



Clovis Commercial Land

3301 Wallace St, Clovis, NM 88101

Property Description

This 6.46 acre development site in Clovis, NM offers an excellent opportunity in one of the city's primary retail corridors. Positioned directly behind Whataburger and other national retailers along Prince Street, the property is surrounded by major brands including Walmart, Lowe's, Planet Fitness, and Texas Roadhouse. Zoned Commercial General, the land supports a wide range of uses—ideal for retail, office, or multi-family development. Dual access from Sunset Drive and Wallace Street enhances convenience and visibility, making this a strategic location for high-traffic exposure.

Offering Summary

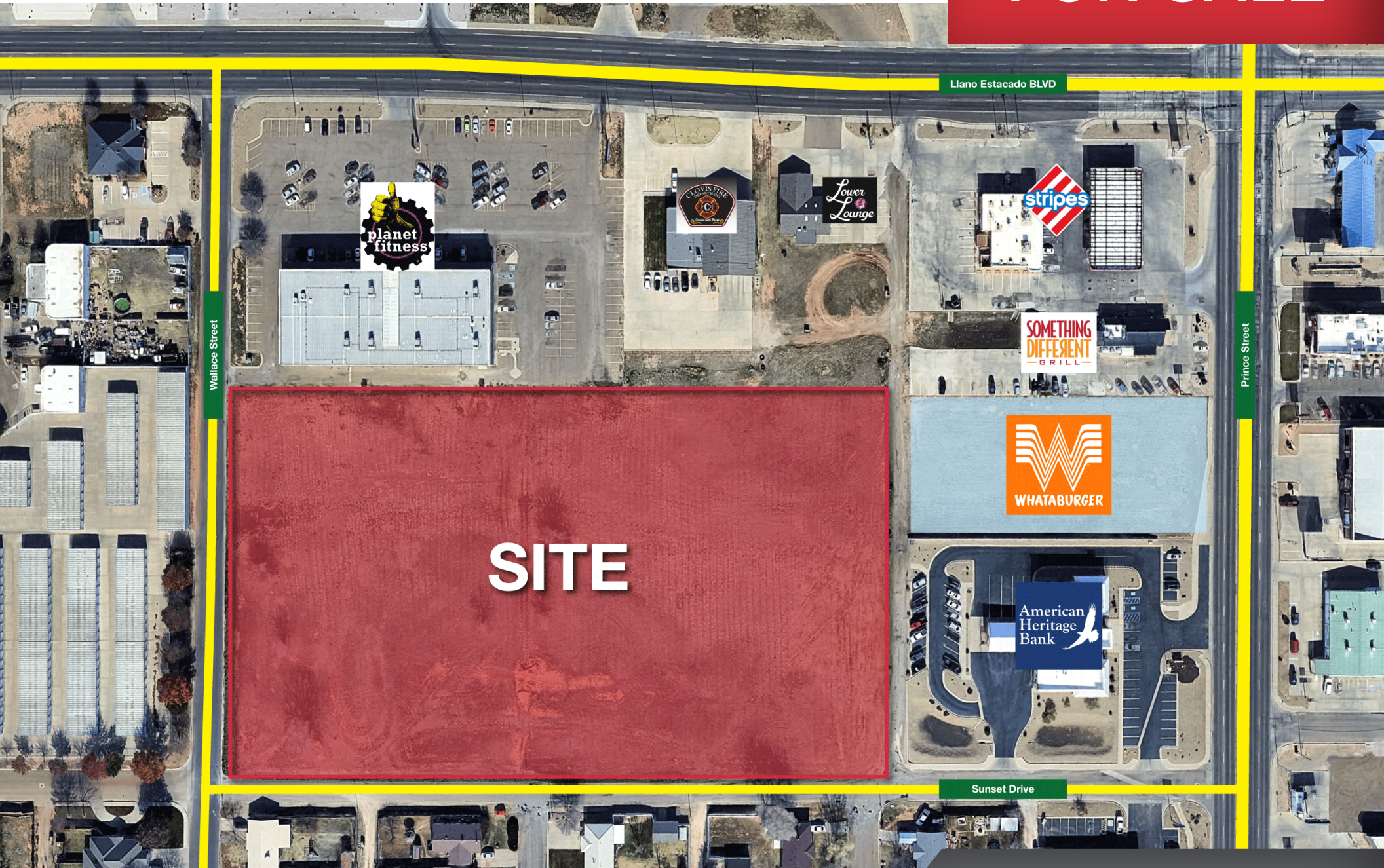
LOT SIZE	6.46 AC
PRICE	\$1,406,000.00
ZONING	Commercial General

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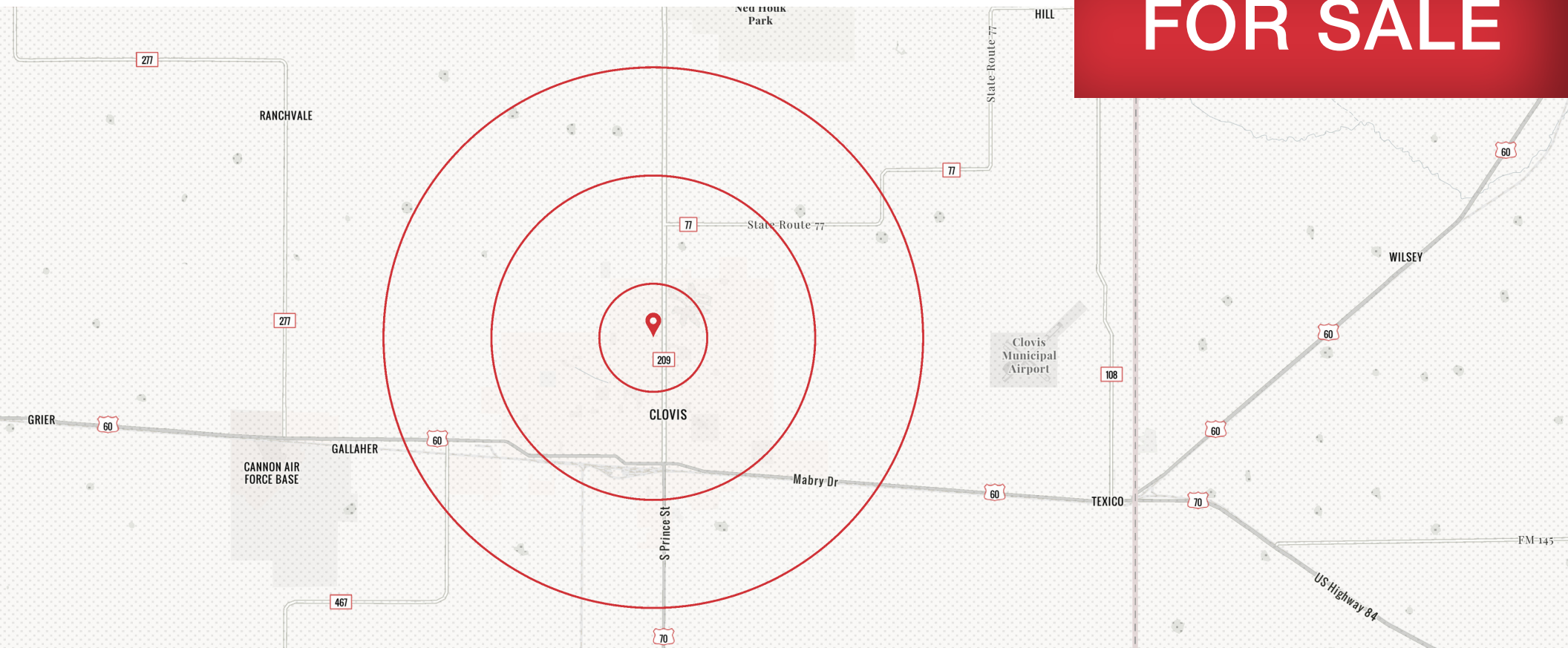
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FOR SALE



FOR SALE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	6,550	36,088	40,596
AVG HH INCOME	\$65,747	\$71,129	\$70,591
TOTAL HOUSEHOLDS	2,743	14,365	16,045
MEDIAN AGE	34.3	34.0	34.2

Location Advantages

- Situated just off the lighted intersection of Prince Street and Llano Estacado Blvd, offering strong visibility and traffic exposure.
- Surrounded by major national retailers including Walmart, Lowe's, Planet Fitness, and Texas Roadhouse, driving consistent area traffic.
- Convenient dual access from Sunset Drive and Wallace Street for easy ingress/egress and customer flow