

For Sale or Lease  
**Commercial Property**  
Ideal for Industrial Users or Dealerships



**Sale Price: \$ 5.25 PSF**

Lease Price: \$80K Per Year or \$0.37 PSF

## 350 S. Valley Drive

Las Cruces, NM

### Property Features

- Land Size: 1 - 5.25 Acres
- Zoning: Commercial
- Owner will subdivide or Build to Suit
- Entire Property is Fenced
- Great Access off Valley Dr. and Amador Ave.

#### ADDITIONAL INFORMATION

- Nearby Truck Stops
- Close proximity to Interstate 10
- Excellent Location for a Dealership
- Traffic count: Valley Dr. - 11,308  
Amador Ave. - 12,949

**NAI 1st Valley**

For more information:

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## Demographics

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	6,835	31,407	62,415
Median Age	35.9	33.5	32.2
Median Income	\$26,702	\$27,744	\$30,878



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