

Offering Memorandum

FREEWAY INTERCHANGE LAND

±89.3 ACRES | INTERSTATE-10 & VADO DR, VADO, NEW MEXICO

Interested end users and developers: Call for Pricing



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Property Overview

The subject property is located in Vado, New Mexico, just 19 miles southeast of Las Cruces, NM and 33 miles northwest of El Paso, TX. The property is adjacent to Interstate-10 (37,000+ VPD), and enjoys majestic views of the Organ & Franklin Mountains. Vado is located within the industrious “Borderplex”, a bi-national metro area, operating as a single economy for private business manufacturing and distribution with over 2.7 million people. **The Borderplex encompasses 2 nations and three states and serves as the 2nd most important on border trade point and the 14th largest trade center in the U.S. Over 70 Fortune 500 companies house operations in this space as well as more than 1,100 manufacturing operations.**



The subject property is comprised of five (5) parcels totaling ±89.3 Acres Commercial/Industrial Land.

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|----------|---|
| Lot Size | 89.3 Acres |
| APN | R1704126; R1704152; R1704154; R1902246; R1902248 |
| Uses | Commercial, Industrial, Retail, Hospitality & Employment |
| Location | SEC & SWC I-10 & Hwy 227, Vado, New Mexico 2 parcels located just east of I-10 on Vado Dr/Hwy 227 & 3 parcels located just west of I-10 on Vado Dr/Hwy 227 |

Why the Borderplex?

With six international ports of entry, rail, freight, and air connectivity options, the region is an established logistics hub that will get your products and people where they need to be, just in time.

Combined with one of the most business-friendly and competitive tax environments in the nation. Tax relief is one of the major reasons companies from around the world choose to do business in the region.



Site Plan





I-10 & Vado Dr | Vado, New Mexico

For More Information Contact:

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