

**SALE**  
**Plaza Hobbs**

**4210 N. LOVINGTON**

Hobbs, NM 88240

**PRESENTED BY:**

**STEVE LYON, CCIM**

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steve.lyon@svn.com

**Plaza Hobbs**  
**±4.291 Acres**

Magnolia Street



**Blake's**  
**LOTABURGER**  
Under Construction

**N. Lovington Hwy**

**23,967 vpd**

**Full Access**

**Full Access**





PROPERTY SUMMARY



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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,<br>City of Hobbs |



## HIGH UP AERIAL



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## CLOSE IN AERIAL



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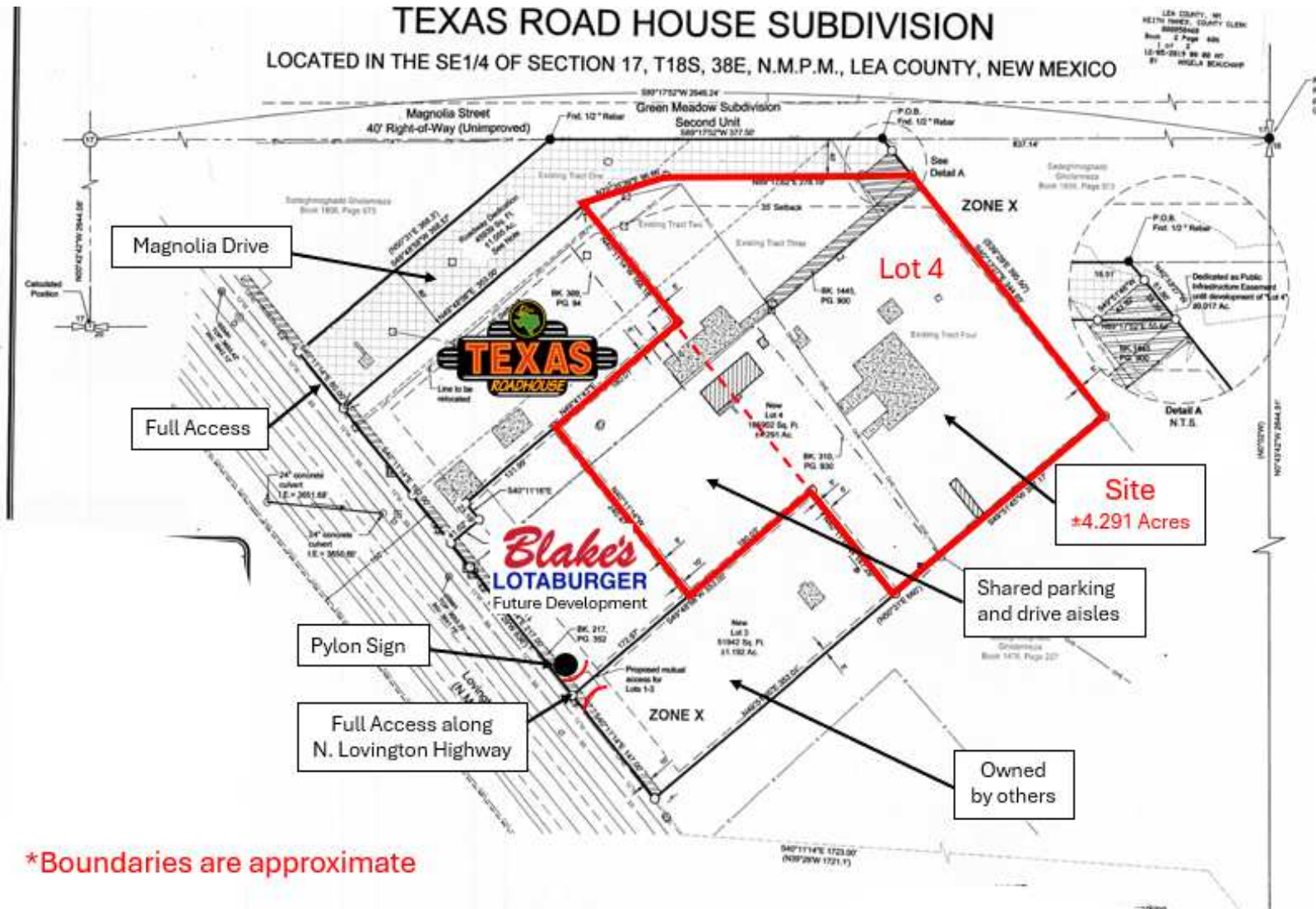
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**SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.**



# SITE PLAN



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## DEMOGRAPHICS

|                                      | 5 miles  | 15 miles | 25 miles |
|--------------------------------------|----------|----------|----------|
| <b>Census 2020 Summary</b>           |          |          |          |
| Population                           | 49,149   | 53,073   | 76,507   |
| Households                           | 16,476   | 17,734   | 25,467   |
| Average Household Size               | 2.88     | 2.89     | 2.92     |
| <b>2023 Summary</b>                  |          |          |          |
| 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 |
| <b>2028 Summary</b>                  |          |          |          |
| 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 |
| <b>Trends: 2023-2028 Annual Rate</b> |          |          |          |
| 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%    |

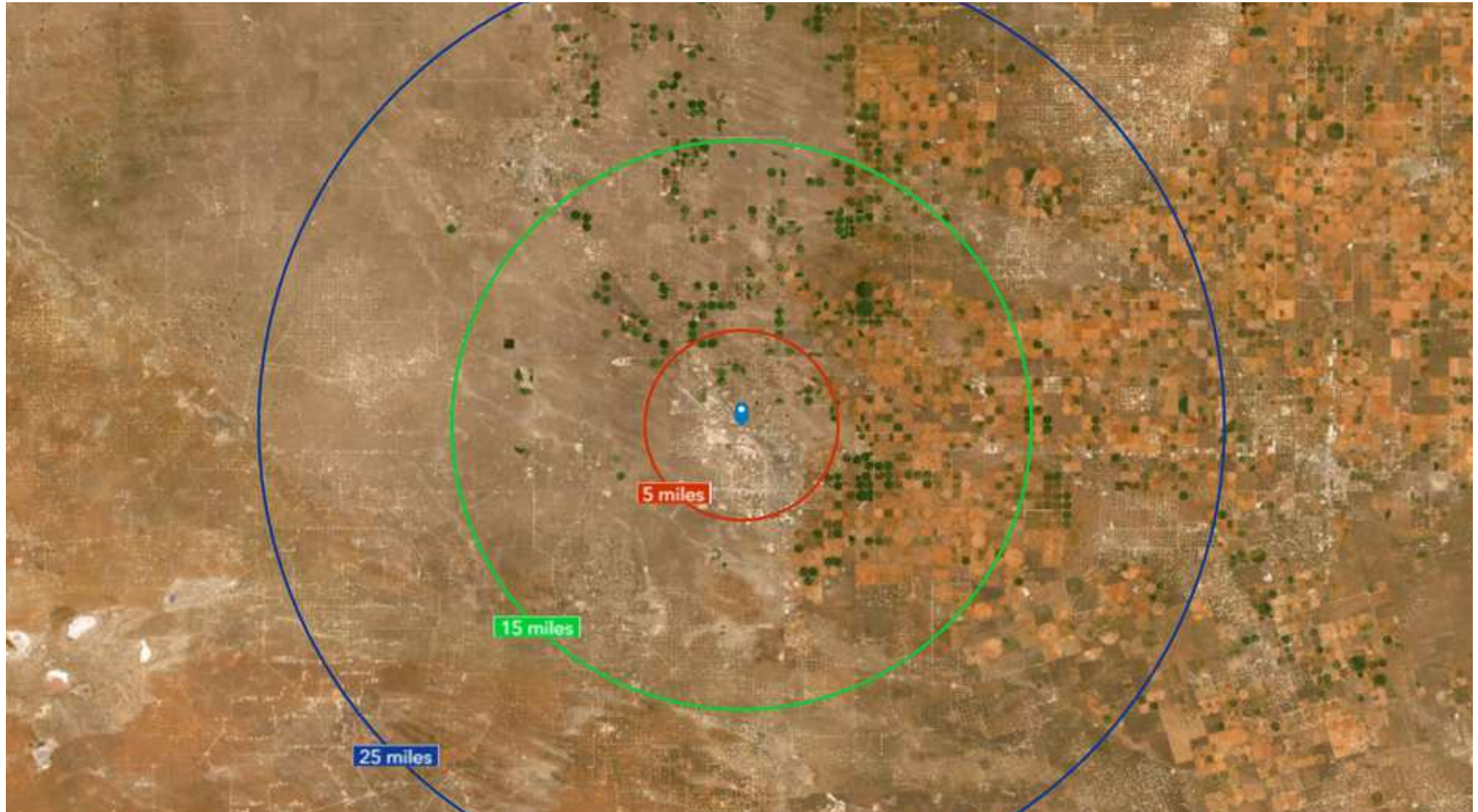
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## DEMOGRAPHICS MAP



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