

# For Sale | Vacant Commercial Land

**1st Valley**



**Northrise Drive | Las Cruces, NM 88011**

## Listing Overview

**Sale Price**                      \$3.50 - \$8.00/SF

**Lot Sizes**                      ±5.07 & ±15 Acres

For more information:

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**Jessie Carreon**

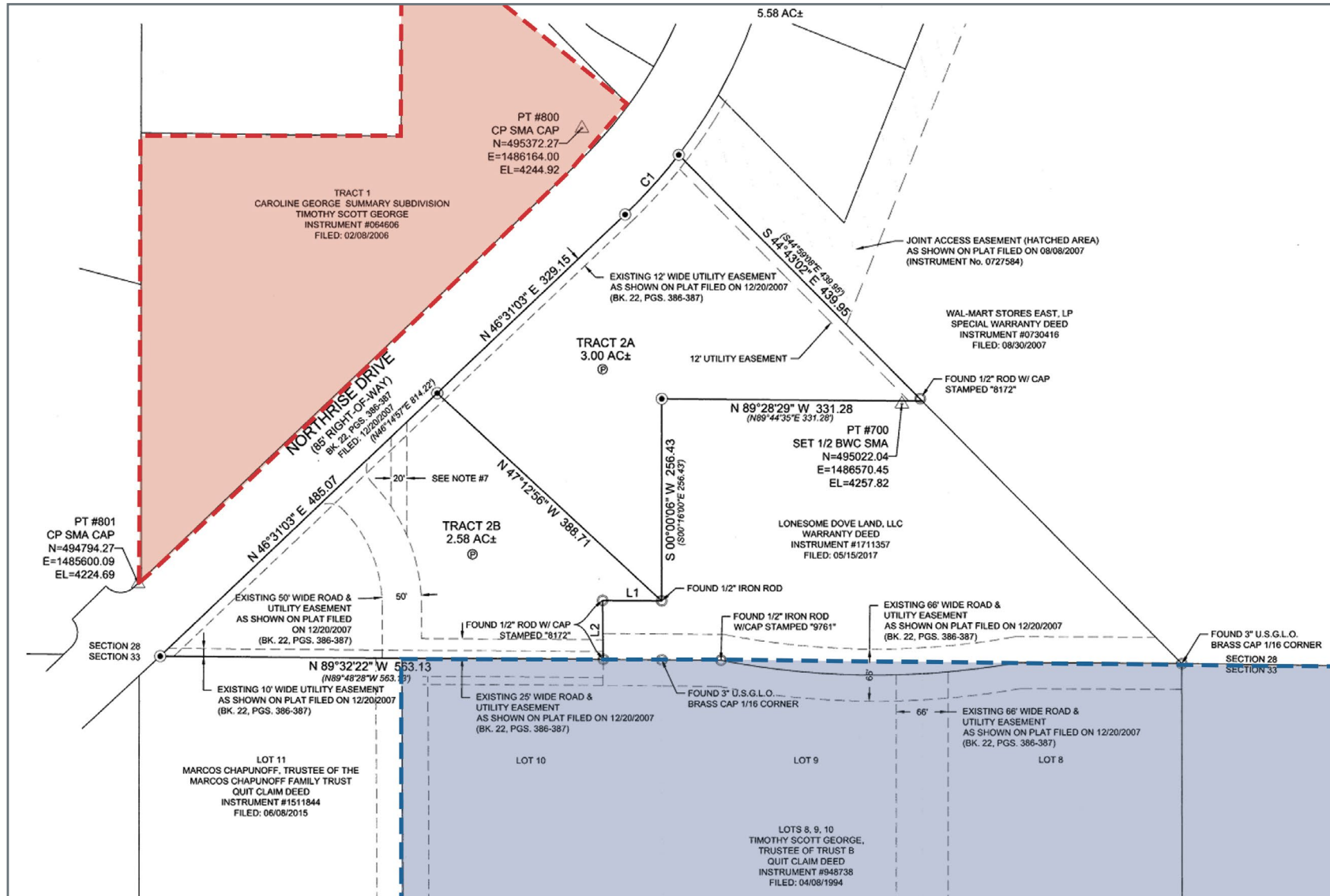
575.649.8157 | [jessie@1stvalley.com](mailto:jessie@1stvalley.com)

- Located on a major thoroughfare and adjacent to the signalized intersection of Rinconada Blvd
- Two lots available:
  - Lot One | ±5 Acres | C3 Zoning | 100' frontage on Northrise Dr
  - Lot Two | ±15 Acres | R4 Zoning | Access points from Northrise Dr
- Adjacent to Walmart Supercenter anchored shopping center; other nearby retailers include Walgreens, Panda Express, Dollar Tree, Dutch Bros, Arby's, Wendy's, Verizon, and more
- Approx. 0.5 miles from Highway 70

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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# Road Access



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# Map



## Nearby Traffic Counts:

Northrise Dr	7,526 AADT
Rinconada Blvd	4,732 AADT
Highway 70	20,721 AADT

Source: NMDOT, 2024

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