

# For Sale | Commercial Lots

**1st Valley**



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

## Listing Overview

<b>Lot Size</b>	± 2 acres
<b>APN</b>	4007136218454 , 4007136232451
<b>Sales Price</b>	\$800,000.00

For more information:

**Jay Hill**

575.644.5570 | [jay@1stvalley.com](mailto:jay@1stvalley.com)

- ± 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

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



# Aerial View

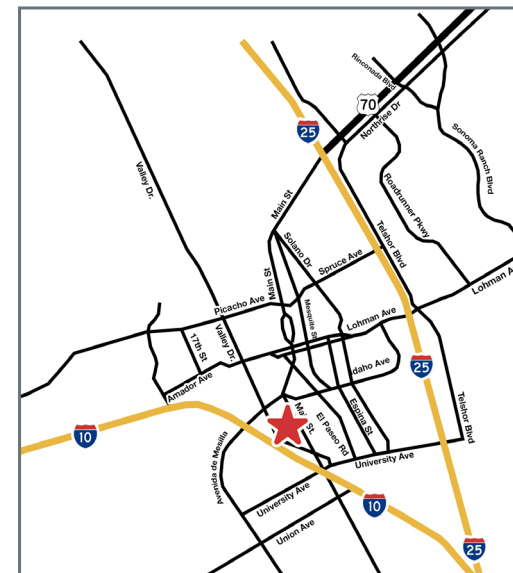
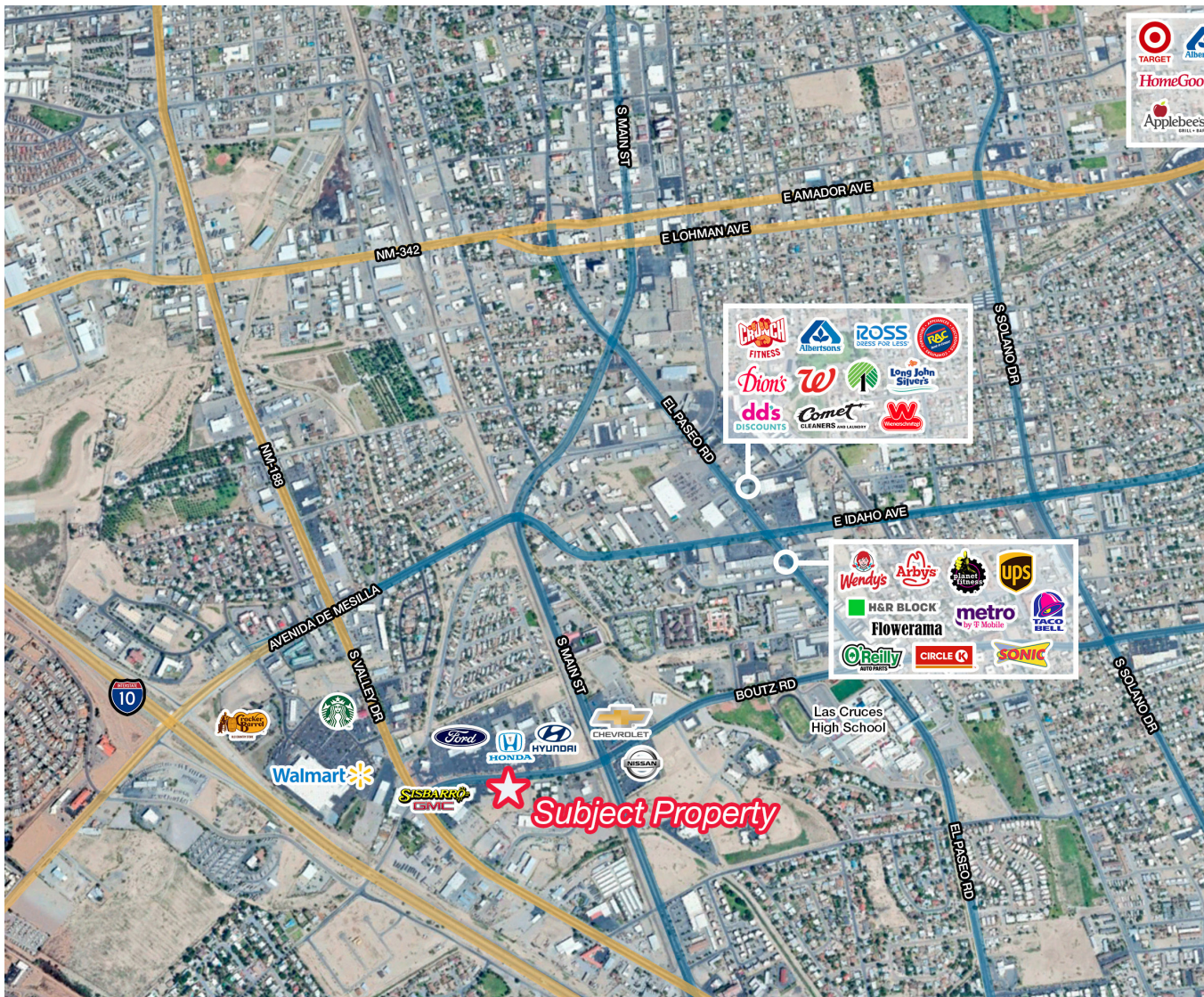


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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  
Las Cruces, NM 88011  
575.521.1535  
[1stvalley.com](http://1stvalley.com)



# Map



### Nearby Traffic Counts:

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

Source: NMDOT, 2024

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