

# For Sale | Investment Opportunity



4115 White Sage Arc, Las Cruces NM 88011



For more information:

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# Listing Overview



Sale Price	Contact Broker
Building Size	8,320 ± SF
Lot Size	1.07 ± AC
Occupancy	100%

## Property Highlights

- Current tenant: Wilson & Company, Inc, Engineers & Architects  
*Tenant occupies whole building.*
- Located in the fastest growing retail and residential trade area in Las Cruces
- Easy access to Highway 70
- Close proximity to major retailers such as Fitness One, Jack in the Box, Dairy Queen, Popeye's, T-Mobile, Jersey Mike's, and more
- One mile away from a Walmart Supercenter-anchored shopping center. Other tenants include Walgreens, Taco Bell, and Panda Express

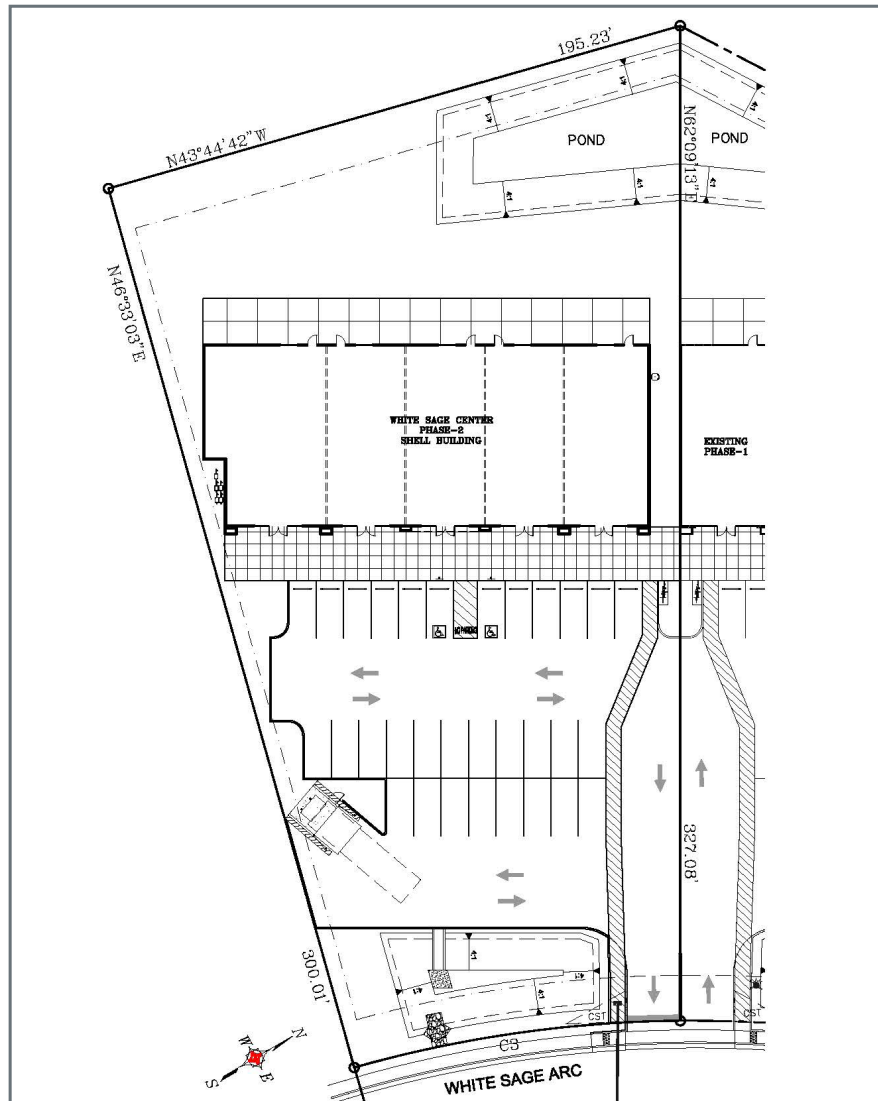


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# Site Plan & Additional Photos



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# Nearby Retailers

**NAI** 1st Valley



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## **WILSON** & COMPANY

Wilson & Company is a renowned full-service engineering firm established in 1932 in Kansas. With over 90 years of industry expertise, the company has grown to encompass 16 locations across nine states and employs over 700 dedicated professionals.

Wilson & Company offers a comprehensive range of services tailored to meet the diverse needs of its clients, including:

- **Alternative Delivery:** Innovative project delivery methods that improve efficiency and reduce costs.
- **Architecture:** Comprehensive design services for both public and private sector projects.
- **Construction Administration:** Expert oversight to ensure projects are completed on time, within budget, and according to specifications.
- **Engineering:** Solutions across civil, structural, mechanical, electrical, and more to address complex design and infrastructure challenges.
- **Environmental:** Specialized environmental services to meet regulatory requirements and promote sustainability.
- **Funding:** Assistance with identifying and securing funding sources for various projects, ensuring financial feasibility.
- **Planning:** Strategic planning services to guide the development and execution of large-scale infrastructure and urban projects.
- **Survey & Geospatial:** Precision surveying and geospatial solutions to support planning, design, and construction.
- **UIC (Underground Injection Control):** Expertise in UIC compliance, ensuring safe and regulatory-compliant underground injection activities.

With a strong foundation in engineering excellence, Wilson Engineering Co. continues to lead in providing innovative and sustainable solutions that drive the success of its clients' projects across the United States.

# Map

# N1st Valley



## Nearby Traffic Counts:

Sonoma Ranch Blvd	12,566 VPD
HWY 70	47,762 VPD
Northrise Dr	7,357 VPD

Source: NMDOT, 2023

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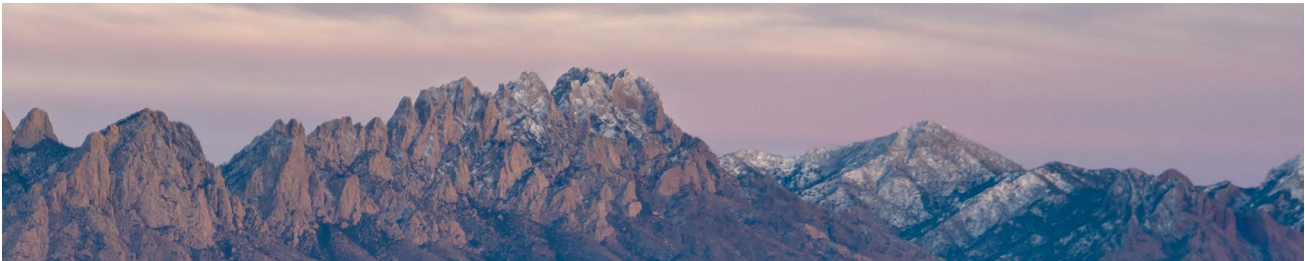


# Location Overview

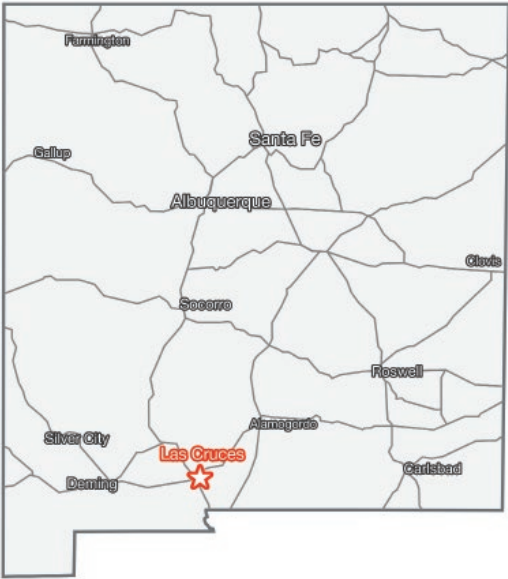


## Las Cruces, New Mexico

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](http://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](http://www.mveda.com)

### Doña Ana County

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

Source: US Census Bureau, 2022

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