

# Live. Dine. Shop. Work. Play

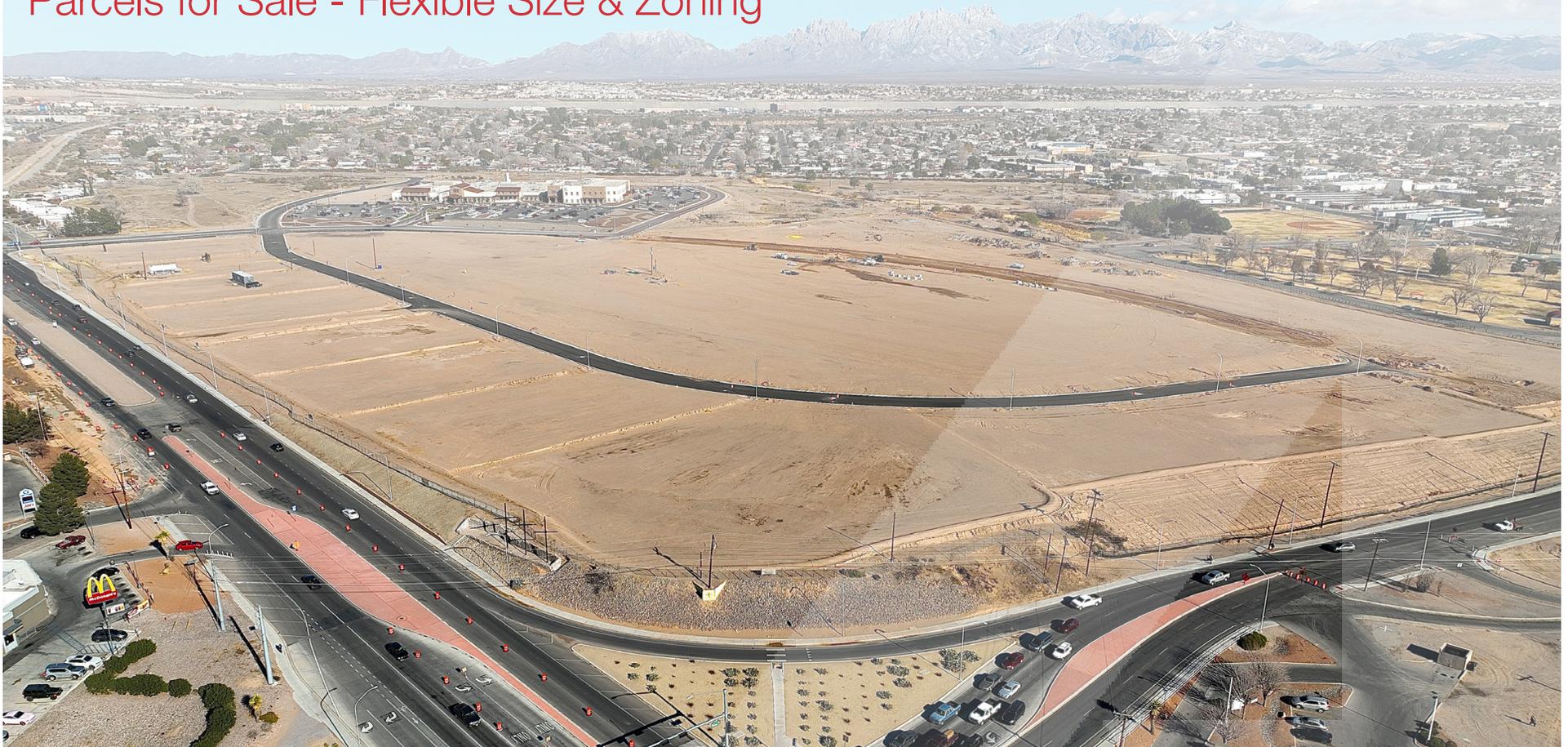
75.09 ± Acres | Mixed Use Development

Land Lease or Build to Suit

Parcels for Sale - Flexible Size & Zoning



ROYAL CROSSING  
LAS CRUCES



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

Randy McMillan, CCIM, SIOR | [randy@1stvalley.com](mailto:randy@1stvalley.com) | 575.640.7213

Jacob Slavec, SIOR | [jacob@1stvalley.com](mailto:jacob@1stvalley.com) | 575.644.8529

**NAI** 1st Valley

1155 S Telshor Ste 100, Las Cruces, NM 88011  
575.521.1535 | [1stvalley.com](http://1stvalley.com)

# Additional Photos



**NAI** 1st Valley



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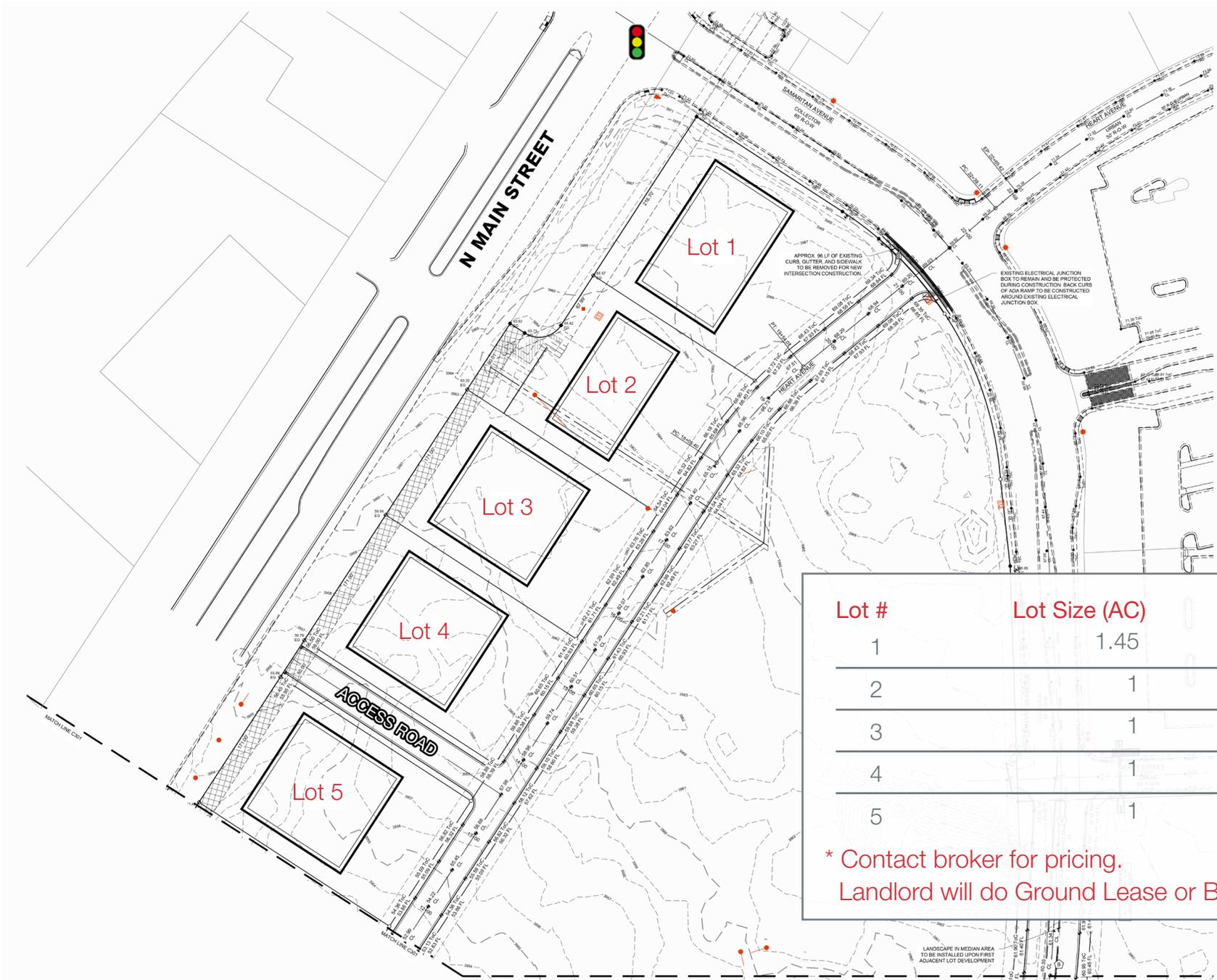




# Phase 1 Lots Part One



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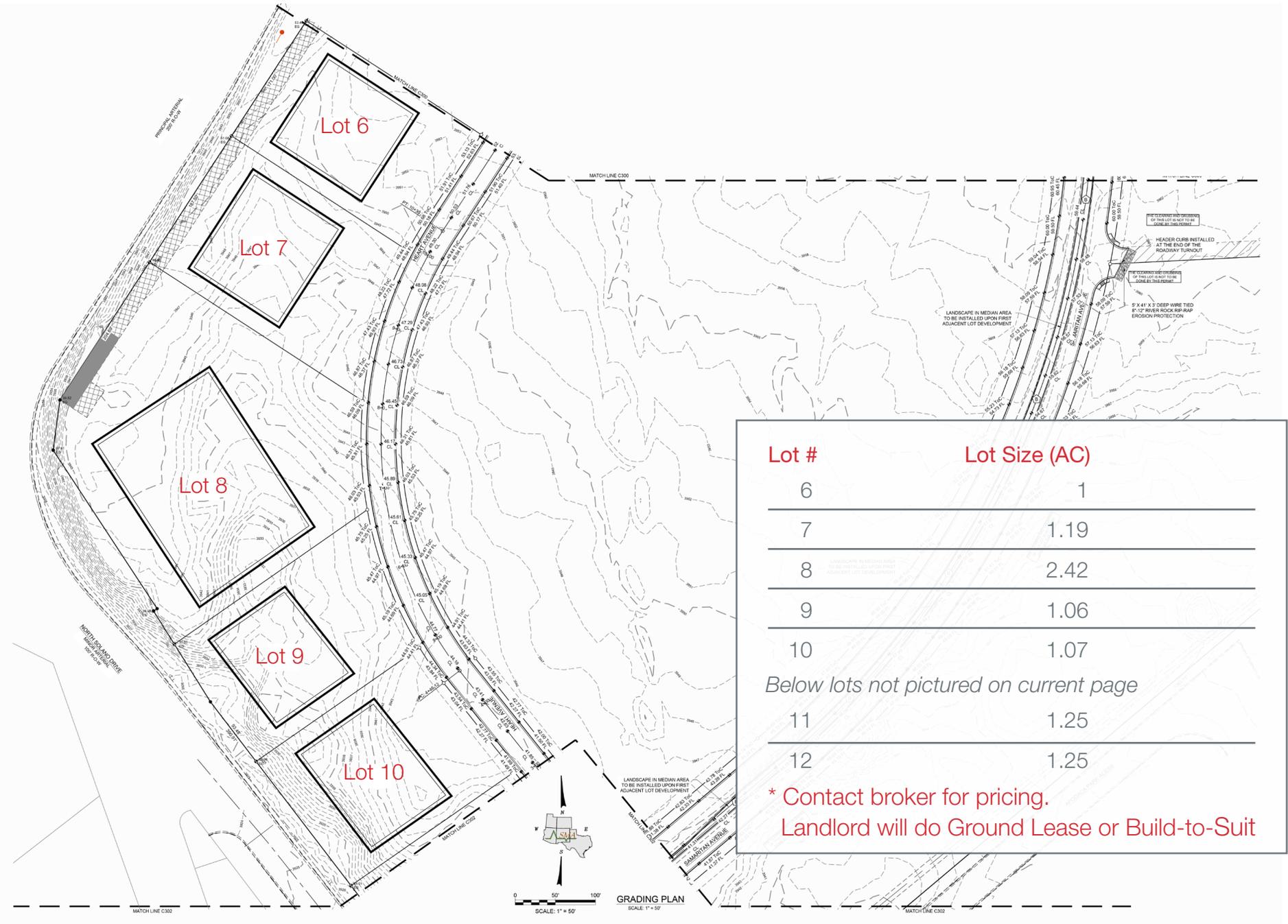
Lot #	Lot Size (AC)
1	1.45
2	1
3	1
4	1
5	1

\* Contact broker for pricing.  
Landlord will do Ground Lease or Build-to-Suit

# Phase 1 Lots *Part Two*

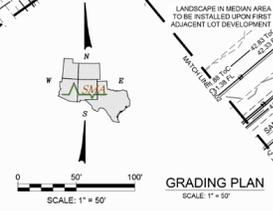


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Lot #	Lot Size (AC)
6	1
7	1.19
8	2.42
9	1.06
10	1.07
<i>Below lots not pictured on current page</i>	
11	1.25
12	1.25

\* Contact broker for pricing.  
 Landlord will do Ground Lease or Build-to-Suit

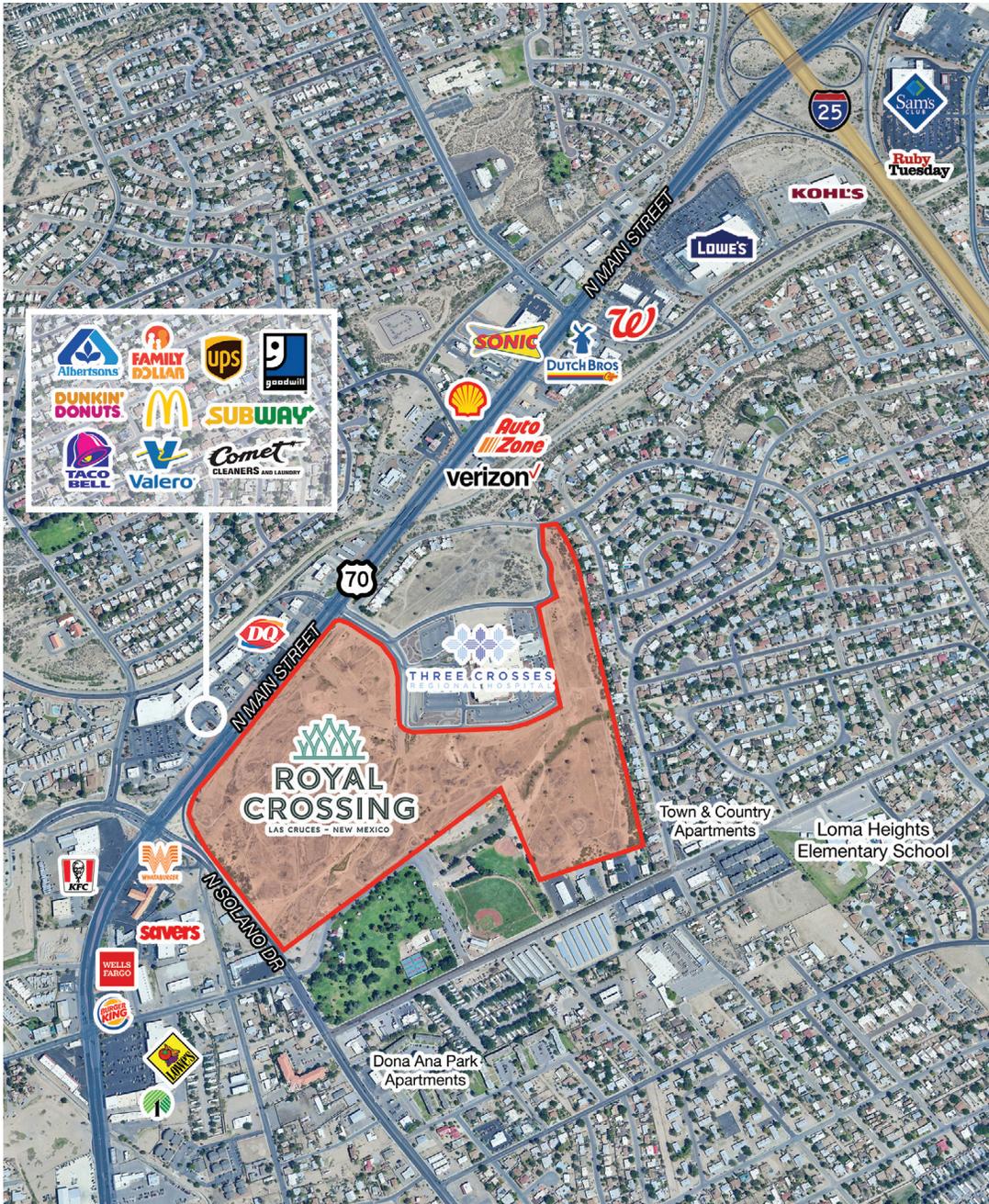


GRADING PLAN  
 SCALE: 1" = 50'

# Area Overview



**NAI 1st Valley**



## Nearby Traffic Counts

N Main St 25,247 VPD  
 N Solano Dr 10,915 VPD

Source: NMDOT, 2023

## Three Crosses Regional Hospital



Three Crosses Regional Hospital is an advanced independent healthcare organization led by a local team of professionals dedicated to high quality patient centered care.

The facility is a 46-bed general acute care hospital with a broad range of medical/surgical services, including an Emergency Department; Intensive Care Unit; Surgical Suites, Procedure/GI Labs; Medical Surgical Beds; full service Diagnostic Imaging Department (MRI, CT, Radiology, Fluro, excluding Mammo); Laboratory Services, and Interventional Cardiology Program (Cath Labs, IR, Nuc Med).

Source: <https://www.threecrossesregional.com/>

# Area Overview

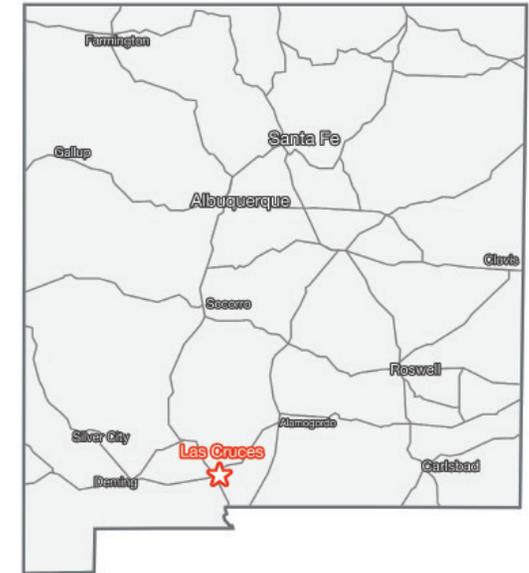


## Las Cruces, New Mexico

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