

# Land Lease or BTS | Commercial Land

# 1st Valley



## 4471 E Lohman Avenue | Las Cruces, NM 88011

### Property Features

|          |                |
|----------|----------------|
| Price    | Contact Broker |
| Lot Size | 7.82 ± Acres   |

- One of the few remaining corner lots available on Lohman Avenue
- Across the street from Walmart Neighborhood Market
- Parcels can be subdivided
- Zoned PUD - underlying C-2
- Other neighboring properties include Rehabilitation of Southern New Mexico, Mister Car Wash, Mountainview Hospital, Walgreens, Citizen's Bank, and more

**Jake Redfearn**

575.635.5895 | [jake@1stvalley.com](mailto:jake@1stvalley.com)

**Jacob Slavec**

575.644.8529 | [jacob@1stvalley.com](mailto:jacob@1stvalley.com)

**Jay Hill**

575.644.5570 | [jay@1stvalley.com](mailto:jay@1stvalley.com)

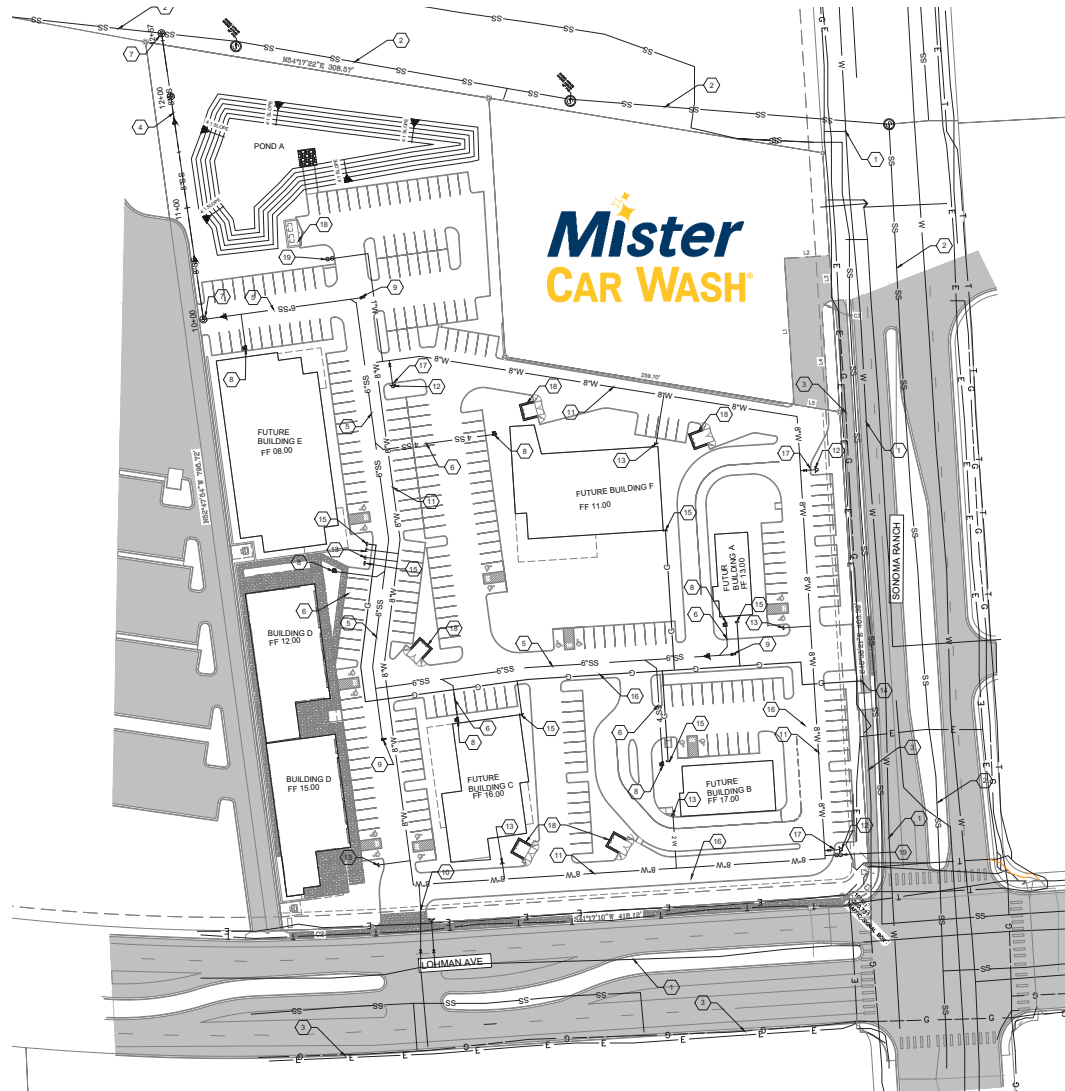
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# Conceptual Site Plan



*Lot sizes and configurations have the potential to be changed.*



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# Lohman Ave & Sonoma Ranch Blvd



## Nearby Traffic Counts:

|                   |            |
|-------------------|------------|
| E Lohman Ave      | 10,963 VPD |
| Sonoma Ranch Blvd | 11,919 VPD |

Source: NMDOT, 2023

\* Lot lines are approximate; for visual aid only

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# Sonoma Ranch - Future Growth



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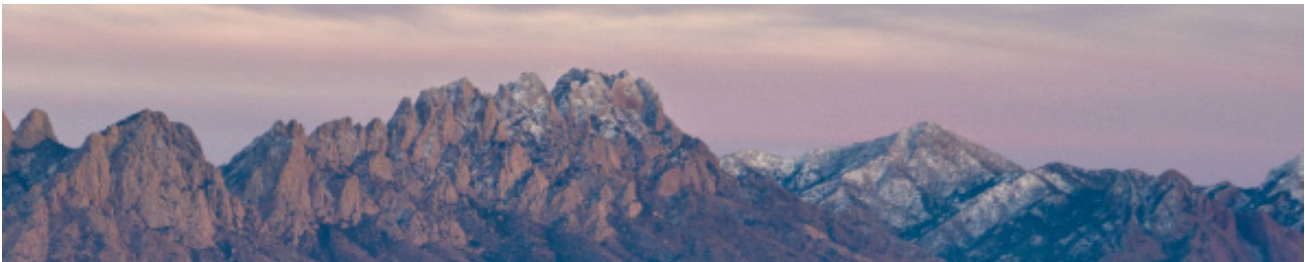
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# Location Overview

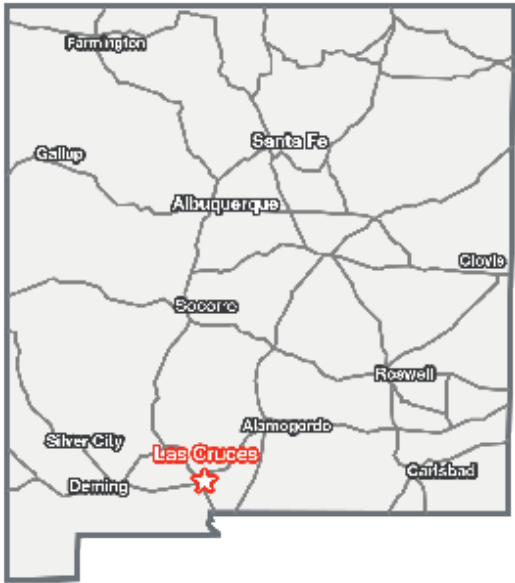


## Las Cruces, New Mexico

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

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

Source: US Census Bureau, 2022

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