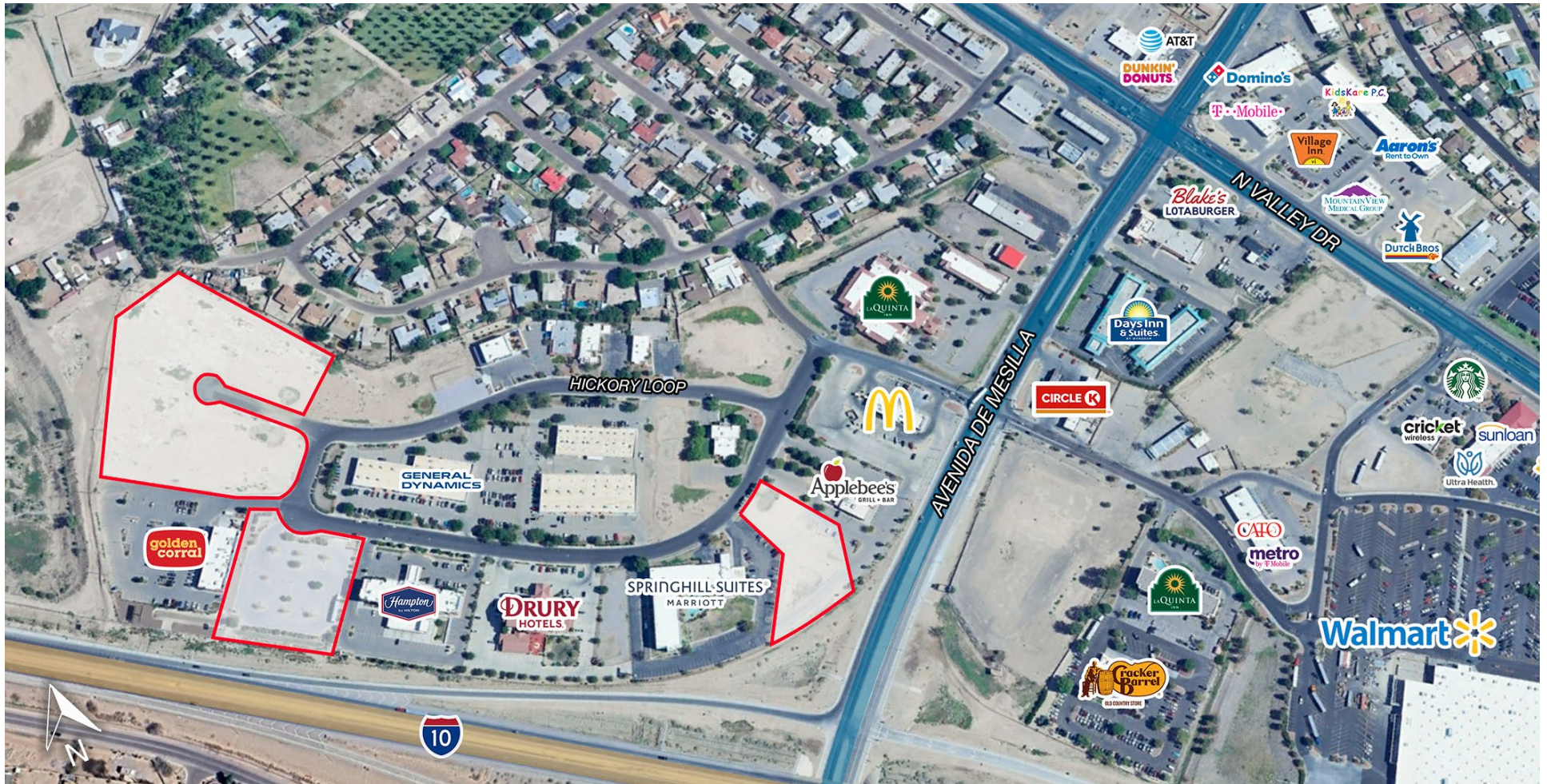


# For Sale | Commercial Land

Hickory Loop, Las Cruces, NM 88005

**NAI** 1st Valley



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1155 S Telshor Blvd  
Las Cruces, NM 88011  
(575) 521 - 1535  
[1stvalley.com](http://1stvalley.com)

# Listing Overview



**Land**

±9.25 acres, developed  
commercial land

**Sale Price**

\$4.00 - \$12.00/sq.ft.

*Land parcels can be sold separately.*

## Property Highlights

- Lots are adjacent to prominent business park, and situated across from national hotels & restaurant chains
- High visibility location; located directly off of Avenida de Mesilla with easy access to I-10
- Pad sites and land offer excellent potential for growth
- 0.5 miles away from a Walmart Supercenter-anchored shopping center
- Owner will subdivide

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# Nearby Retailers



# Location Overview

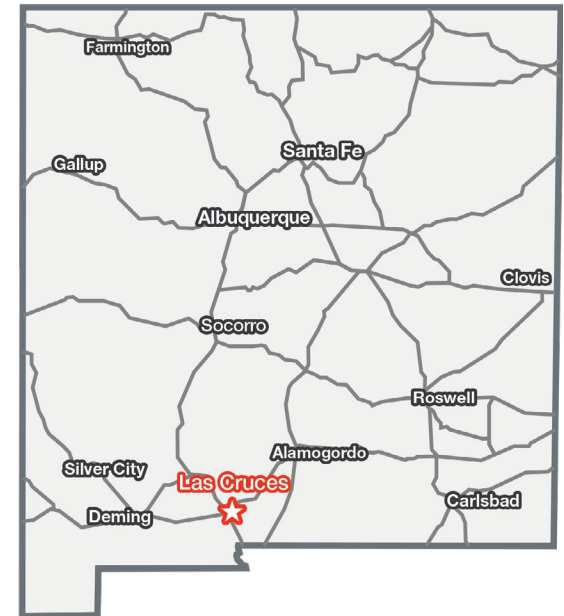


## Las Cruces, New Mexico

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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