

# Land Lease or Build-to-Suit

# 1st Valley



NWC Rinconada & Northrise | Las Cruces, NM 88011

## Listing Overview

Total Size 7.5 ± Acres

Lease Rate/BTS Contact Broker

This 7.5 ± acre parcel is part of a Wal-Mart anchored development located along Highway 70 in Las Cruces, NM. This property presents one of the few opportunities to acquire a larger tract for development in this trade area.

- Located in the fastest growing retail and residential trade area in Las Cruces
- Close proximity to major retailers such as Wal-Mart Super Center, Walgreen's, Verizon, Mister Car Wash, Dutch Bros, Taco Bell, Panda Express and more
- Excellent visibility from Highway 70 with access points planned along Rinconada and Northrise

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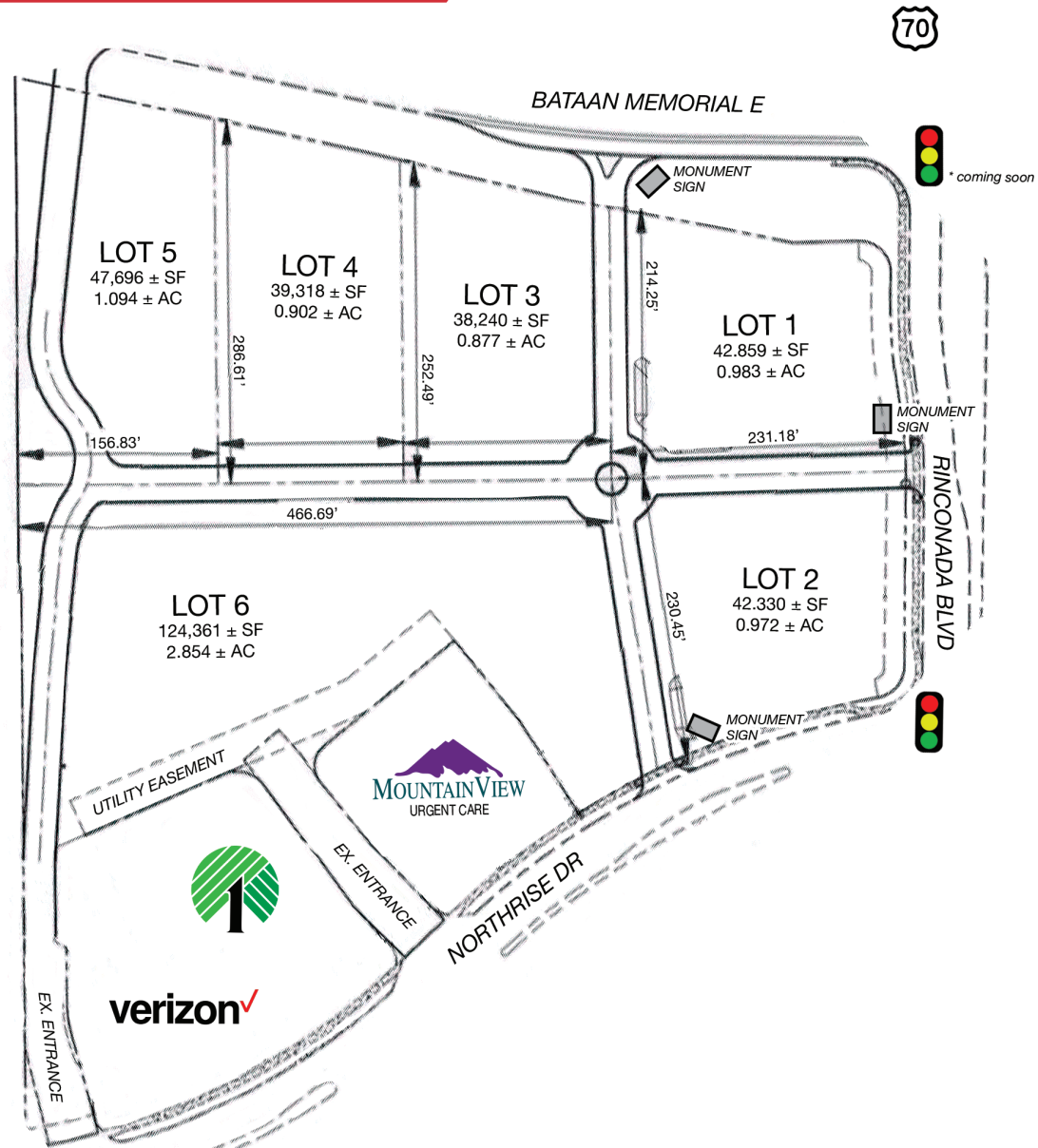
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# Site Plan



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# Location Overview



## Nearby Traffic Counts:

Northrise Dr	5,843 VPD
Rinconada Blvd	4,837 VPD
Bataan Memorial E	4,584 VPD
HWY 70	20,5977 VPD

Source: NMDOT, 2023

\* Lot lines are approximate; for visual aid only

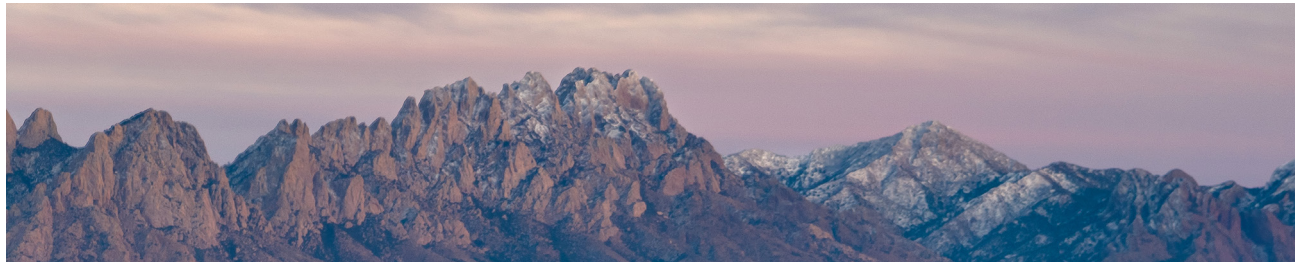
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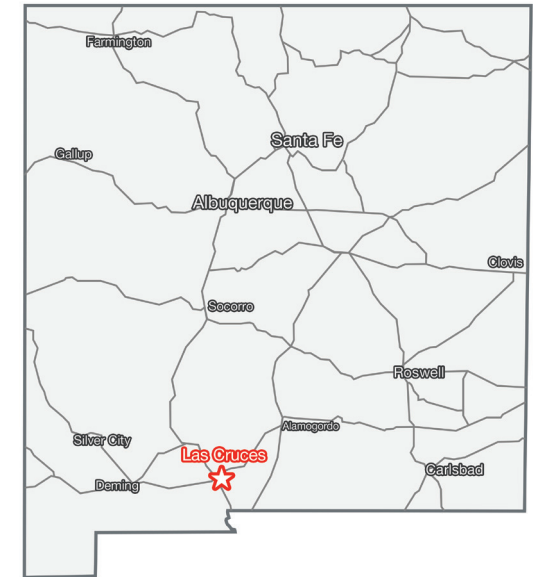
# Location Overview

## 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