

For Sale

Commercial Land

1st Valley



Del Rey Estates | Las Cruces, NM 88012

## Listing Overview

**Sale Price**

*Contact Broker*

**Total Land Size**

± 11.26 acres

For more information:

**Jake Redfearn**

575.635.5895 | jake@1stvalley.com

**Randy McMillan**

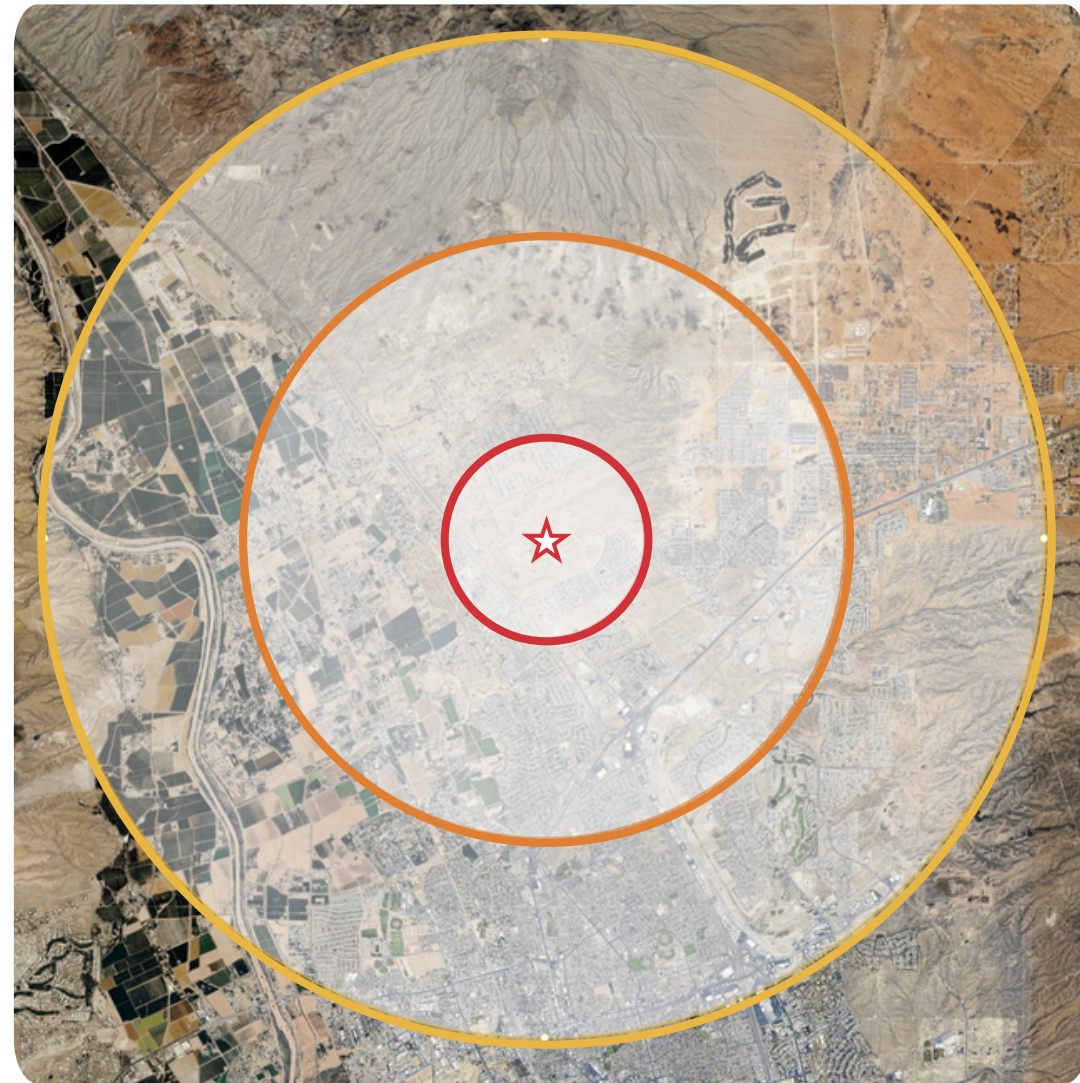
575.640.7213 | randy@1stvalley.com

- Two prime commercial parcels totaling 5.21 and 6.05 acres, offering versatile footprints for a variety of development needs.
- Strategically positioned with direct frontage on Del Rey Blvd, ensuring maximum exposure and easy access for future tenants and customers.
- Located in immediate proximity to the upcoming Engler I-25 interchange, with construction slated to begin in 2027 — drastically improving regional connectivity.
- Situated within a dense residential hub with ample rooftops in a 1- and 2-mile radius, presenting a significant opportunity to fill the current gap in local retail and medical services.

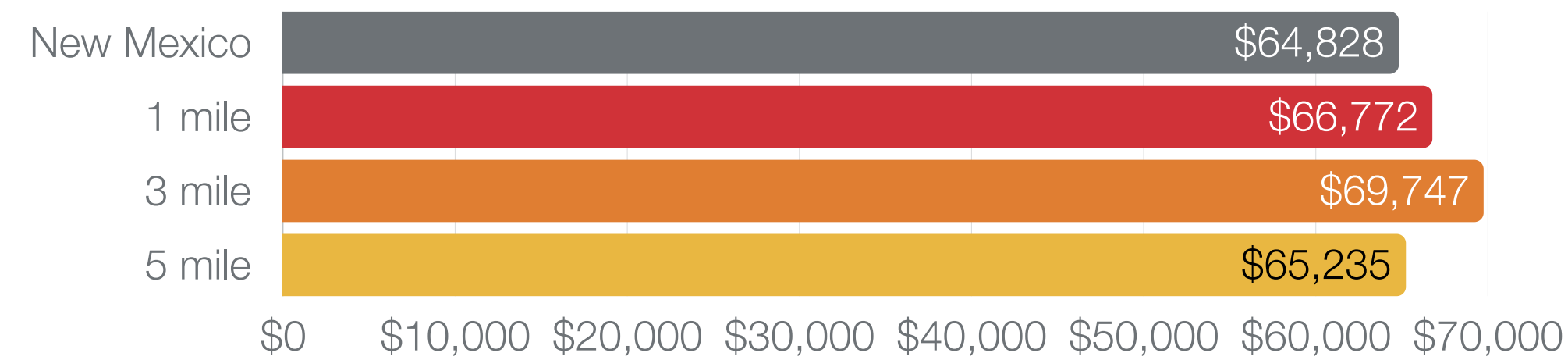
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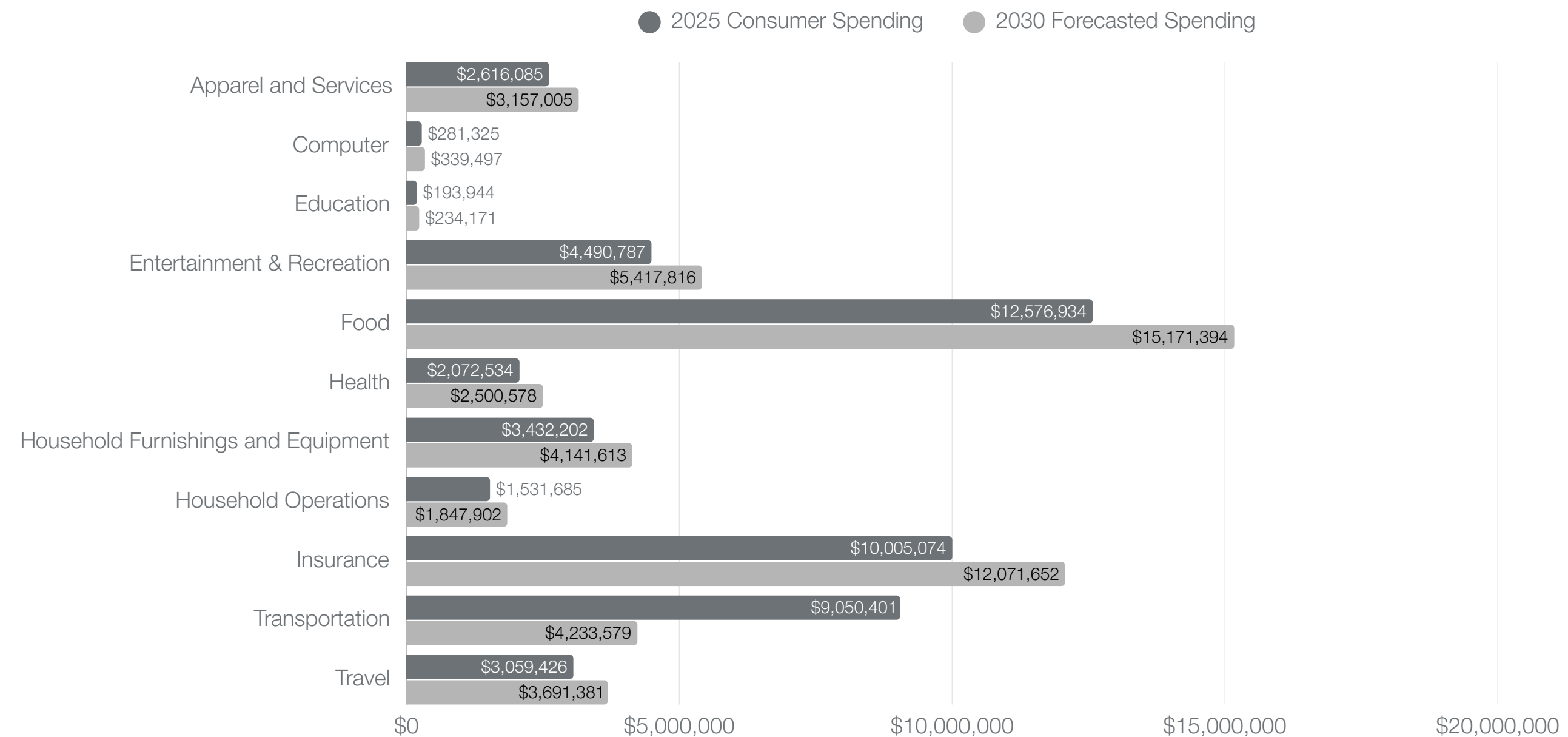
# Demographic Information



## Median Household Income



## Retail Demand Outlook



Source: ArcGIS Business Analyst

## About This Area



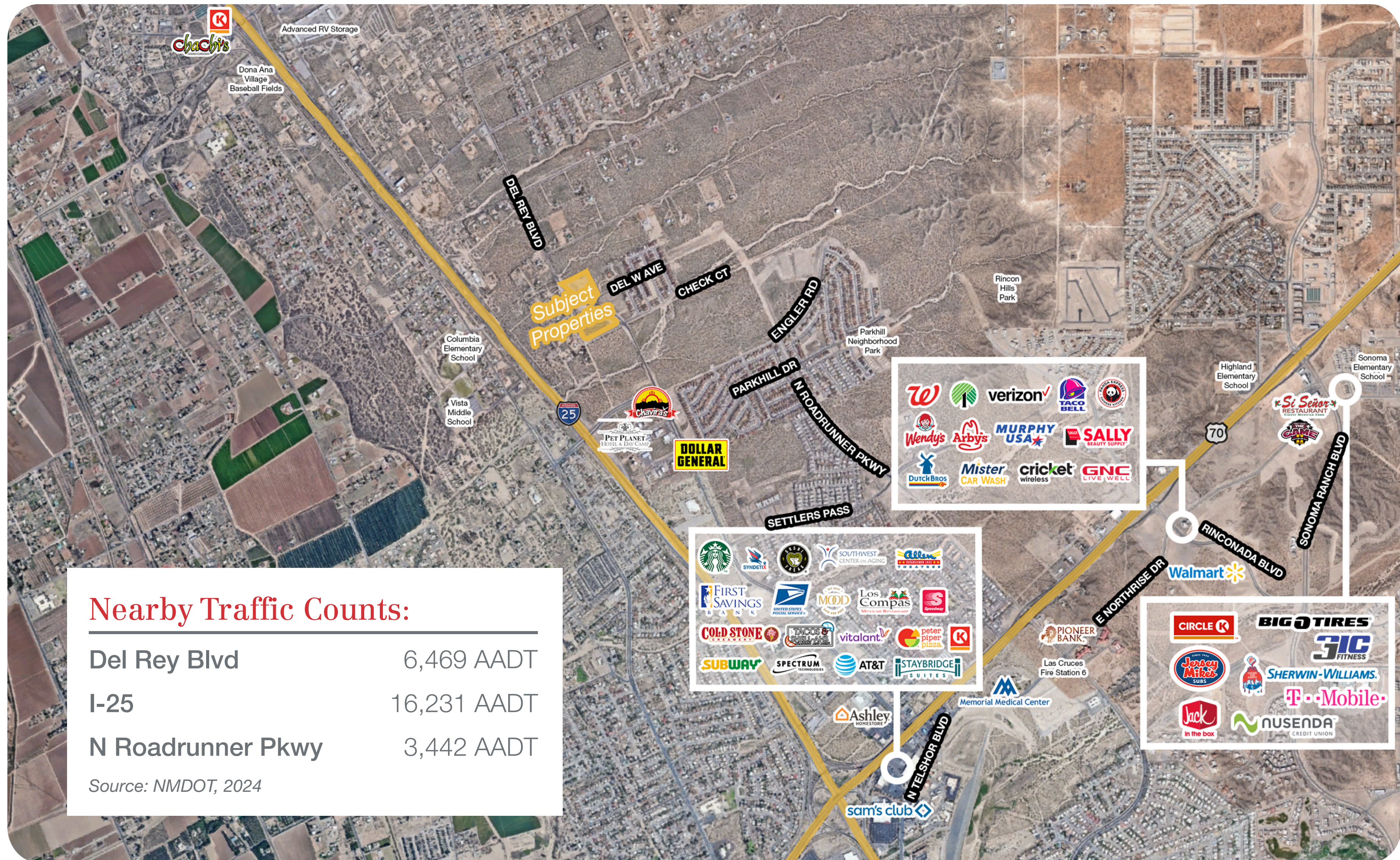
This group prioritizes "buying American," ranging from their choice of domestic vehicles and trucks to the brands they select at large retail chains.



There is a heavy concentration of residents 65+, nearly 78% of residents own older and affordable homes, and this area primarily consists of married couples without children at home or singles living alone.

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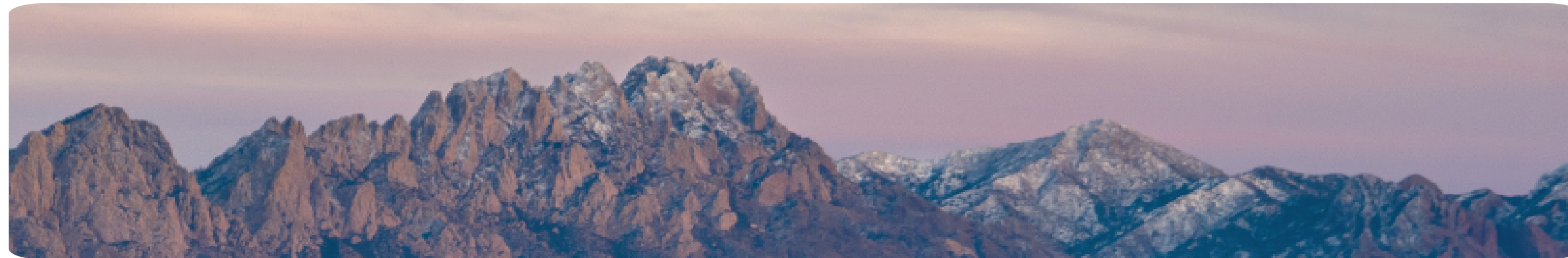
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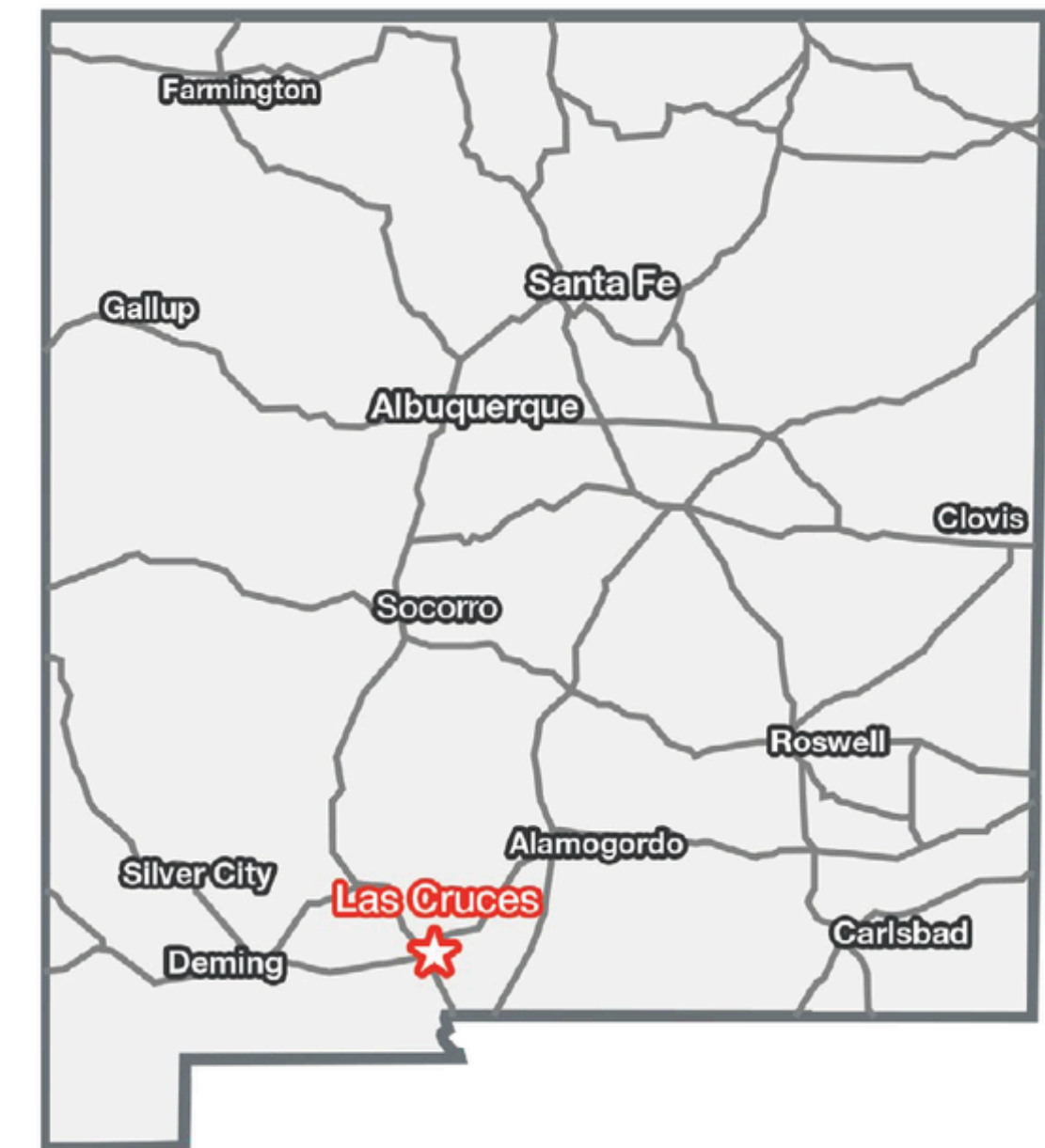
# Location Overview / info

## 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 116,998 residents and is the county seat of Doña Ana County (app. 229,366 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 Center
- White Sands Missile Range
- Mountain View Regional Medical Center
- Dona Ana Branch Community College
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)

## Doña Ana County

Population	229,366
Total Households	84,889
Average HH Income	\$73,963

Source: U.S. Census Bureau, 2024

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