

# For Sale | Industrial Development Land

**1st Valley**



**451 Pioneer Pl | Las Cruces, NM 88011**

## Listing Overview

Lot Size	Price
± 2.92 Acres	\$3.45/sf
± 4.91 Acres	\$3.37/sf
± 1.0 Acre	\$4.90/sf
± 1.64 Acre	\$3.00/sf

These industrial parcels are located near I-10 and are immediately adjacent to Amador Avenue, one of two major industrial corridors on the west side of Las Cruces.

- 1.0 to 7.83 acres available
- Zoned PUD for M-1 users
- Much of the engineering and design is complete
- Fiber optic cable nearby and available
- Comcast in street; 100 MB speed

**Jacob Slavec, SIOR**

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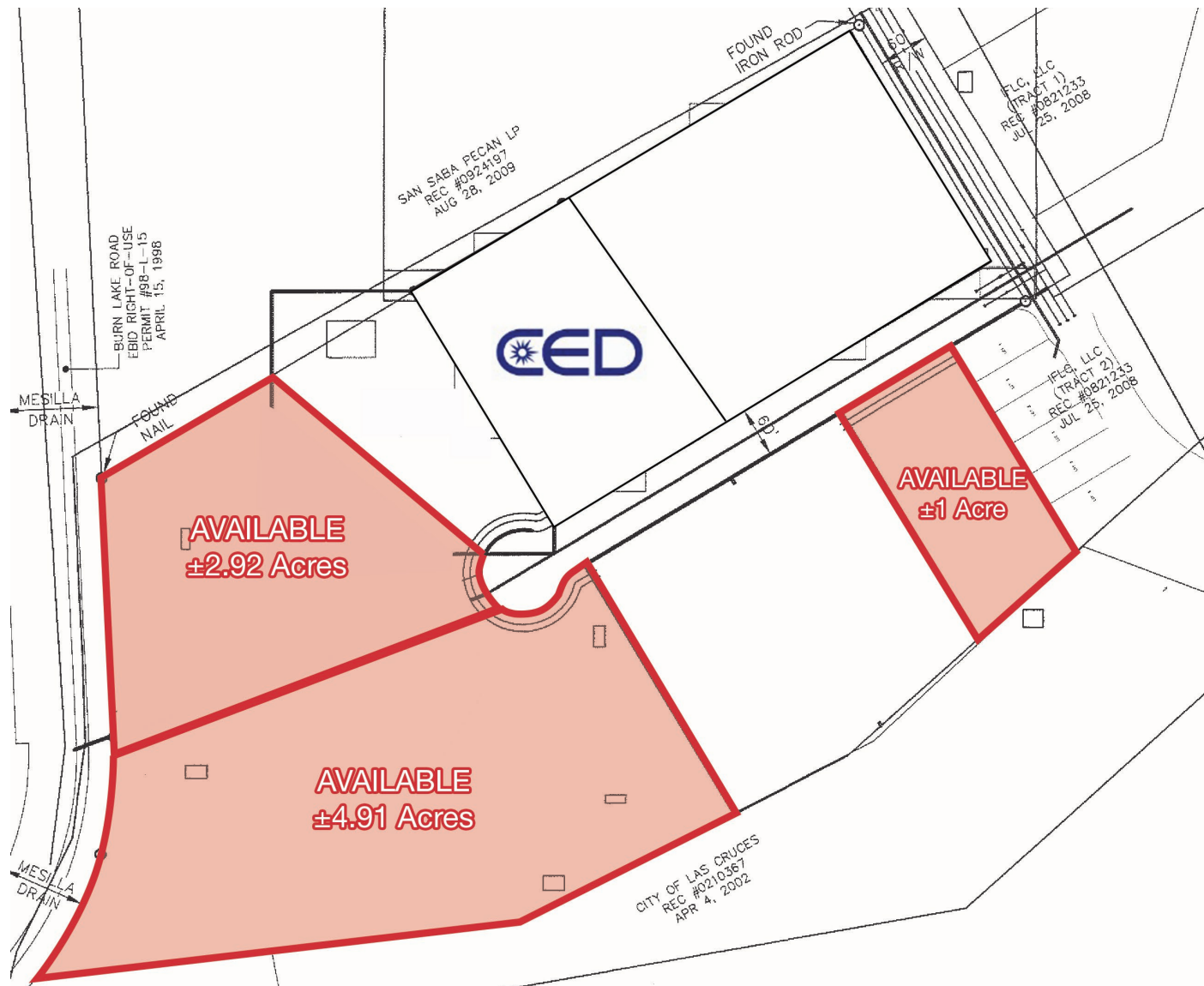
**Cheryl Reome**

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd  
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# Site Plan



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# Map



## Nearby Traffic Counts:

Amador Rd	13,907 VPD
Valley Rd	14,880 VPD
I-10	29,003 VPD

Source: NMDOT, 2024

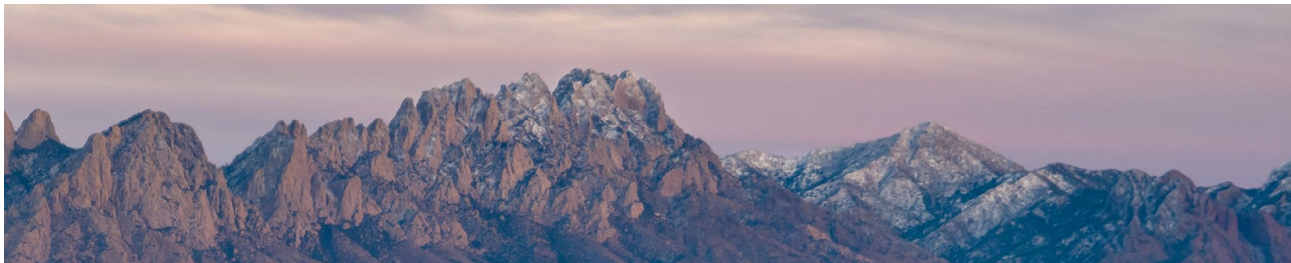
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# Location Overview

## 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

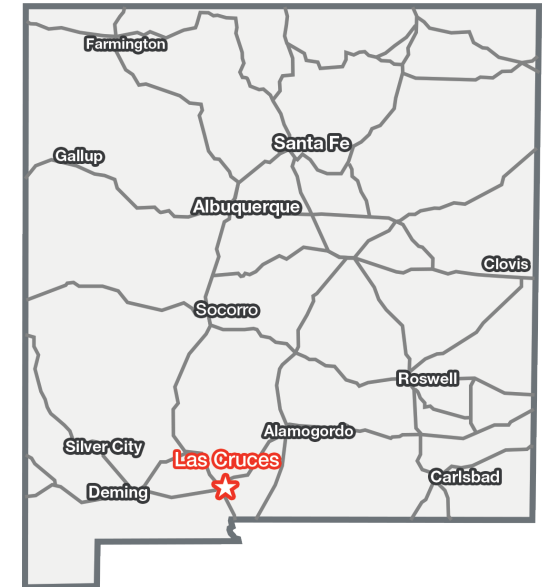
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

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