



## PROPERTY OVERVIEW

This exceptional Clovis land parcel boasts excellent access and visibility. Adjacent to Wal-Mart Supercenter, the largest retailer in Clovis, this parcel provides the best entry opportunity in the trade area. Retail and restaurants in the area include Lowe's Home Improvement, Big 5 Sporting Goods, Dollar Tree, McDonald's, Chipotle, Buffalo Wild Wings, Denny's, Del Taco, Chili's, a new-to-market PetSmart and Aspen Dental and many more.

Clovis is located in eastern New Mexico at the intersection of US Highway 60 and US Highway 70. Due to its central location at the intersections of these two highways, Clovis pulls from a population base in excess of 50,000 people including the cities of Portales and Farwell. A large part of the economic base in Clovis is derived from Cannon Air Force Base, agriculture, dairy production, and farming.

## PROPERTY SUMMARY

Price	\$1,700,000
Lot Size	+/- 6.56 AC
Cross Street	Llano Estacado & N Prince Street

## PROPERTY HIGHLIGHTS

- Wal-Mart Supercenter outparcel land
- Excellent development opportunity or owner/user play
- Strong population growth with Cannon AFB operational expansion and multiple private industrial employers
- Outstanding access and visibility from two of the city's main corridors
- In excess of 25,000 VPD along Prince St. with multiple unrestricted access points



Walmart \*

PETSMART

AspenDental

Arizona Street



enterprise



Applebee's



Llano Estacado

Prince Street

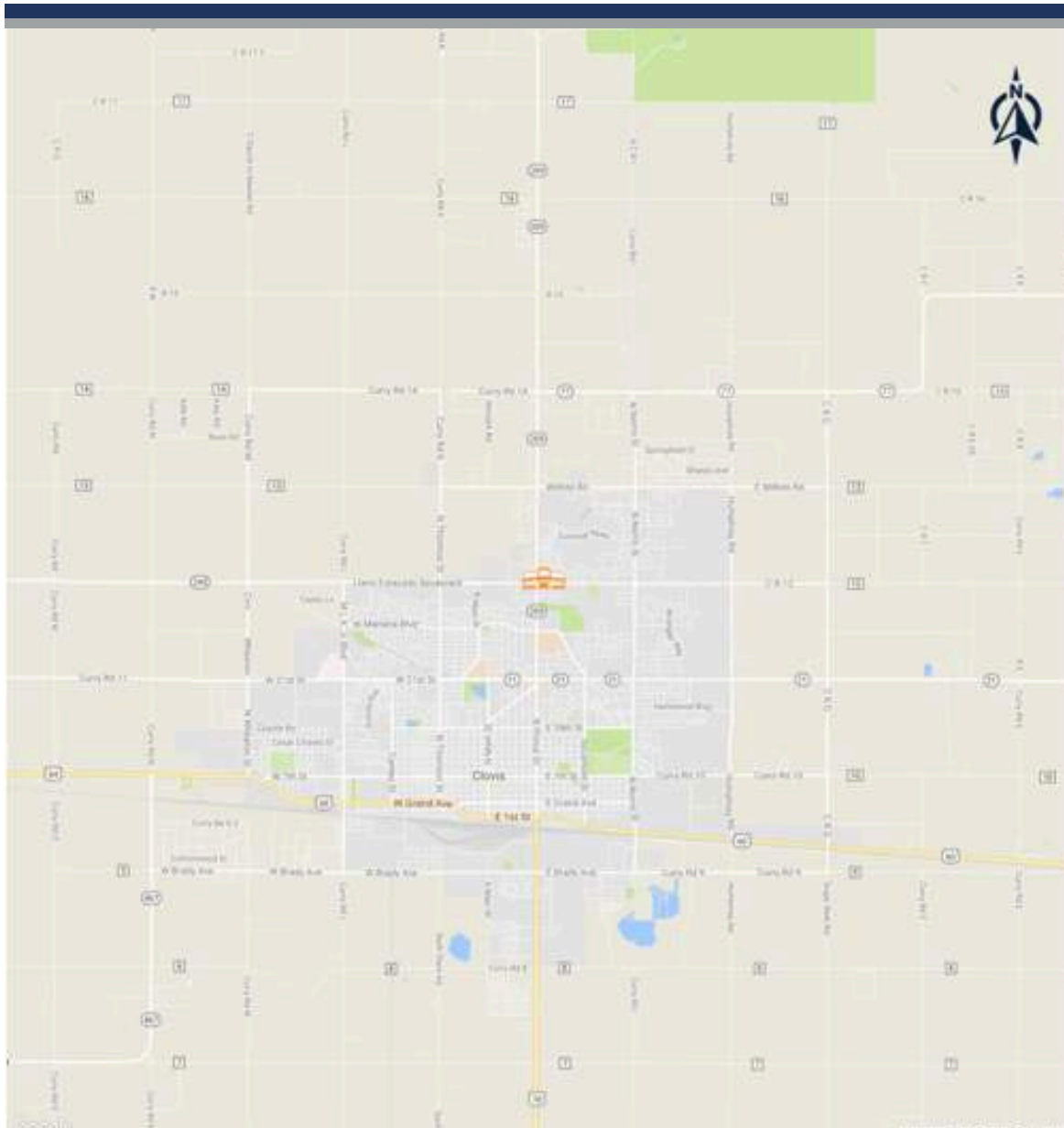
25,000 VPD





# Walmart Anchored Land

# Demographics



	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2021 Projection	6,837	38,377	44,229
2016 Estimate	6,590	37,296	43,066
2010 Census	6,440	35,487	40,827
2000 Census	6,399	30,003	34,811
<b>INCOME</b>			
Average	\$66,889	\$55,733	\$54,505
Median	\$56,352	\$41,789	\$40,504
Per Capita	\$27,780	\$21,331	\$20,584
<b>HOUSEHOLDS</b>			
2021 Projection	2,865	14,572	16,610
2016 Estimate	2,737	14,076	16,060
2010 Census	2,691	13,512	15,351
2000 Census	2,648	11,617	13,219
<b>HOUSING</b>			
2016	\$151,125	\$115,517	\$109,944
<b>EMPLOYMENT</b>			
2016 Daytime Population	7,436	37,766	42,454
2016 Unemployment	2.28%	5.12%	5.10%
2016 Median Time Traveled	16	16	16
<b>RACE &amp; ETHNICITY</b>			
White	81.37%	69.64%	68.13%
Native American	0.20%	0.20%	0.18%
African American	4.66%	6.51%	6.34%
Asian/Pacific Islander	1.96%	1.79%	1.61%





# WESTERN STATES

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