

# For Sale | Commercial Lots

1st Valley



265 - 295 W Boutz Rd | Las Cruces, NM 88005

## Listing Overview

Lot Size	± 2 acres
APN	4007136218454 , 4007136232451
Sales Price	\$800,000.00

- ± 2 acres of developable land
- Positioned in the center of a major auto-dealership corridor, surrounded by multiple large car dealerships
- High-traffic location benefiting from consistent consumer and vehicle traffic
- Strong visibility along Boutz Road with easy access and ingress/egress
- Ideal for automotive-related uses, retail, service, office, or mixed-use development
- Infill site within an established commercial trade area
- Flexible site size suitable for single-tenant or multi-tenant development
- Proximity to existing dealerships creates built-in demand and complementary use

For more information:

**Jay Hill**

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

# Aerial View

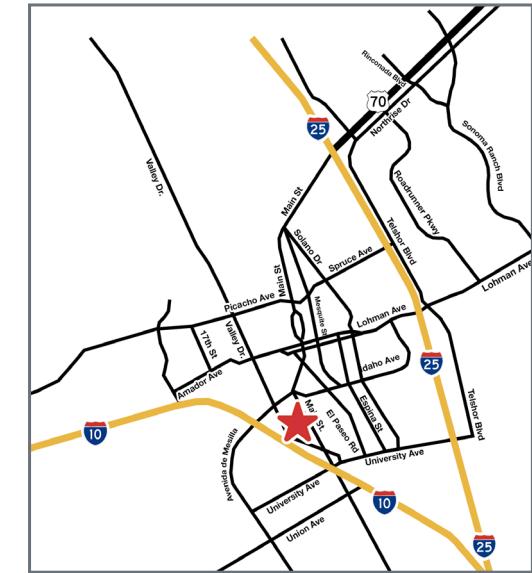


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# Map

# 1st Valley



## Nearby Traffic Counts:

S Main St	9,361 VPD
W Boutz Rd	8,246 VPD
S Valley Dr	16,295 VPD

Source: NMDOT, 2024

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