

Colliers

±14.79 AC
AVAILABLE

For Sale

SEC N Prince St & Wilhite Rd
Clovis, NM 88101

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Property Profile

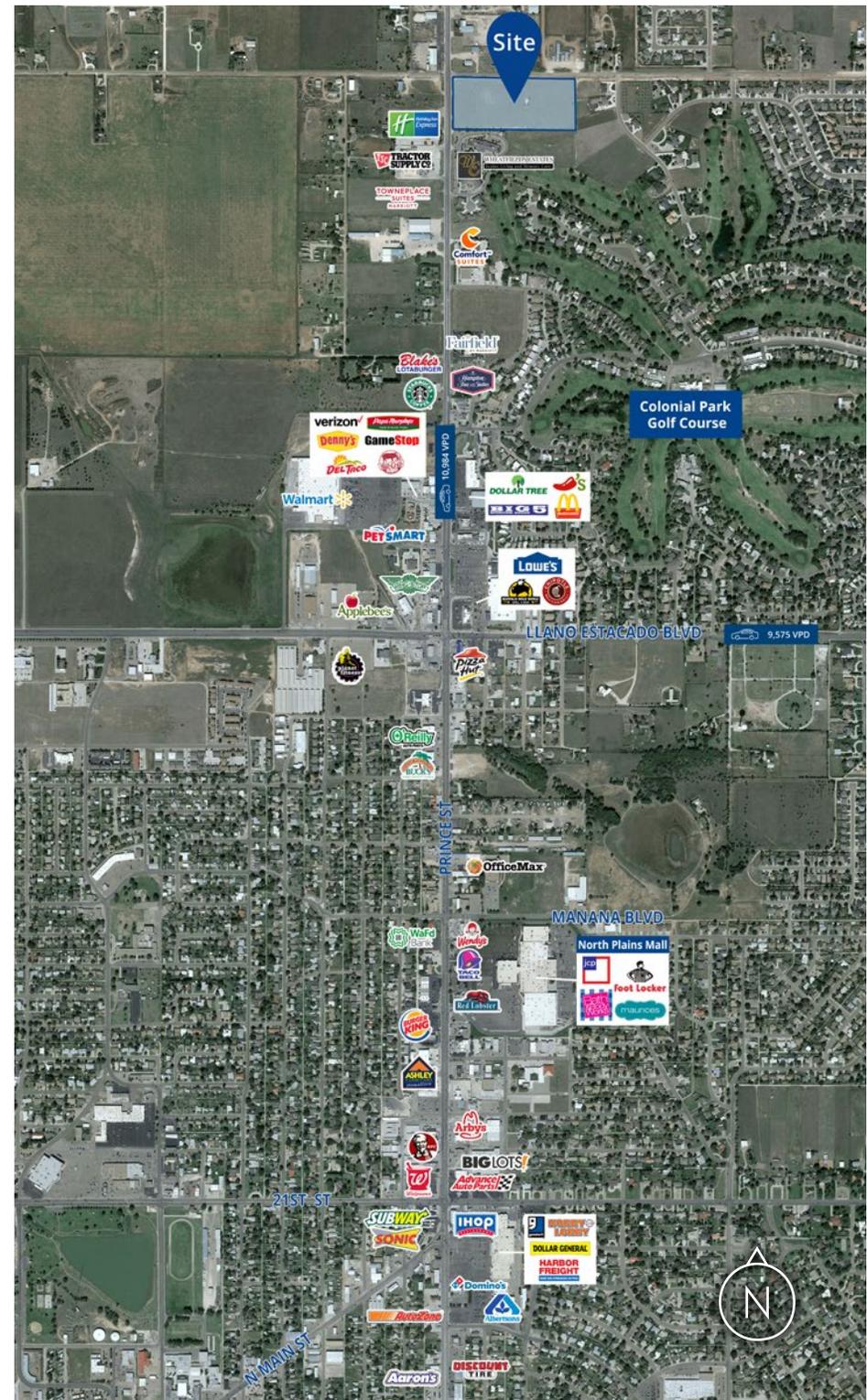
Details

Sale Price	\$3,600,000
Lot Size	14.79 Acres
Zoning	MD (Mixed Development)

Features

- Trade area population of nearly 130,000
- Site is located in the growing N Prince St commercial area
- Signalized intersection
- Site can be demised

Area Tenants

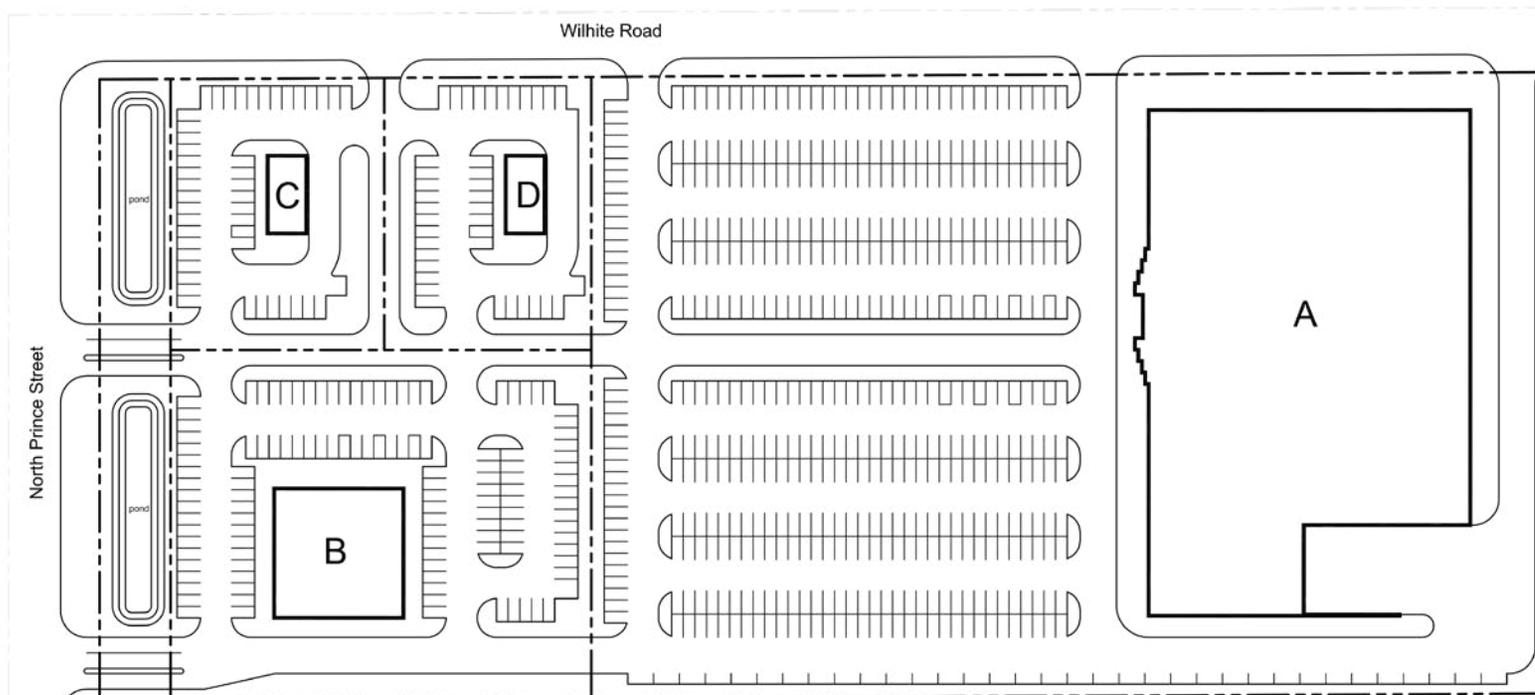


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Intersection Aerial



Conceptual Site Plan



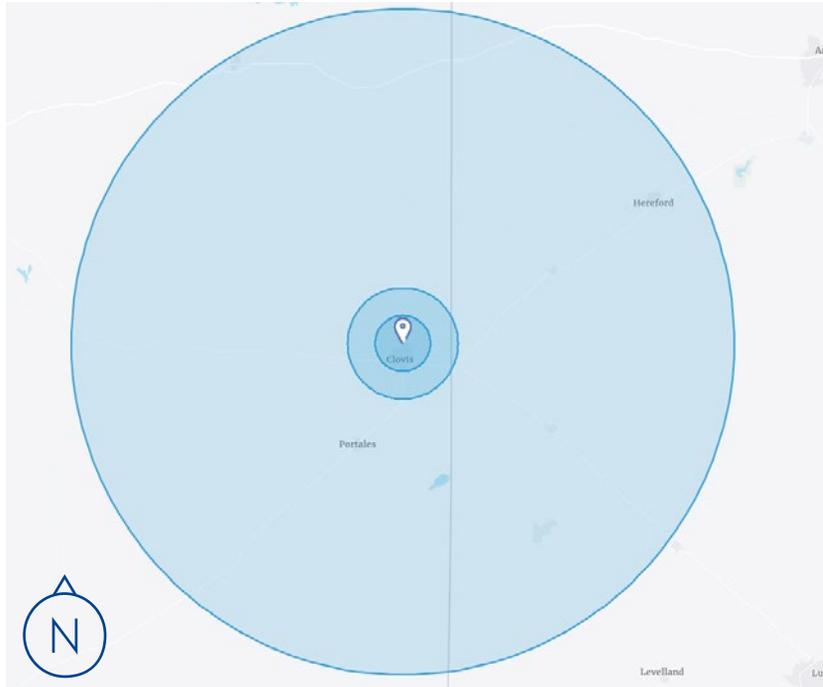
Site Data:

Use	Building	Land	FAR	Parking
A Department Store	90,000 sf	355,632 sf	0.25	480 spaces
B Restaurant	10,000 sf	87,816 sf	0.11	120 spaces
C Fast Food	2,000 sf	34,635 sf	0.06	40 spaces
D Fast Food	2,000 sf	33,717 sf	0.06	40 spaces
Ponds		26,400 sf		
Totals	104,000 sf	538,200 sf	0.19	680 spaces



Demographics*

* Demographic data derived from esri® 2020



	5 MILES	10 MILES	60 MILES
Population	8,521	44,000	112,988
Households	3,095	17,190	42,796
Median Age	29.2	29.2	34.7
Average HH Income	\$62,099	\$71,095	\$73,783
Per Capita Income	\$22,441	\$27,746	\$28,019
Daytime Population	10,357	46,021	114,011
College Education	24.6%	31.8%	29.1%



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