

For Sale

# 2.2 Acres Of Land

Near Medical Health Plex



Sale Price: \$383,328

## 2295 Bataan Memorial

Las Cruces, New Mexico 88012

### Property Features

- Total Land Size: 2.2 Acres
- Zoning: C-2
- Existing usable adobe building on-site.
- Bataan Memorial frontage close to Exit Ramp Del Rey Blvd.
- Located Near Memorial Medical Center Health Plex

### Additional Information

- Excellent visibility / high traffic counts from Bataan Memorial West. Potential users include C-Store, restaurant, medical office, storage units and other commercial uses. Located in the fastest growing trade area of Las Cruces.

For more information:

**Jacob Slavec**  
+1 575 644 8529  
jacob@1stvalley.com

**Randy McMillan, CCIM, SIOR**  
+1 575 640 7213  
randy@1stvalley.com

1155 South Telshor Blvd  
Las Cruces, NM 88011  
+1 575 521 1535  
[1stvalley.com](http://1stvalley.com)

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.

# Retailer Map

2.2 Acres of Land For Sale

# 2295 Bataan Memorial



Map Data ©2017 Google Imagery ©2017, Cnes/Spot Image, DigitalGlobe, Landsat / Copernicus, NMRGIS, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

## Demographics

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Population:  | 3,788    | 41,450   | 96,735   |
| Median Age:        | 35.7     | 33.8     | 33.2     |
| Average HH Income: | \$61,566 | \$51,154 | \$47,257 |

Jacob Slavec  
+1 575.644.8529 • jacob@1stvalley.com

Randy McMillan, CCIM, SIOR  
+1 575.640.7213 • randy@1stvalley.com

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI 1st Valley  
1155 South Telshor Blvd  
Las Cruces, NM 88011  
+1 575 521 1535  
**1stvalley.com**