

For Sale

Residential Land

NAI 1st Valley



Del Rey Estates | Las Cruces, NM 88012

Listing Overview

Sale Price

Contact Broker

Total Land Size

± 139 acres

For more information:

Jake Redfearn

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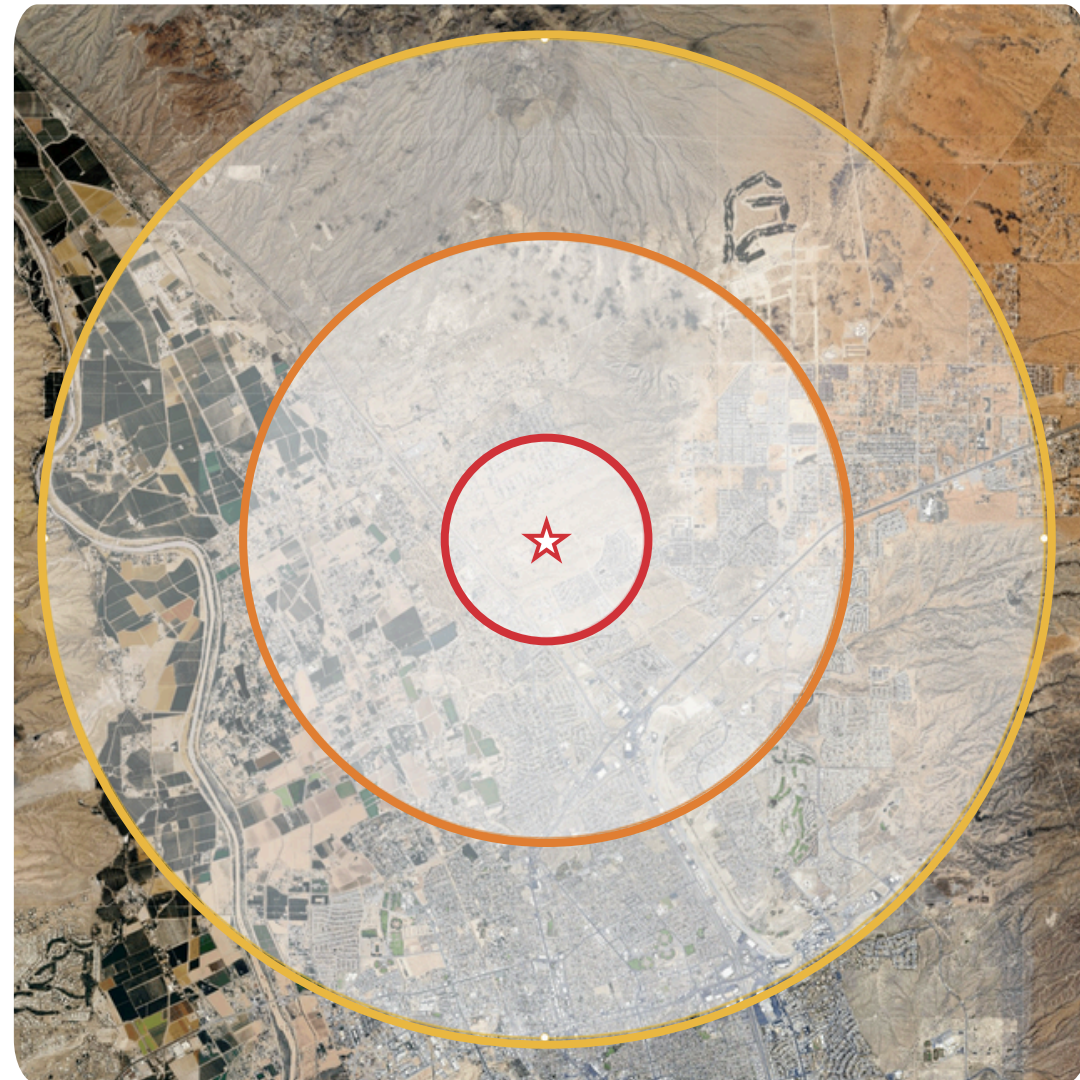
Randy McMillan

575.640.7213 | randy@1stvalley.com

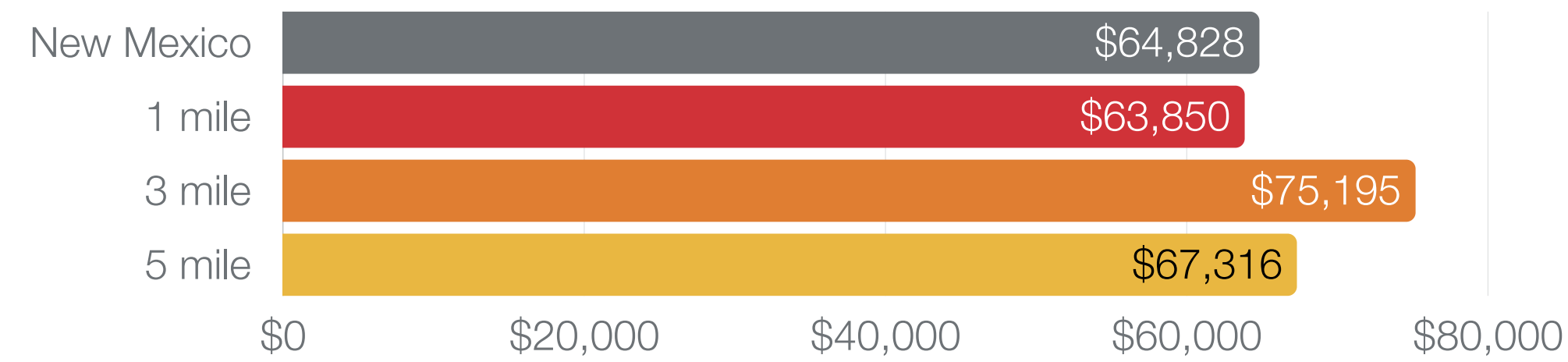
- 139 acres of residential land, fully approved for development by the county and ready for its next chapter.
- Master-planned to accommodate approximately 625 residential lots at full build-out, offering a substantial pipeline for growth.
- The future Engler extension will provide a vital link, seamlessly connecting Del Rey Estates to Interstate 25 and the Metro Verde area.
- Ideally positioned for a home builder focused on the high-demand entry-level housing market, meeting the needs of first-time buyers in a growing community.

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.

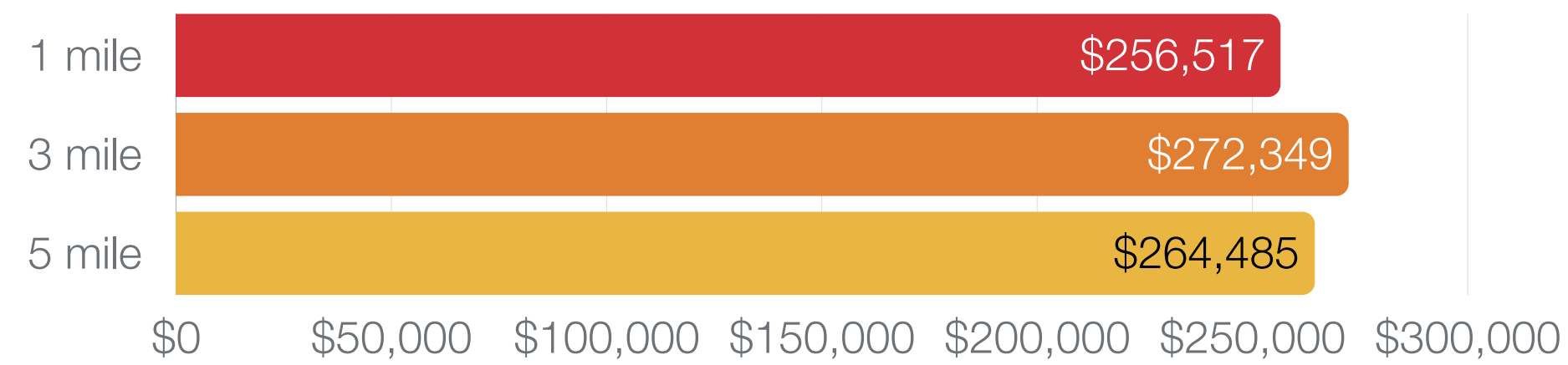
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Median Household Income



Median Home Value



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.

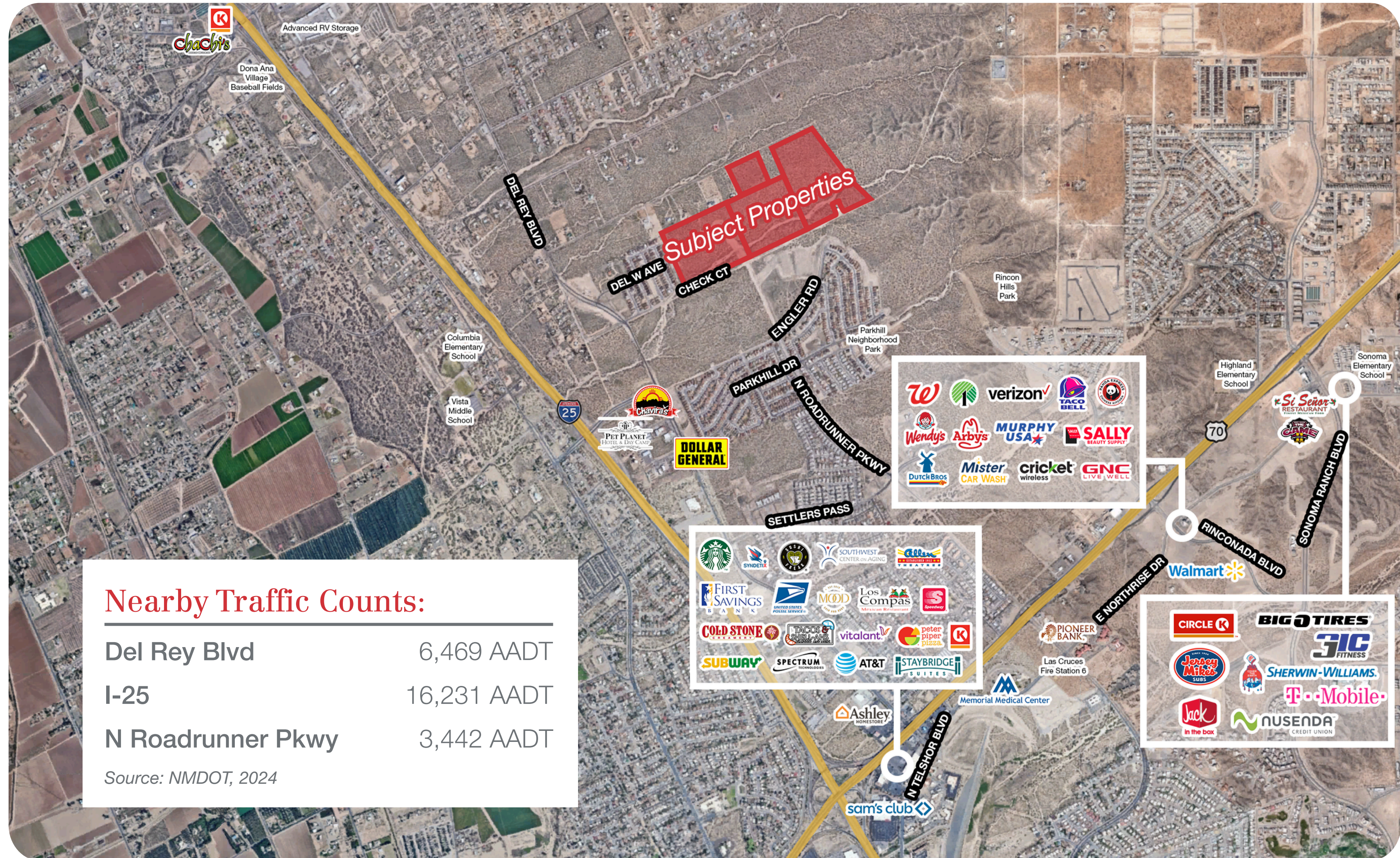


The household structure across this area is predominantly married couples, homeownership rates consistently exceed 70%, and this area maintains a stable middle-to-upper-middle class standing.

Source: ArcGIS Business Analyst

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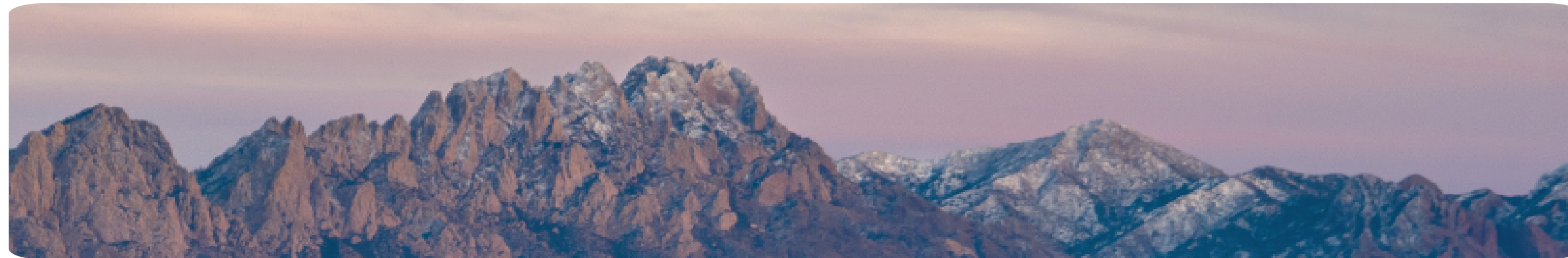
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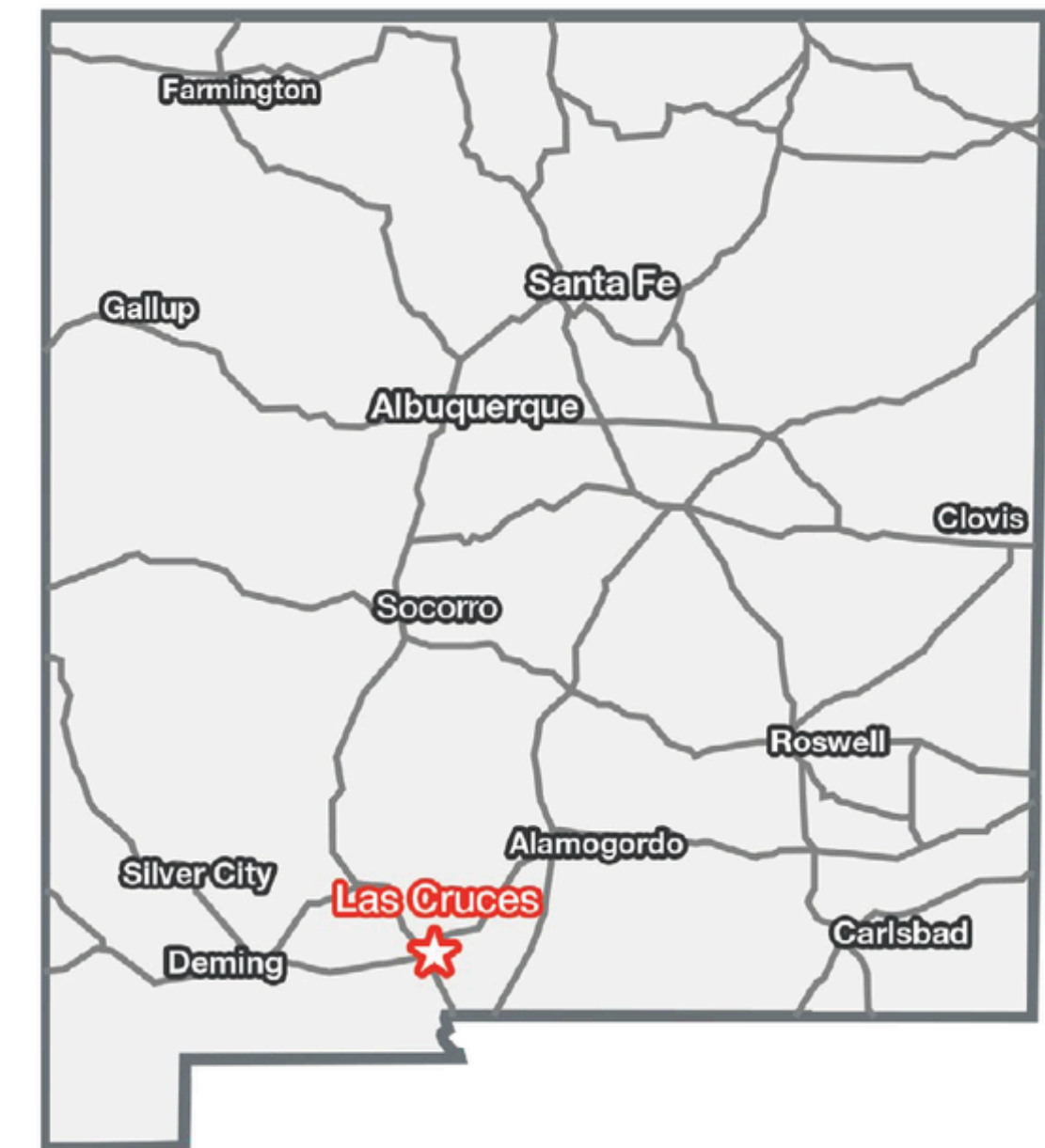
Location Overview / info

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

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

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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