

Land Lease or Build to Suit

1st Valley



HWY 70 & Porter Dr | Las Cruces, NM 88012

Listing Overview

Pricing

Contact Broker

Total Available SF

± 1.5 - 3 acres

For more information:

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This offering includes two commercial lots totaling approximately 3 acres, available for lease together or separately as 1.47-acre and 1.51-acre parcels. The owner is open to a variety of deal structures, including ground lease or build-to-suit opportunities, providing flexibility for users or investors seeking a tailored solution.

The property is strategically located just one block west of the existing convenience store and gas station at the corner of Porter Drive and U.S. Highway 70. The site benefits from existing on/off ramps from Hwy 70 for both eastbound and westbound traffic, making it highly visible and easily accessible for customers.

As Las Cruces continues its eastward growth, this interchange represents the next major off-ramp heading east on Highway 70, positioning the site to capture expanding residential and commuter traffic. With strong highway exposure and proximity to an established fuel and convenience anchor, the property is ideally suited for retail, quick-service restaurant (QSR), or other high-traffic commercial uses.

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.

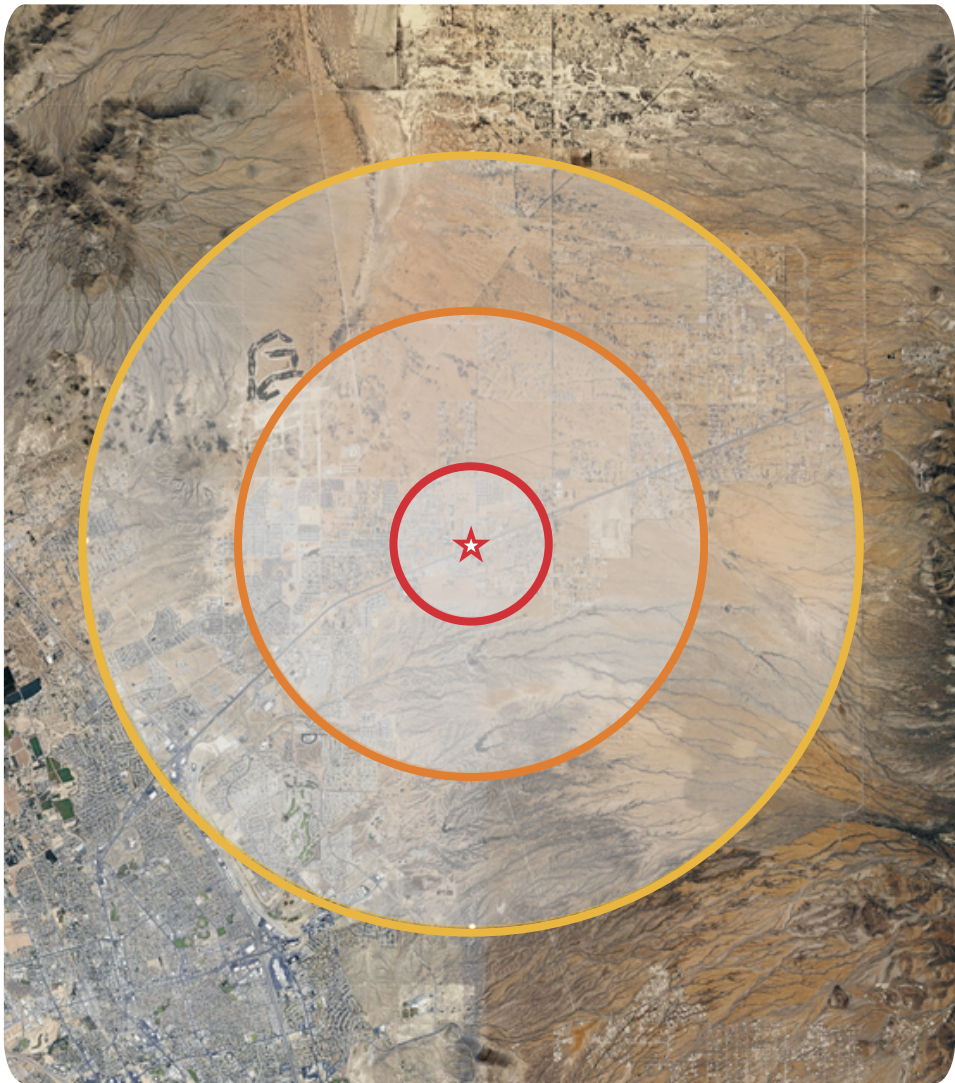
1155 S Telshor Blvd
Las Cruces, NM 88011
575.521.1535
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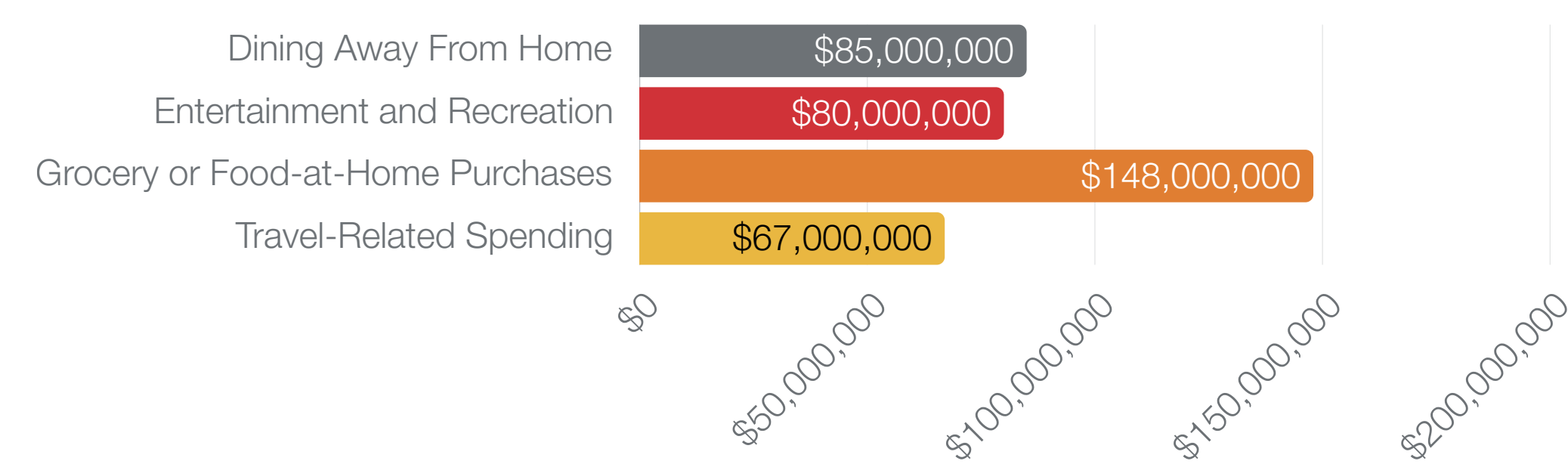
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Demographic Information



	1 mile	Annual Rate of Change	3 mile	Annual Rate of Change	5 mile	Annual Rate of Change
2025 Population	5,210	0.31%	24,944	0.51%	51,667	0.60%
2030 Population	5,290		25,588		53,242	
2025 Median Age	35.8	0.55%	36.5	0.54%	37.9	0.57%
2030 Median Age	36.8		37.5		39.0	
2025 Households	1,889	0.61%	9,135	0.87%	20,199	0.93%
2030 Households	1,947		9,538		21,159	
2025 Household Size	2.76	-0.29%	2.73	-0.37%	2.56	-0.39%
2030 Household Size	2.72		2.68		2.51	

Annual Consumer Expenditures



This population is strongly associated with growing suburban households, strong homeownership, and family-oriented spending patterns.

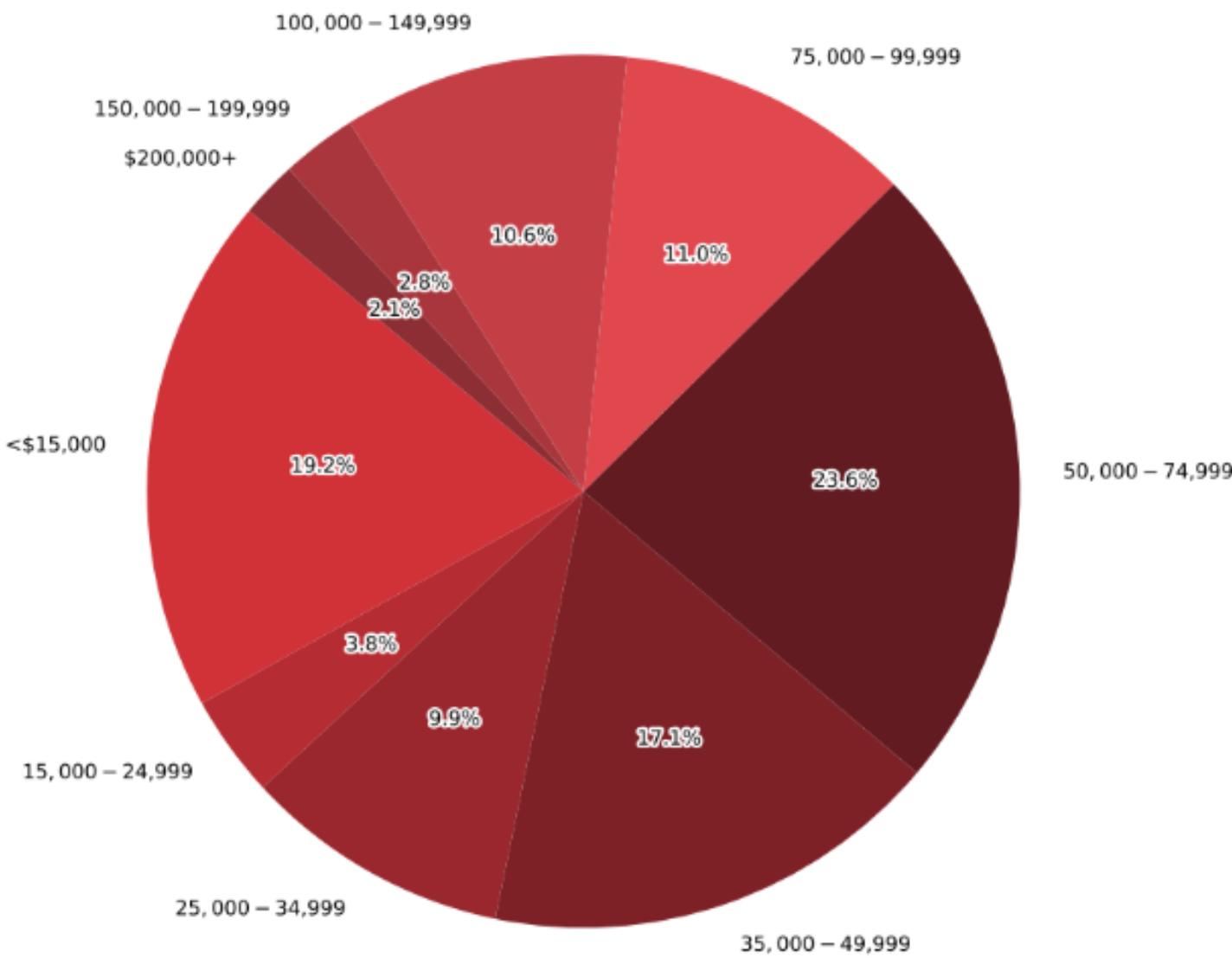


Approximately 8,419 adults within 3 miles visited a fast-food restaurant nine or more times in the last month.

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Households by Disposable Income

1-mile



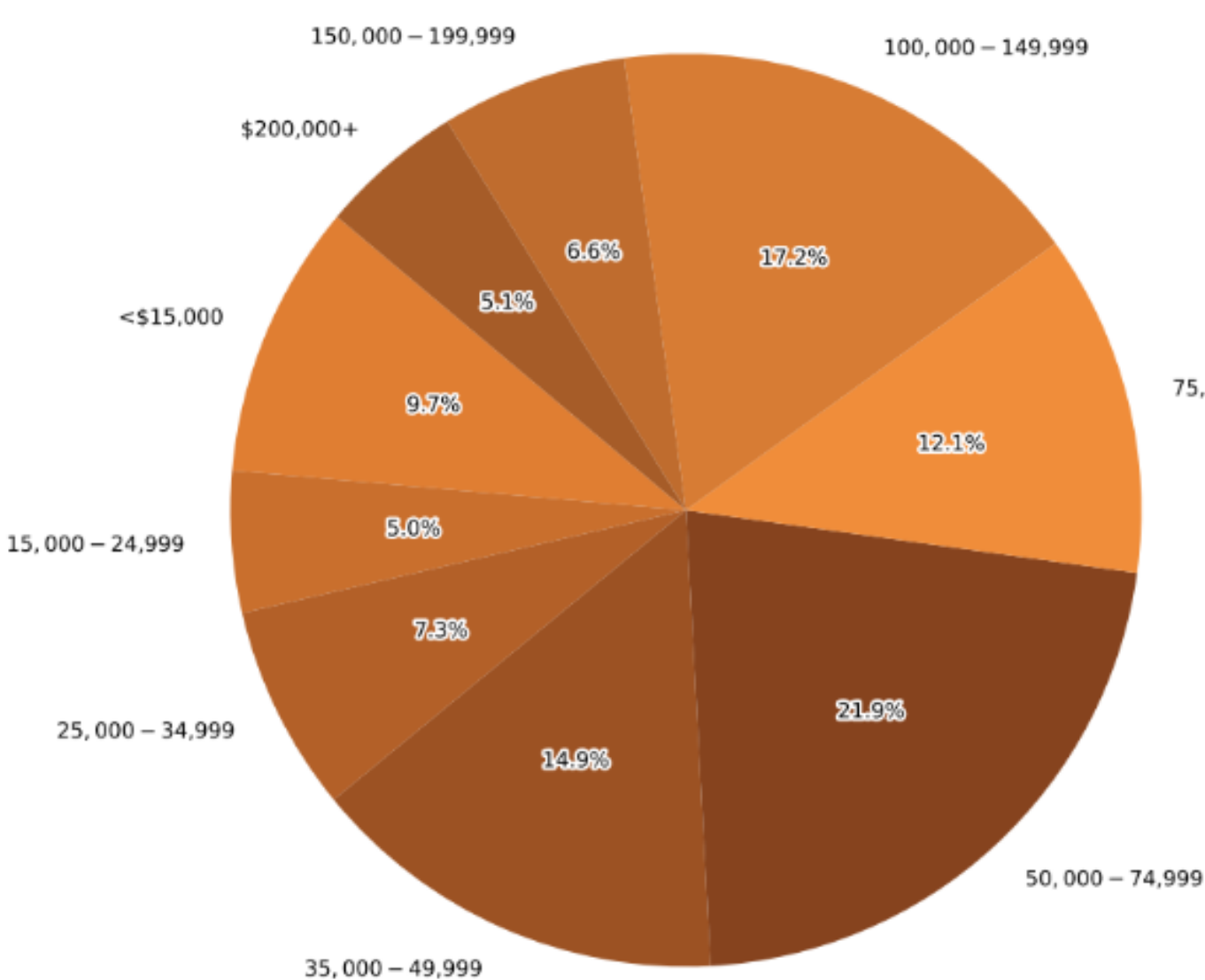
Median Disposable Income

\$50,050

Average Disposable Income

\$57,727

3-mile



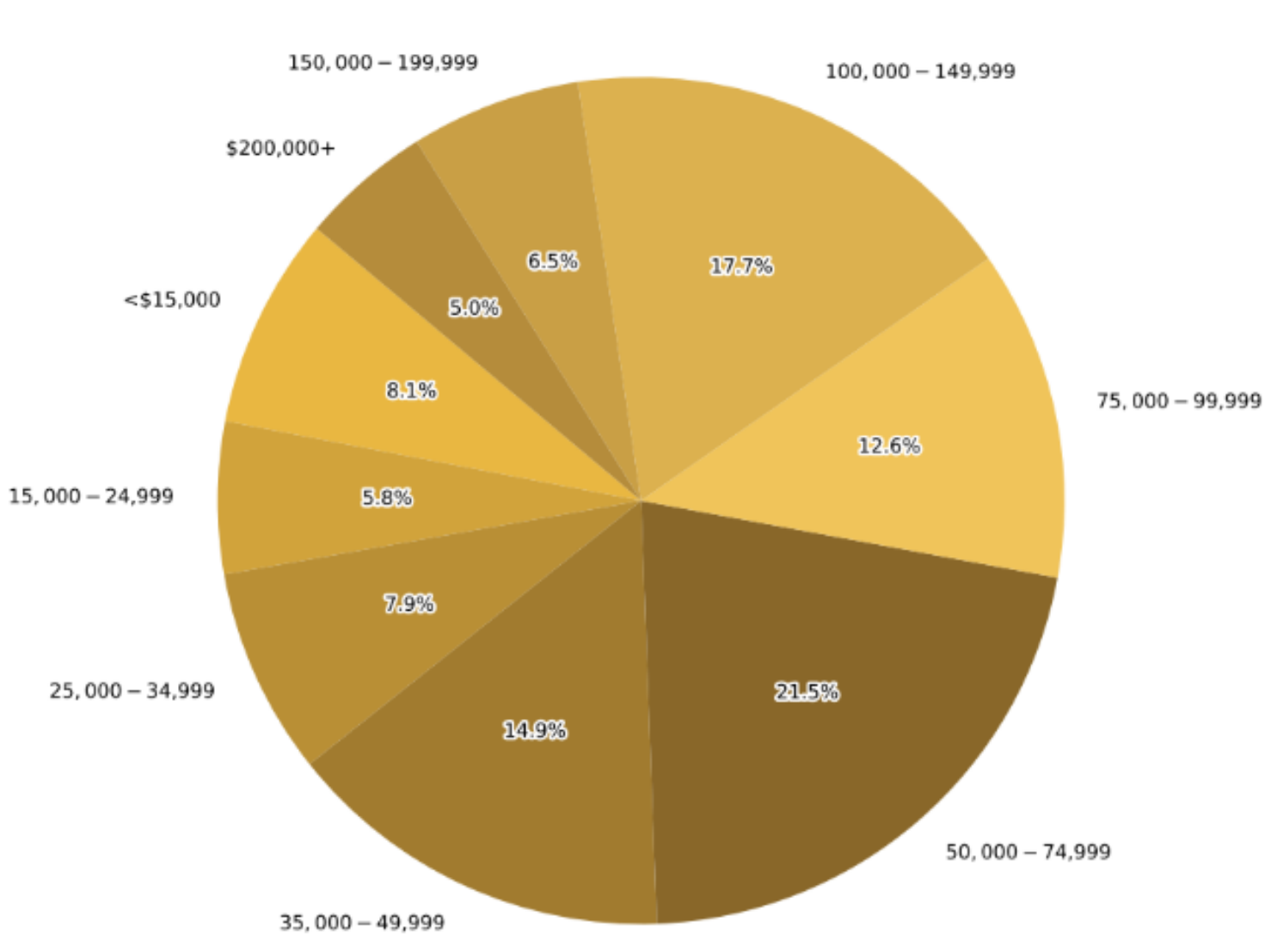
Median Disposable Income

\$62,195

Average Disposable Income

\$75,887

5-mile



Median Disposable Income

\$62,834

Average Disposable Income

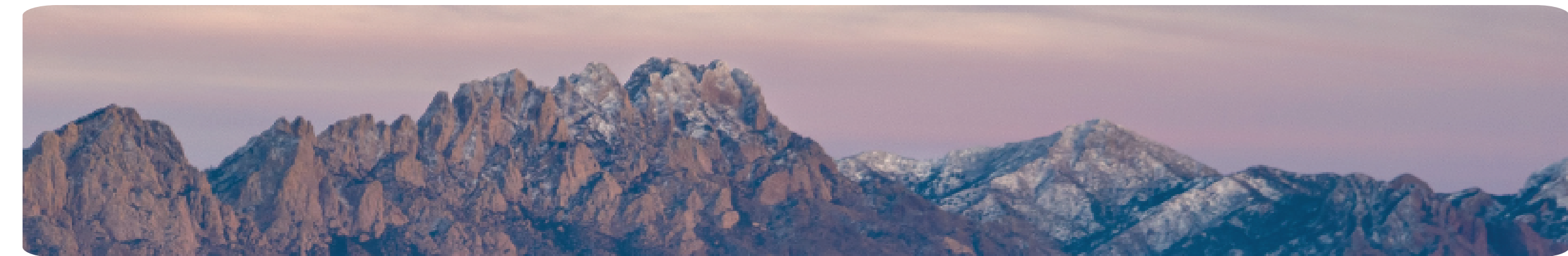
\$77,429

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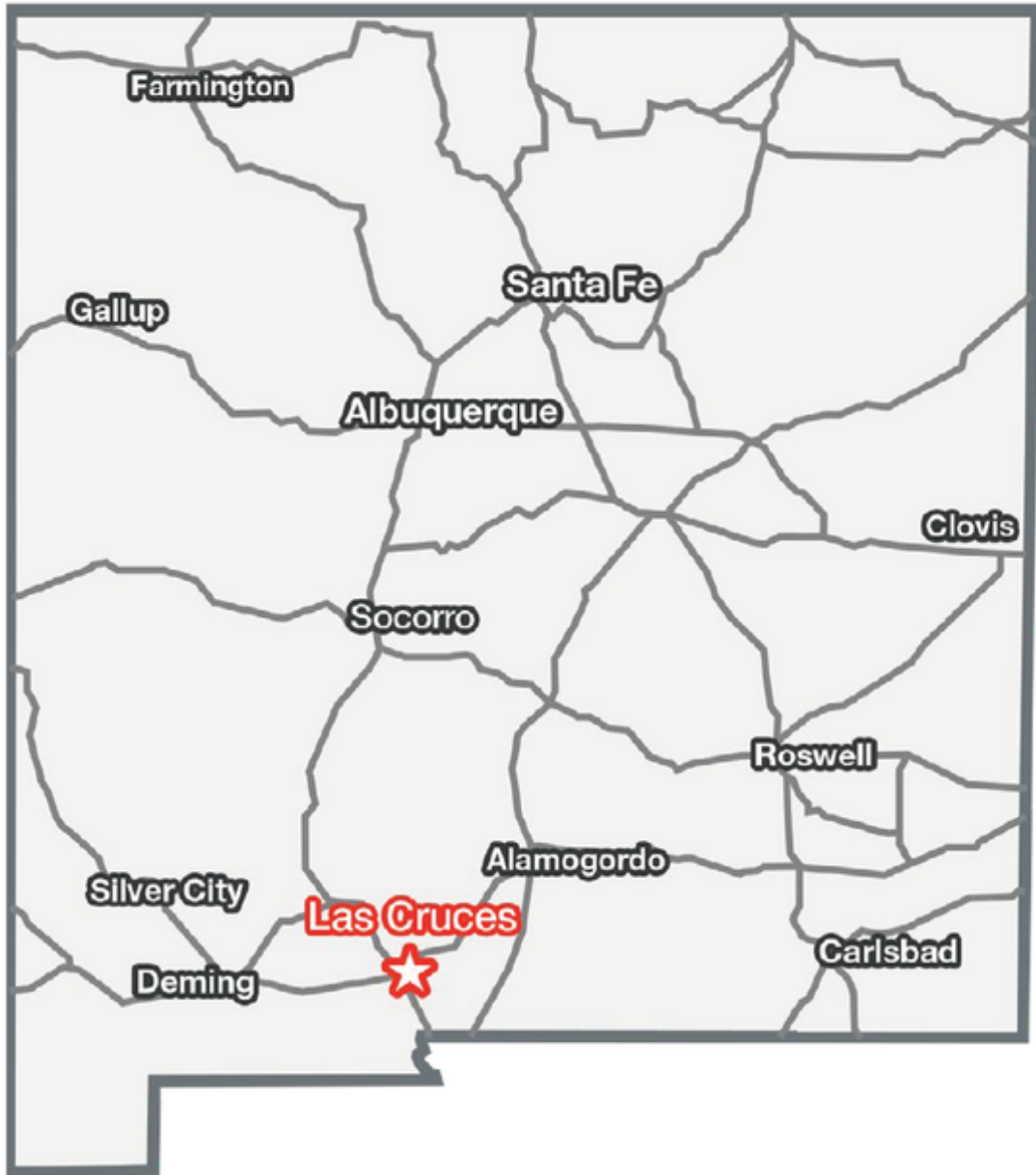
Location Overview / info

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

Major Employers

- 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)
- 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.visitlascruces.com

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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