

**OWNER FINANCING &  
LAND BANKING AVAILABLE!**

**DOLLAR GENERAL**



**CURRY RD  
2,363 VPD**



**GRAND AVE  
7,731 VPD**

**SITE**

## Clovis Commercial Land

Adjacent to 2201 W Grand Avenue, Clovis, NM 88101

### Property Description

This 1.5 acre development site in Clovis, NM offers a flexible opportunity along Grand Avenue (HWY 60). Located behind Dollar General at 2201 W Grand Avenue, the property benefits from proximity to retail and consistent daily traffic of over 7,000 vehicles. Zoned Industrial (I), the site allows for a wide range of uses including self-service storage, retail, warehouse/manufacturing, & other commercial uses. With strong access to Grand Avenue and a trade area exceeding 40,000 people within a 5-mile radius, this site provides excellent accessibility & versatility for a variety of users.

### Offering Summary

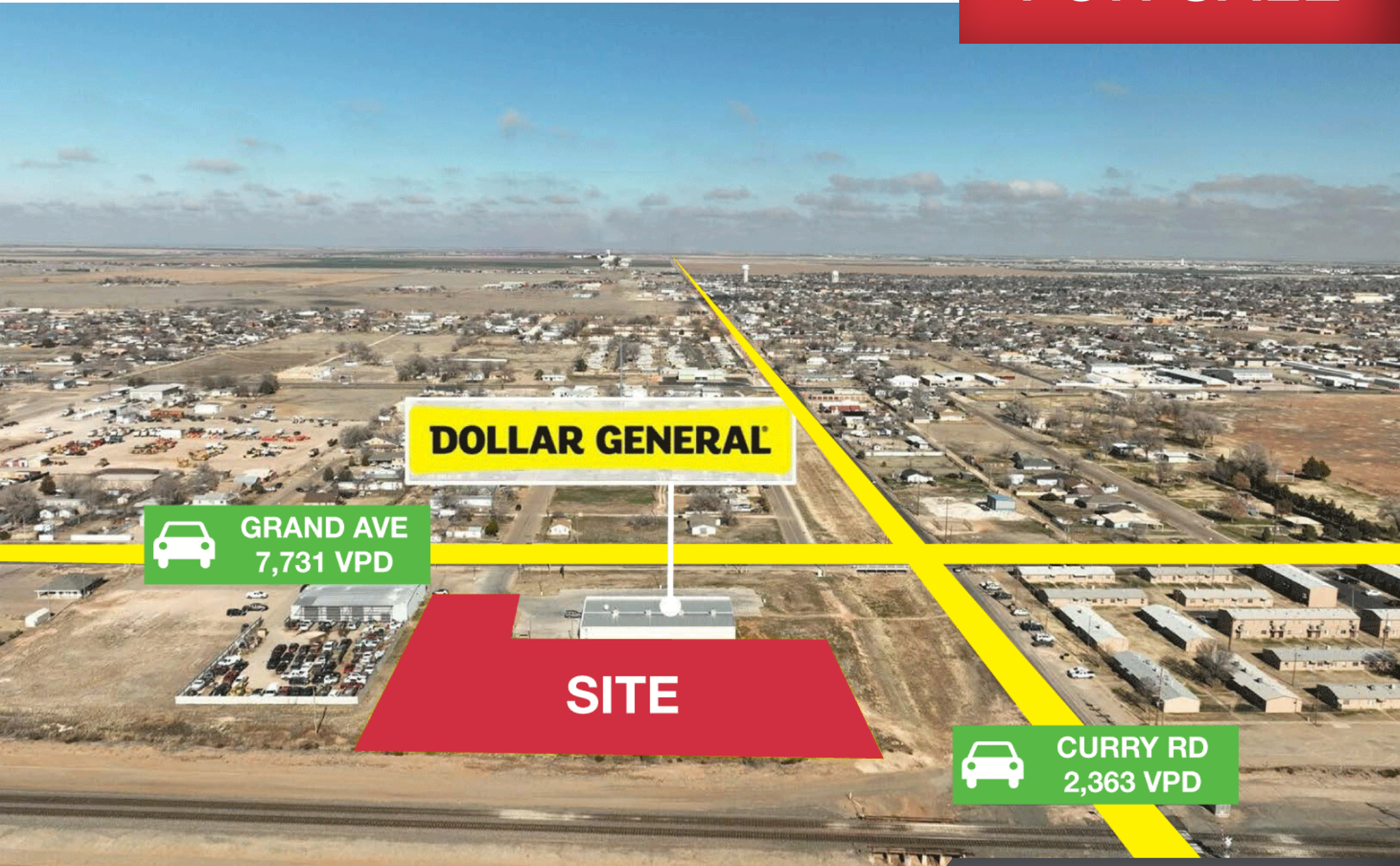
LOT SIZE	1.50 AC
PRICE	\$68,000.00
ZONING	Industrial (I)

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**FOR SALE**



**DOLLAR GENERAL**

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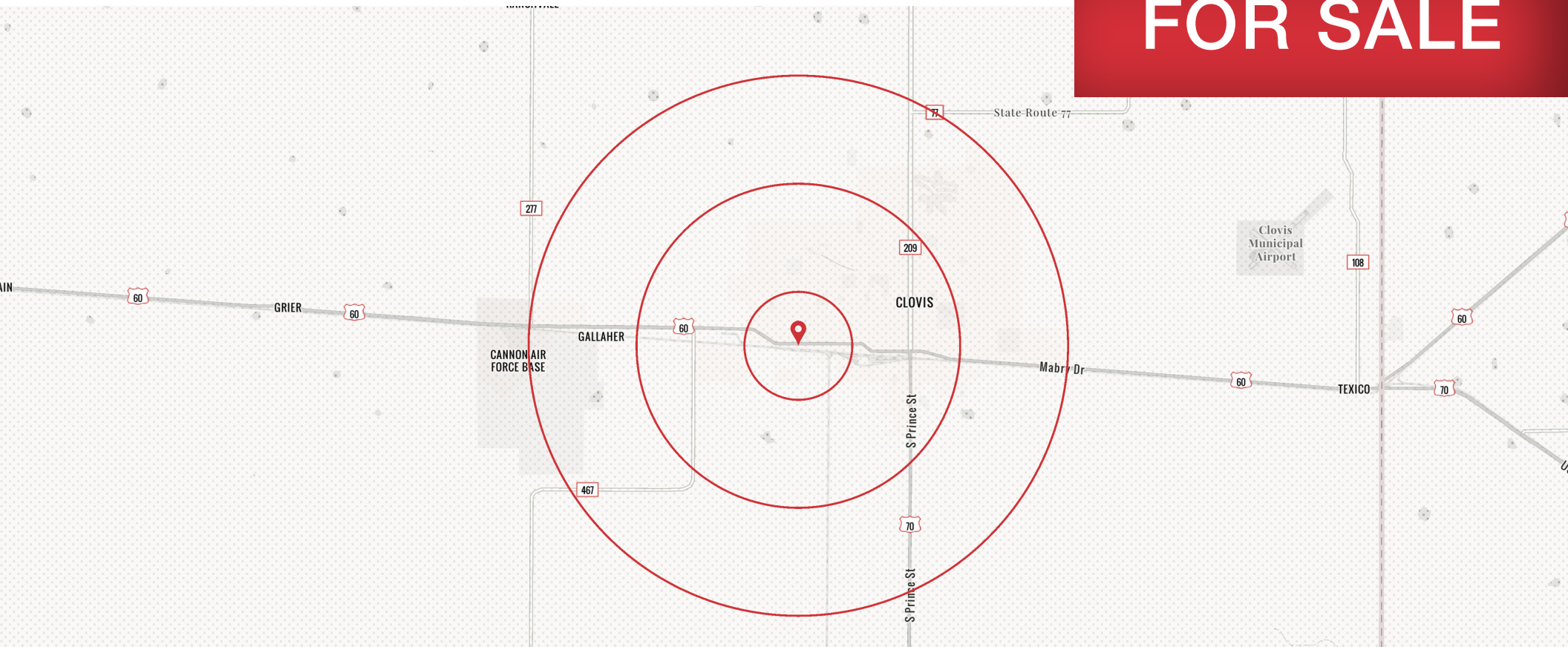
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**FOR SALE**



# FOR SALE



## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	4,952	27,103	40,808
AVG HH INCOME	\$48,765	\$58,870	\$70,383
TOTAL HOUSEHOLDS	1,841	10,526	16,123
MEDIAN AGE	29.8	33.6	34.2

## Location Advantages

- Strong visibility and access along Grand Avenue (Highway 60), providing connectivity across Clovis and surrounding areas
- Established retail presence with Dollar General on-site, driving consistent traffic to the area
- Serves a population of over 40,000 within a 5-mile radius, offering a solid customer base