

# Metro Verde - The Future of Las Cruces

Multifamily Land | Las Cruces, NM 88012



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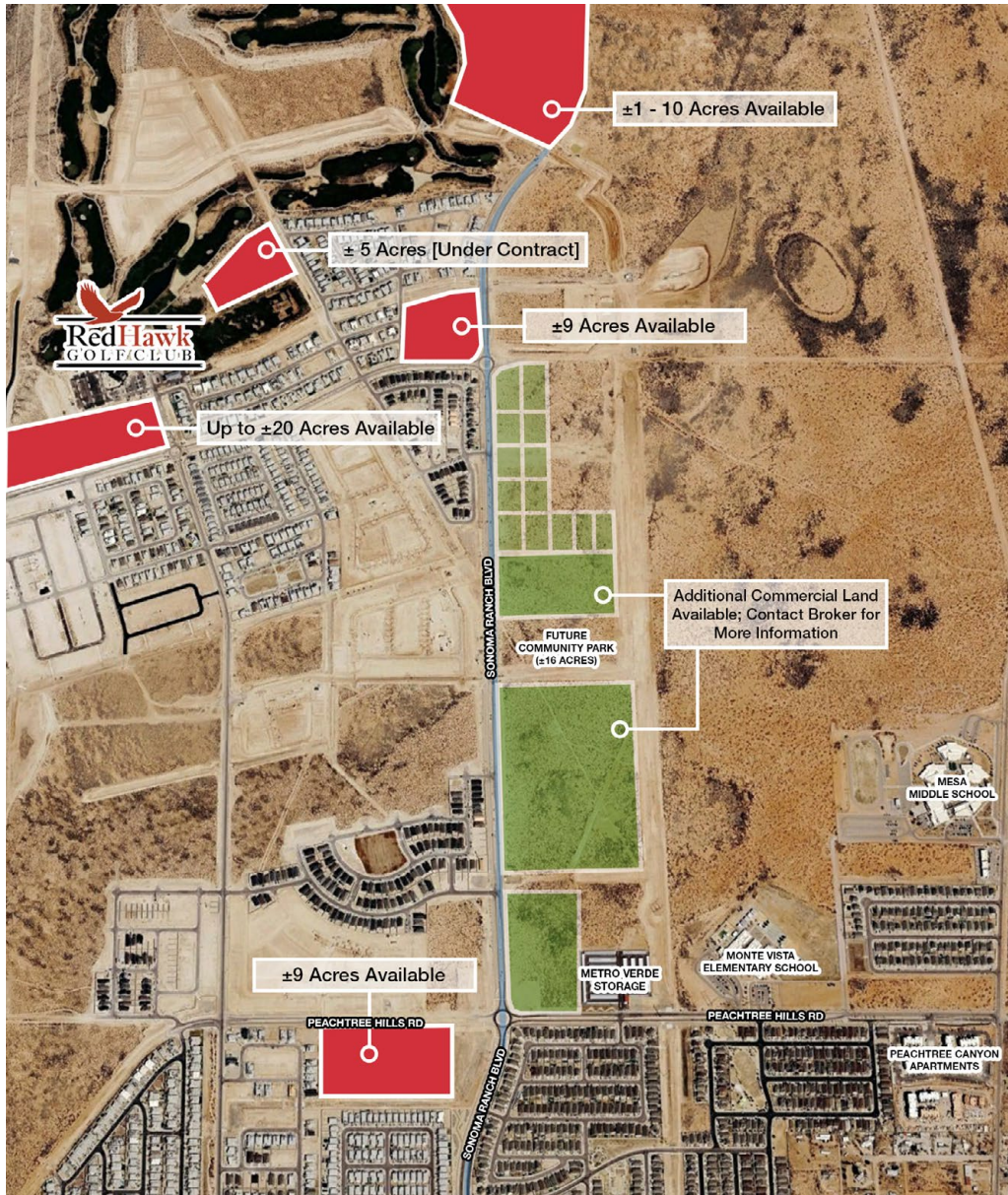
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## Metro Verde: The Future of Multifamily in Las Cruces

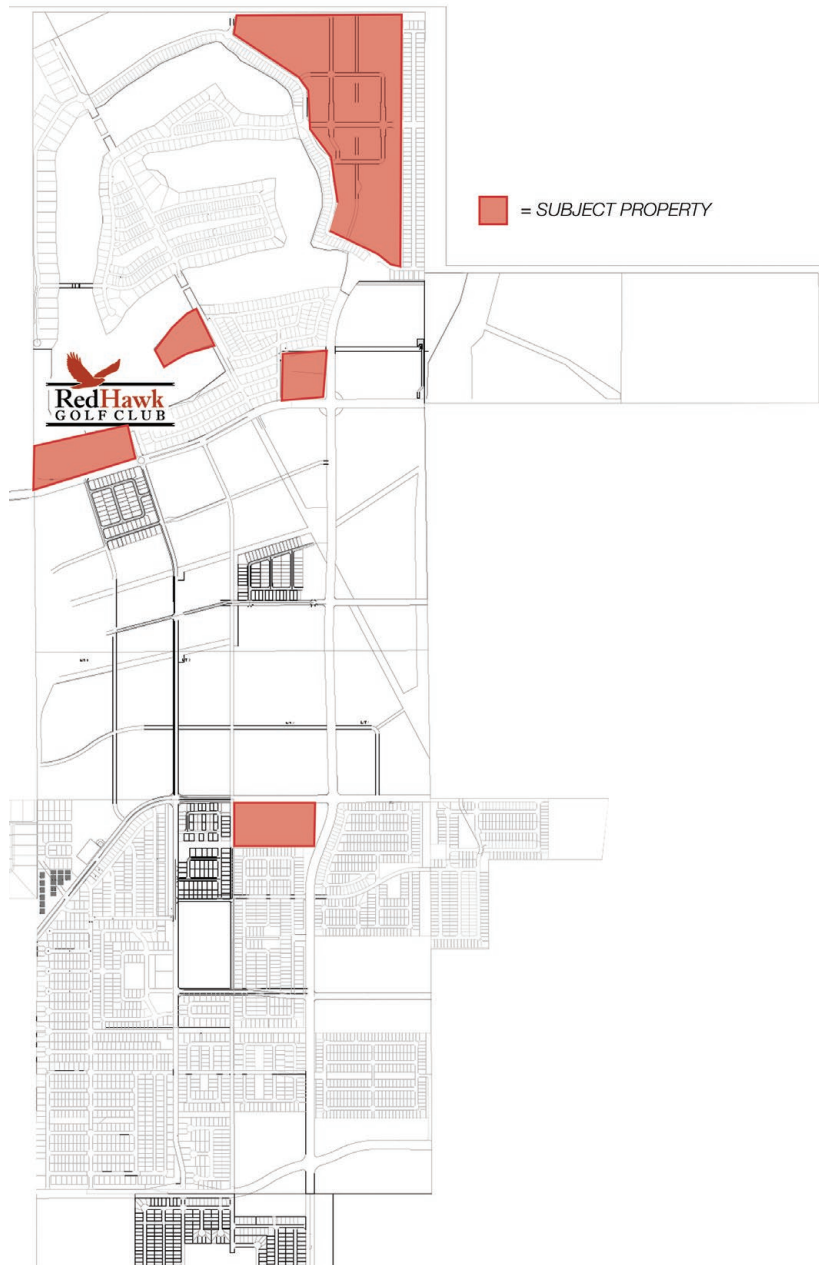
Metro Verde is the largest master-planned community in Las Cruces and the fastest-growing in Southern New Mexico, offering unmatched scale and opportunity for multifamily investment.

### Active Adult Living Potential

Anchored by Red Hawk Golf Club - with a new clubhouse, fine dining, and event space - Metro Verde is ideally positioned for 55+ housing. Las Cruces' national ranking as a top retirement destination further drives demand for active adult living options.

### Family-Focused Opportunity

With new schools, safe neighborhoods, parks, walking paths, and open spaces, Metro Verde is a natural choice for family-oriented multifamily projects. Its proximity to major employers creates a strong foundation for long-term demand.



The major amenity within Metro Verde is Red Hawk Golf Club, designed by Ken Dye and built in a beautiful high-desert setting. The course blends wonderfully into the natural terrain and features panoramic views of the Organ and Dona Ana Mountains. This is a true championship golf course that measures 7,523 yards from the farthest of the 5 tees on its 18 holes.

## Why Metro Verde?

- Unmatched scale for multifamily growth
- Premier lifestyle amenities led by Red Hawk Golf Club
- Dual market appeal: retirees & families
- Strategic location in a thriving, nationally recognized city

Metro Verde is where Las Cruces is growing - and where multifamily belongs.

# Additional Photos



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.

# Additional Photos



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# Area Overview

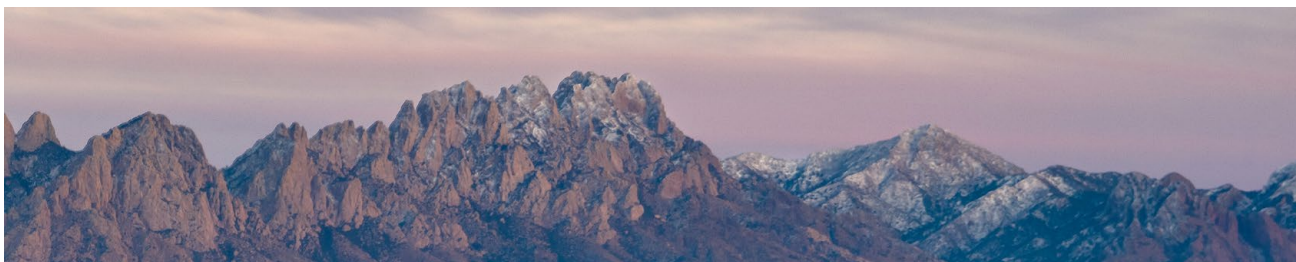


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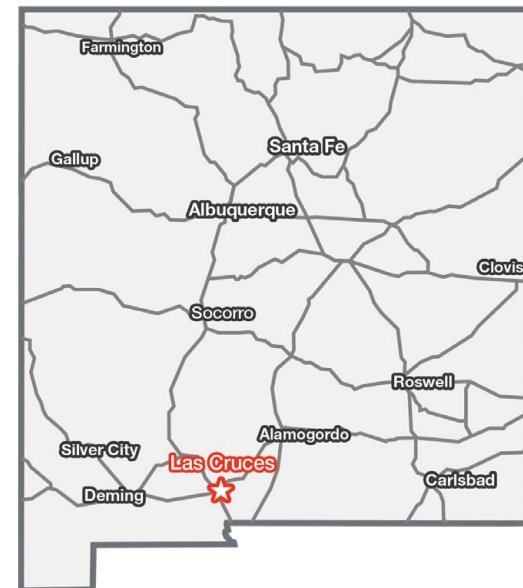
# Area Overview

## 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 113,888 residents and is the county seat of Doña Ana County (app. 219,561 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 Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

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

### Doña Ana County

|                   |          |
|-------------------|----------|
| Population        | 219,561  |
| Total Households  | 87,688   |
| Average HH Income | \$56,451 |

Source: US Census Bureau, 2022