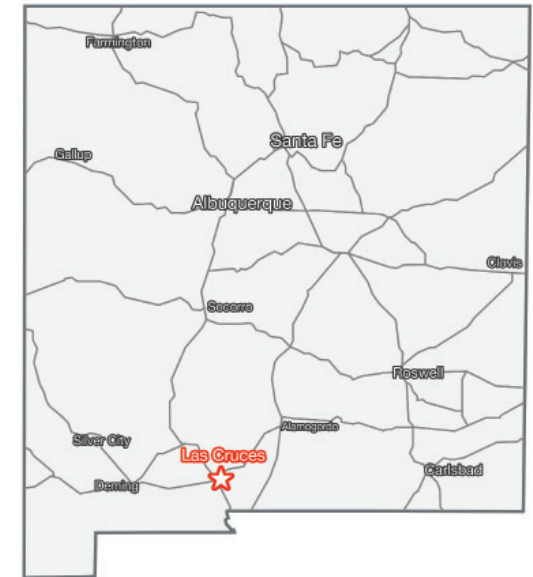


## Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



### Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)

### Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)

### Doña Ana County

<b>Population</b>	219,561
<b>Total Households</b>	87,688
<b>Average HH Income</b>	\$56,451

Source: US Census Bureau, 2022