

1090 COUNTRY CLUB RD

Santa Teresa, NM 88008



71,560 Sq. Ft.

LISTING AGENTS:

RJL Real Estate Consultants
123 W. Mills Ave.
Suite 420
El Paso, Texas 79901
Phone: 915 587-8310
www.rjlrealestate.com

Jack Duncan
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Claiborne Gallagher
Qualifying
New Mexico Broker
915-231-2006
cgallahger@rjlrealestate.com

PROPERTY INFORMATION

AERIAL

Land Size:	±71,560 Sq. Ft.
Ground Lease Rate:	\$6,250 per Month + Taxes & Insurance
Zoning:	C-3
Utilities:	All utilities to site

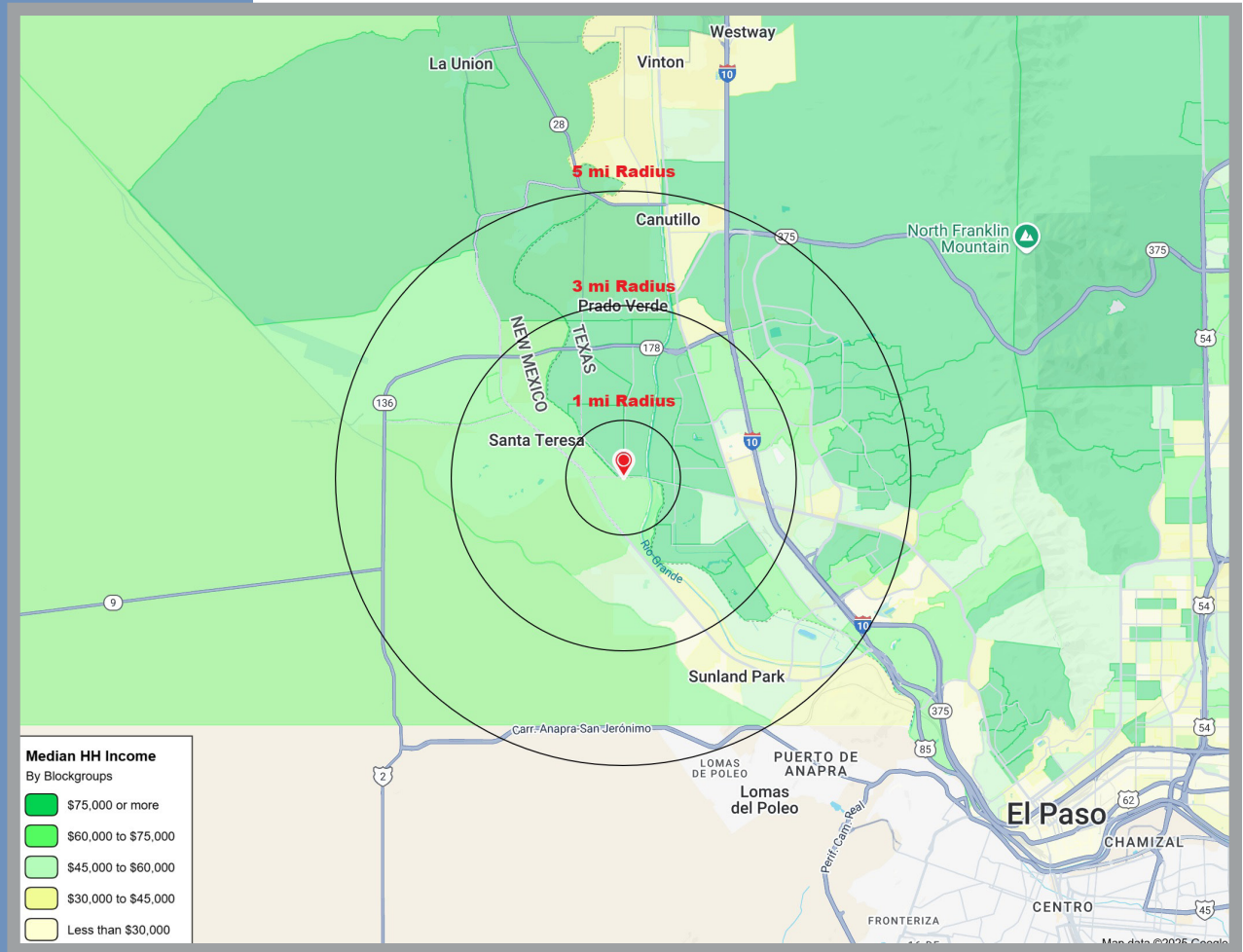


Discover an exceptional commercial property in rapidly expanding Santa Teresa, New Mexico. This piece of property, located right past the Texas/New Mexico border, has flexible commercial zoning to fit a variety of uses. Neighboring tenants such as Circle K, Goodwill, Nick's Pizza, San Isidro Restaurant, and more!

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CITY MAP



DEMOGRAPHICS

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POPULATION

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2030 Projection	4,483	46,251	116,010
2025 Estimate	4,388	46,387	118,483
2020 Census	3,412	45,933	116,545
Growth 2025-2030	0.4%	-	-0.4%
Growth 2010-2025	3.2%	0.6%	0.7%

HOUSEHOLDS

2030 Projection	1,573	16,546	43,476
2025 Estimate	1,486	16,025	42,047
2020 Census	1,266	15,948	41,683
Growth 2025-2030	1.2%	0.6%	0.2%
Growth 2010-2025	3.2%	1.1%	1.2%

2025 EST. AVERAGE HOUSEHOLD INCOME

\$156,865 \$116,280 \$110,917

2025 EST. MEDIAN HOUSEHOLD INCOME

\$113,283 \$84,007 \$84,243