

SALE
Plaza Hobbs

4210 N. LOVINGTON

Hobbs, NM 88240

PRESENTED BY:

STEVE LYON, CCIM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Plaza Hobbs is a multi-parcel project (+- 8.74 acres) at the southeast corner of N. Lovington Highway and the newly established Magnolia Drive. Texas Roadhouse is the anchor. They have experienced a stellar grand opening and a continued trend of top sales and service performance into 2024. Pad 2 has been sold to Blake's Lotaburger, a regional hamburger chain, with development plans targeted for 2025.

Ingress/egress is shared along N. Lovington Highway and Magnolia Drive.

A multi-user pylon sign is positioned along N. Lovington Highway and this is shared by the users of the project.

Phase II is ±4.291 acres which shares parking and drive aisles with the entire project – see highlighted plat.

PROPERTY HIGHLIGHTS

- Phase 2: +-4.291 gross acres with shared parking and drive aisles.
- Multiple access points
- Shared pylon signage along N. Lovington Highway
- Excellent traffic count: 23,967 vehicles per day
- Over 80,000 residents within a 30 minute drive of this site

OFFERING SUMMARY

SALE PRICE: \$2,242,000

SALE PRICE: \$12.00 psf

AVAILABLE ACRES: ±4.291 acres

ZONING: Commercial, City of Hobbs

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HIGH UP AERIAL



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CLOSE IN AERIAL



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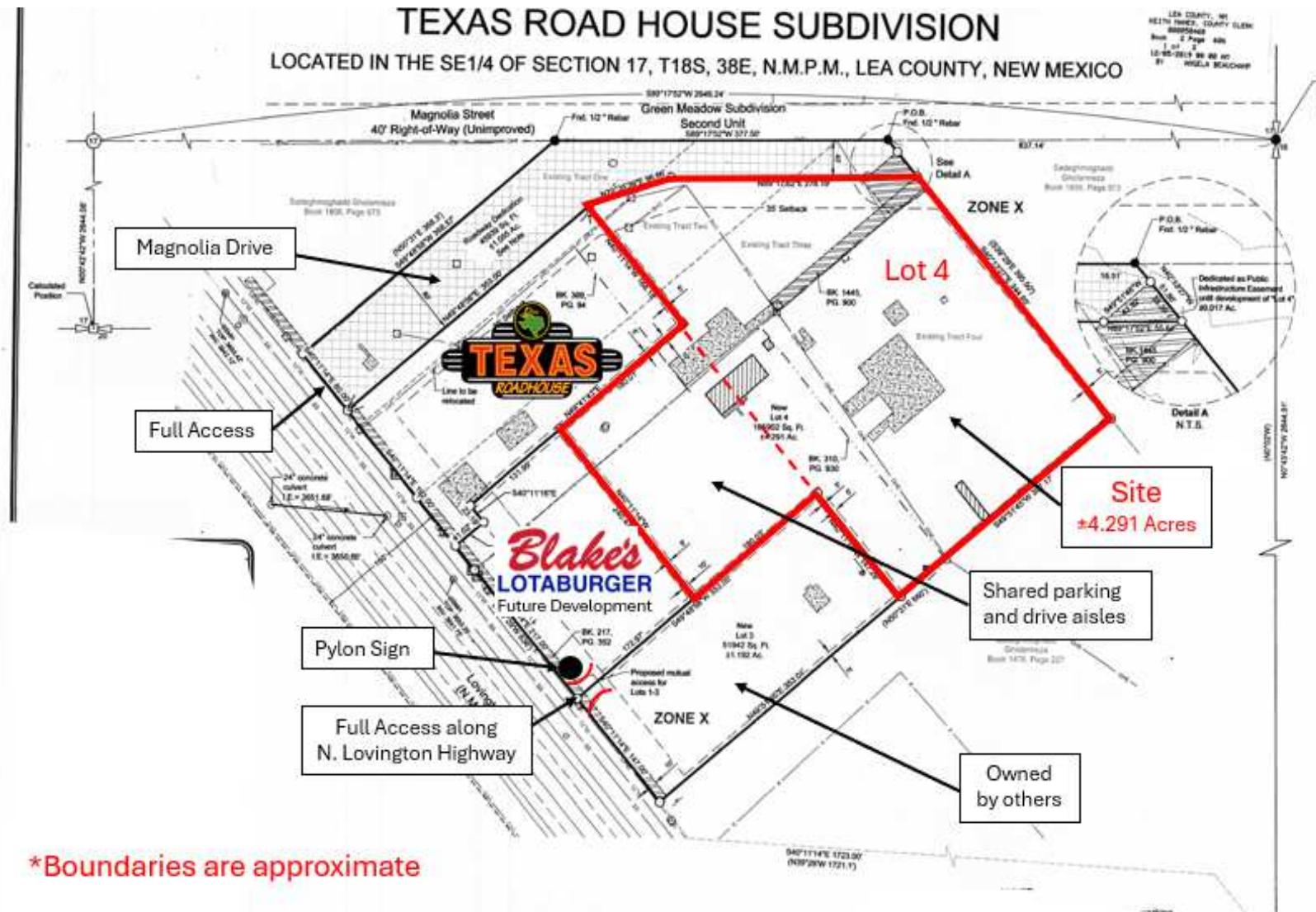
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SITE PLAN

TEXAS ROAD HOUSE SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 17, T18S, 38E, N.M.P.M., LEA COUNTY, NEW MEXICO



*Boundaries are approximate

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DEMOGRAPHICS

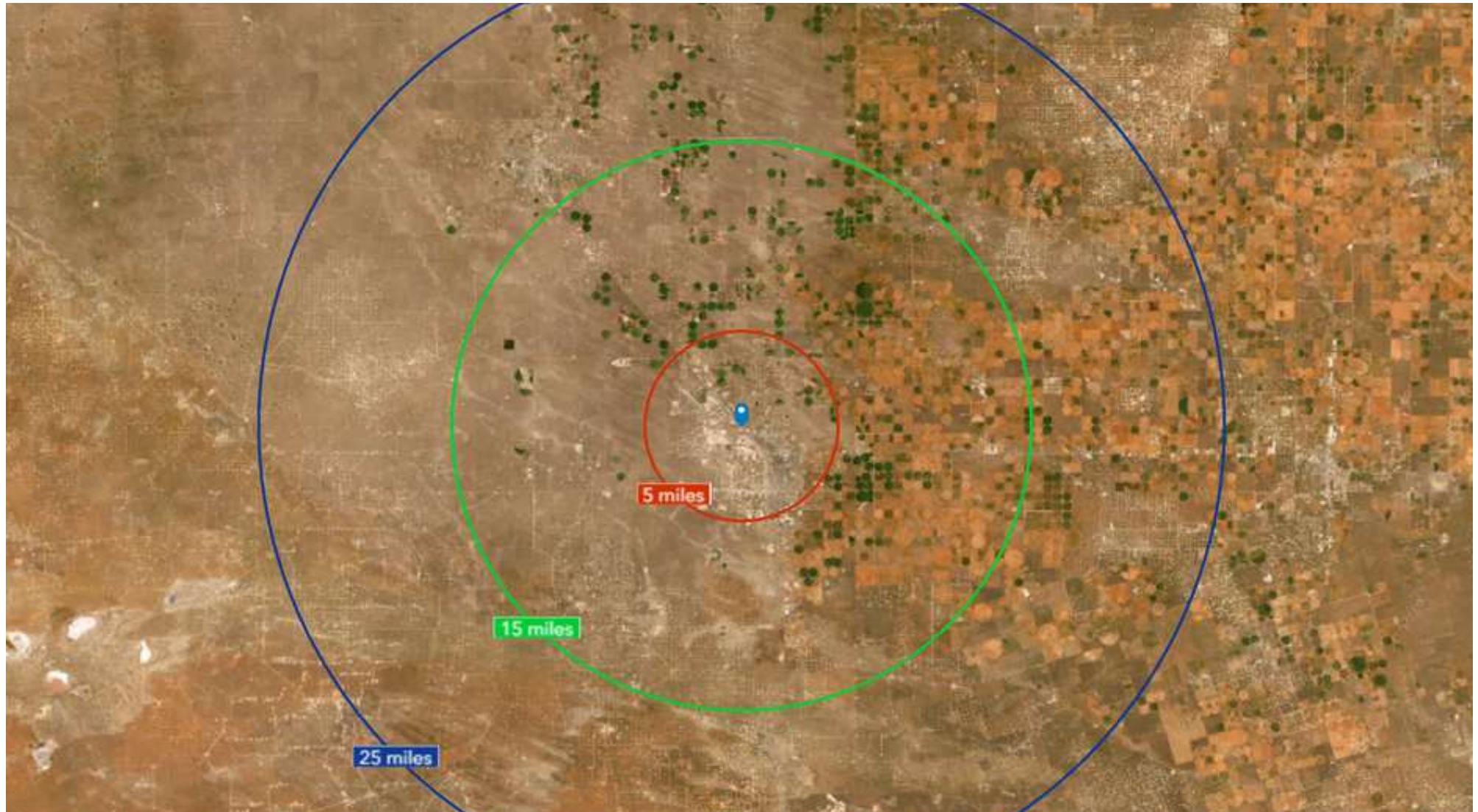
	5 miles	15 miles	25 miles
Census 2020 Summary			
Population	49,149	53,073	76,507
Households	16,476	17,734	25,467
Average Household Size	2.88	2.89	2.92
2023 Summary			
Population	49,647	53,621	76,830
Households	16,836	18,139	25,889
Families	11,676	12,628	18,394
Average Household Size	2.85	2.85	2.88
Owner Occupied Housing Units	10,705	11,710	17,664
Renter Occupied Housing Units	6,131	6,429	8,225
Median Age	34.1	34.1	34.0
Median Household Income	\$55,091	\$54,980	\$55,608
Average Household Income	\$78,909	\$78,653	\$79,460
2028 Summary			
Population	49,784	53,711	76,580
Households	17,147	18,451	26,190
Families	11,831	12,779	18,515
Average Household Size	2.81	2.81	2.84
Owner Occupied Housing Units	11,031	12,042	18,026
Renter Occupied Housing Units	6,117	6,410	8,164
Median Age	34.8	34.9	34.8
Median Household Income	\$59,704	\$59,557	\$60,150
Average Household Income	\$89,418	\$89,160	\$89,783
Trends: 2023-2028 Annual Rate			
Population	0.06%	0.03%	-0.07%
Households	0.37%	0.34%	0.23%
Families	0.26%	0.24%	0.13%
Owner Households	0.60%	0.56%	0.41%
Median Household Income	1.62%	1.61%	1.58%

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DEMOGRAPHICS MAP



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