



101 E Union Ave

Las Cruces, NM 88001

SALE PRICE	\$3,600,000
BUILDING SIZE	±12,000 SF
LOT SIZE	± 2.20 Acres

101 Union is a ±12,000 SF freestanding retail and flex building located on a ±2.20-acre lot in Las Cruces, NM. Positioned at a signalized intersection with exceptional proximity to Interstate 10 and New Mexico State University, this versatile property offers single-tenancy occupancy ideal for retail, office, or industrial use

PROPERTY HIGHLIGHTS

- ±12,000 SF Freestanding Flex Building
- Prime ±2.20 acre lot
- Suitable for retail, office, or industrial use
- Situated at a signalized intersection
- Adjacent to Interstate 10 and New Mexico State University
- Ample on-site parking

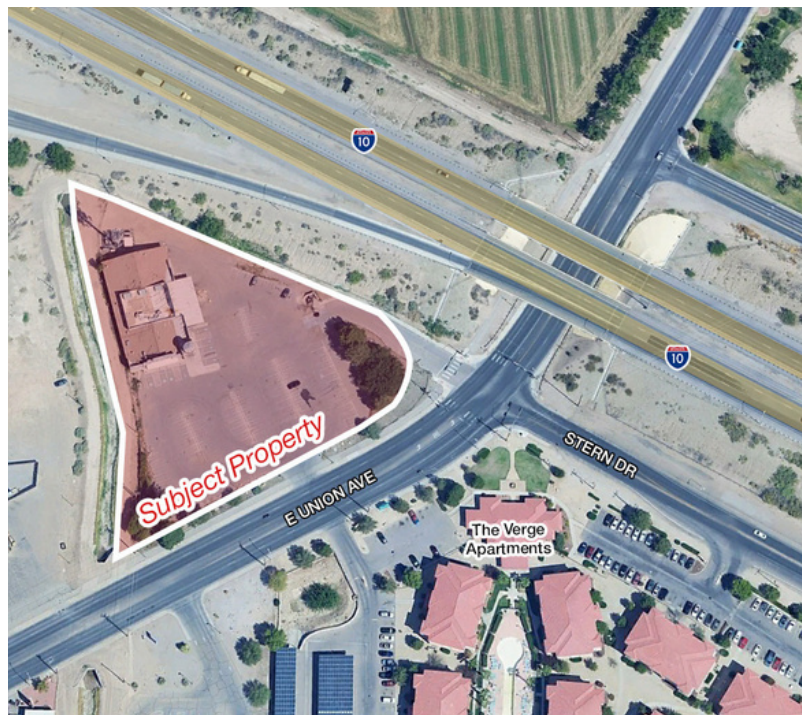
For more information:

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Jacob Slavec, SIOR

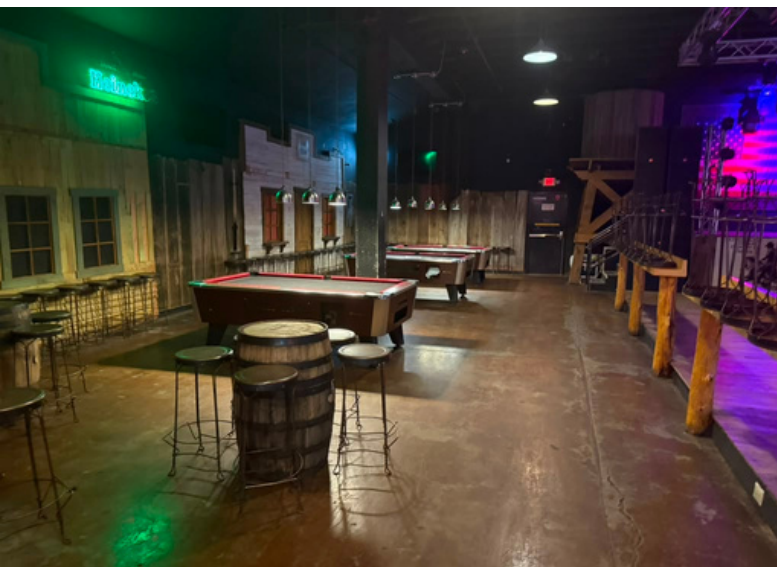
575.644.8529 | jacob@1stvalley.com



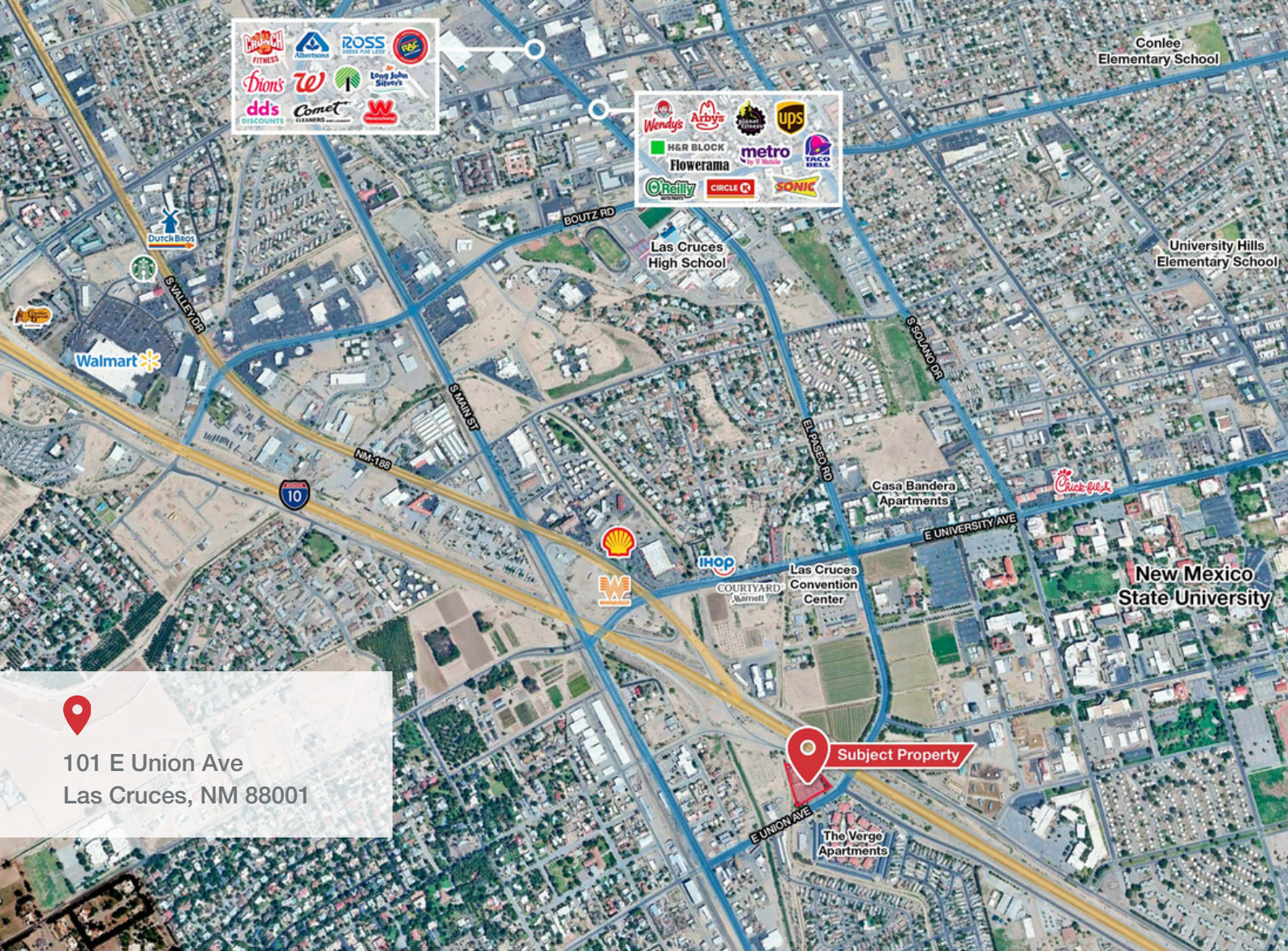
Parcel outlines are approximate; for illustrative purposes only.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos



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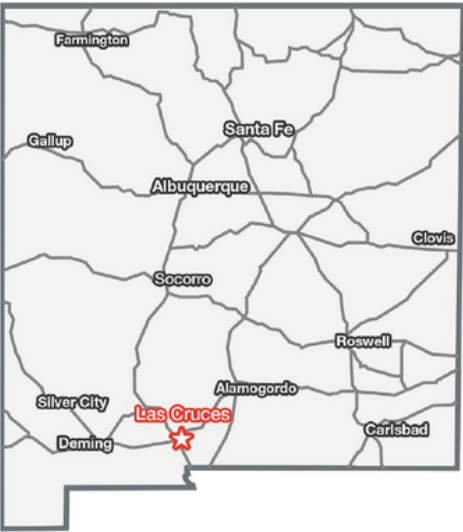
NEARBY TRAFFIC COUNTS

UNION AVE	13,036 AADT
INTERSTATE 10	27,540 AADT
MAIN ST	13,200 AADT
UNIVERSITY AVE	16,528 AADT

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Las Cruces, New Mexico



DOÑA ANA COUNTY	
POPULATION	229,091
MEDIAN HH INCOME	\$56,848
# OF HOUSEHOLDS	84,889

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 114,891 residents and is the county seat of Doña Ana County (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

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.mvmeda.com

AWARDS & RECOGNITION

- America’s Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: www.visitlascruces.com



Home to New Mexico State University, with ±36.7% of residents holding a Bachelor’s degree or higher.



A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.



Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.



Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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