

For Sale

# Vacant Land

Close to Las Cruces High School



## 1955 El Paseo Rd.

Las Cruces, New Mexico  
88011

### Property Highlights

- ZONING: C-3C/R-3
- Seller has approved CLOMR Letter
- Price Per Square Foot: \$4.96
- Adjacent to Las Cruces High School and within walking distance of New Mexico State University
- Potential Uses: Sit Down Restaurant, Fast-Food/QSR, Mixed Use Development or Medical Office
- Traffic Count: El Paseo Rd. 10,829 VPD | Farney Ln. 2,701 VPD

For more information

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### OFFERING SUMMARY

<b>Sale Price</b>	\$885,000
<b>Lot Size</b>	4.14 Acres



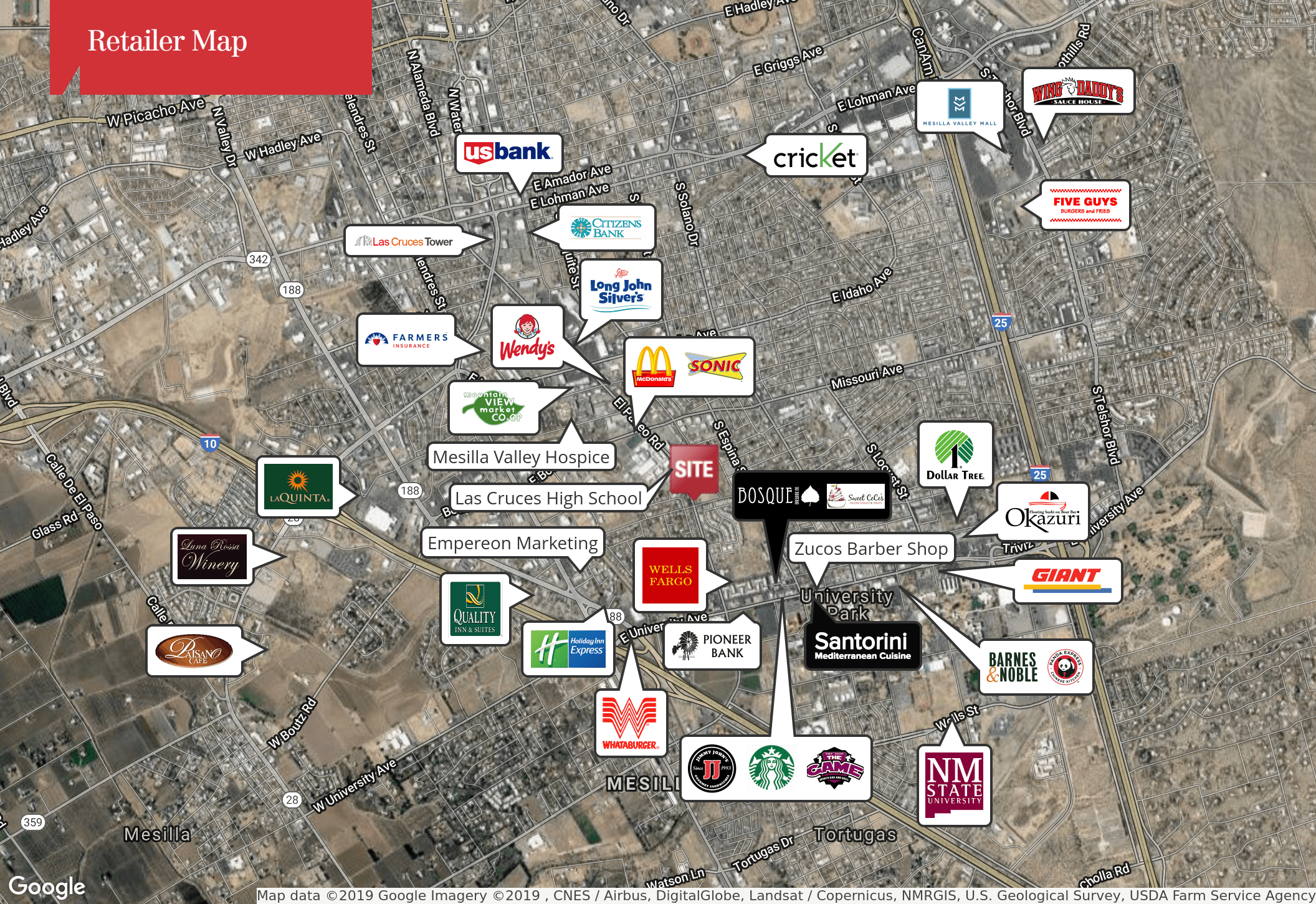
# Aerial

## Property Description

The property sits across the street from Las Cruces High School and a short distance from New Mexico State University. The parcel benefits from direct frontage on El Paseo, the only arterial that connects the downtown business district with New Mexico State.

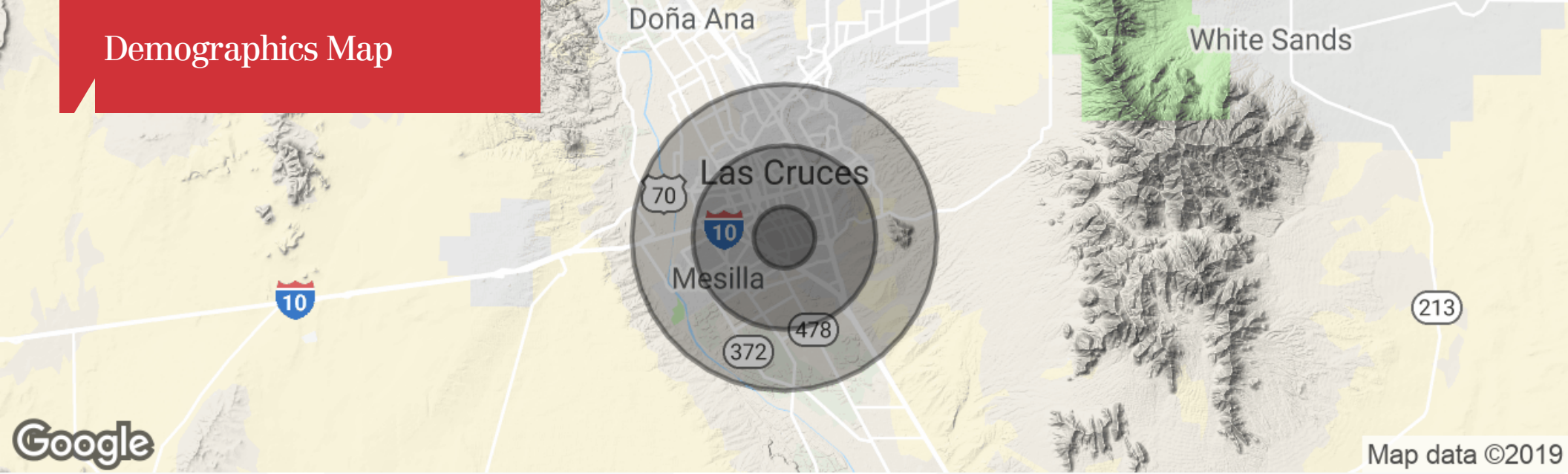


# Retailer Map



Map data © 2019 Google Imagery © 2019, CNES / Airbus, DigitalGlobe, Landsat / Copernicus, NMRGIS, U.S. Geological Survey, USDA Farm Service Agency

# Demographics Map



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	11,840	59,834	98,326
Median Age	26.9	31.2	32.9
Median Age (Male)	26.1	29.7	31.5
Median Age (Female)	28.5	34.0	34.9
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	4,986	23,891	38,053
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$30,563	\$39,694	\$45,392
Average House Value	\$131,867	\$144,732	\$157,595

\* Demographic data derived from 2010 US Census