

Wal-Mart Anchored Commercial Development

1st Valley



Northrise & Roadrunner | Las Cruces, NM 88011

Listing Overview

Total Size	7.5 ± Acres	<ul style="list-style-type: none">Located in the fastest growing retail and residential trade area in Las CrucesClose proximity to major retailers such as Wal-Mart Super Center, Walgreen's, Verizon, Mister Car Wash, Dutch Bros, Taco Bell, Panda Express and moreExcellent visibility from Highway 70 with access points planned along Rinconada and Northrise
Lease Rate/BTS	Contact Broker	

This 7.5 ± acre parcel is part of a Wal-Mart anchored development located along Highway 70 in Las Cruces, NM. This property presents one of the few opportunities to acquire a larger tract for development in this trade area.

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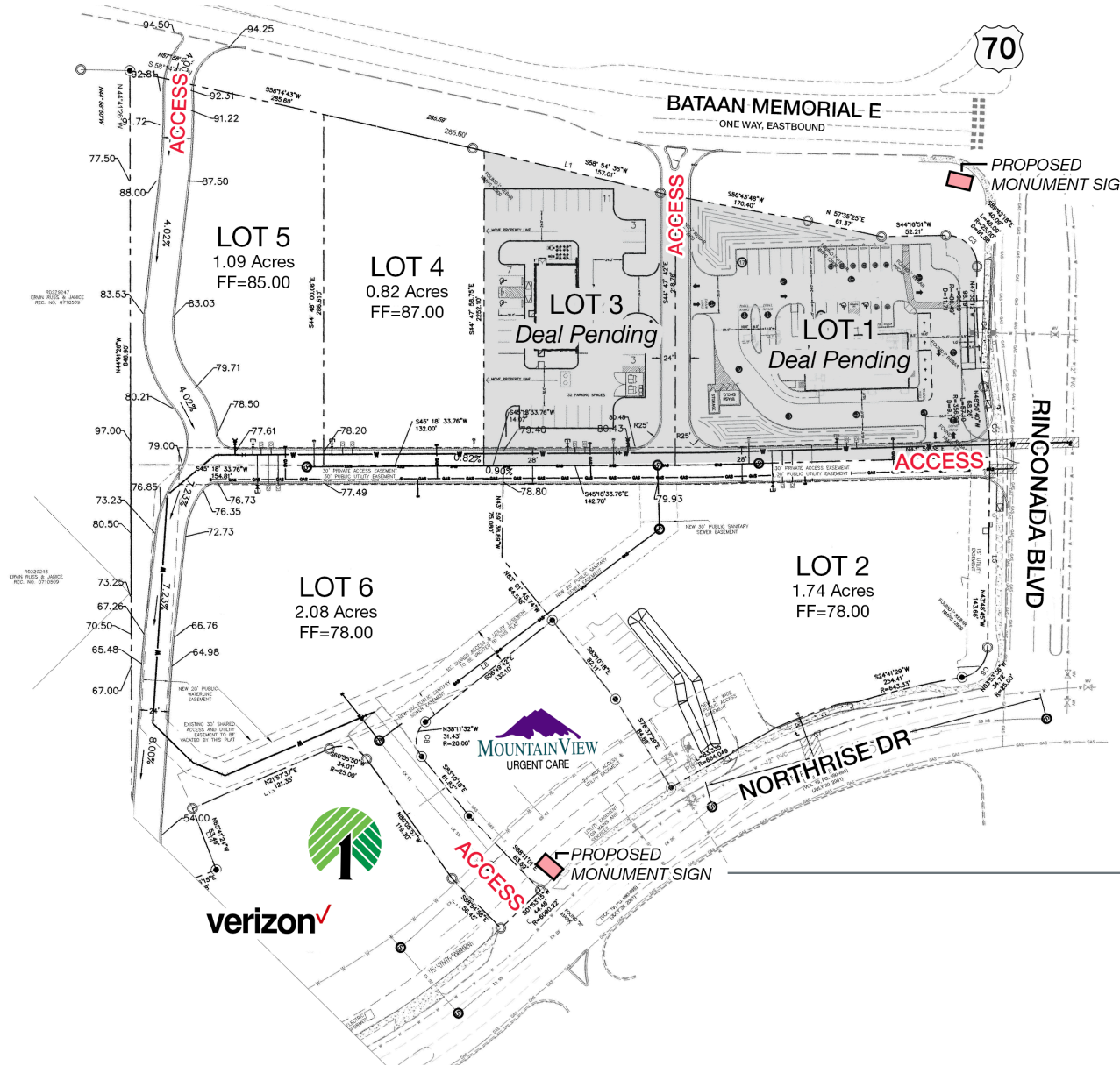
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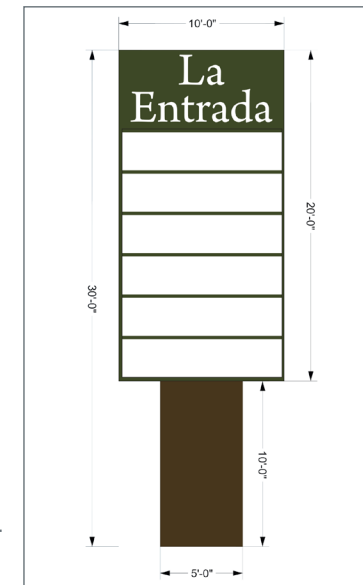
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Site Plan



Preliminary Monument Sign Rendering



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Location Overview



* Lot lines are approximate; for visual aid only



Nearby Traffic Counts:

Northrise Dr	5,843 VPD
Rinconada Blvd	4,837 VPD
Bataan Memorial E	4,584 VPD
HWY 70	20,597 VPD

Source: NMDOT, 2023

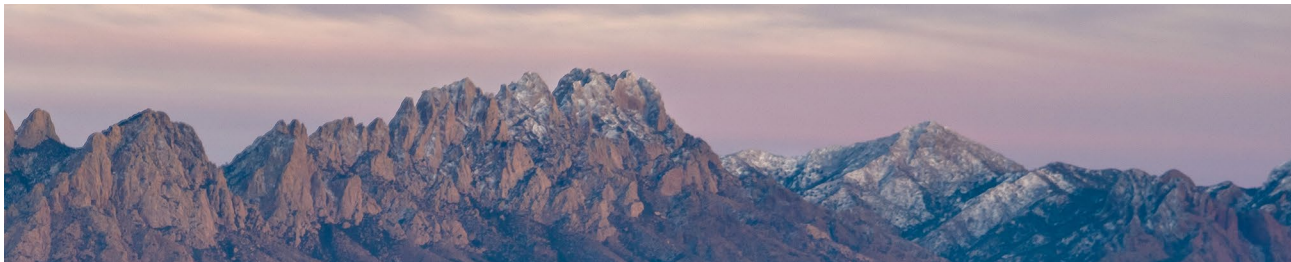
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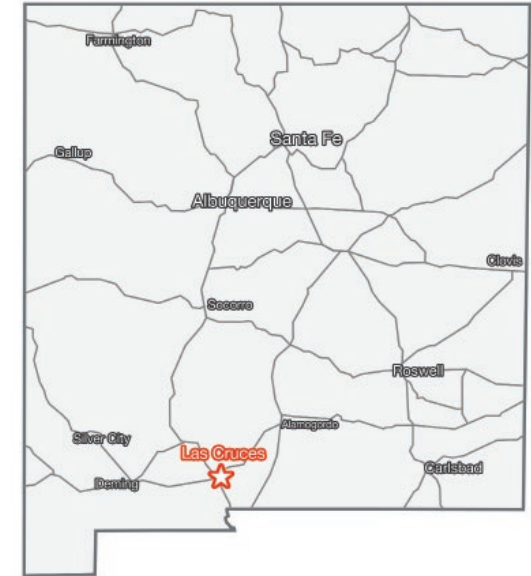
Location Overview

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 113,888 residents and is the county seat of Doña Ana County (app. 219,561 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.



Awards & Recognition

- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S, Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com

Doña Ana County

Population	219,561
Total Households	87,688
Average HH Income	\$56,451

Source: US Census Bureau, 2022