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Land For Sale

101 CALLE DE ALEGRA
LAS CRUCES, NM 88005

5 ACRES AVAILABLE





City Overview

Las Cruces, New Mexico is a vibrant and growing city in the southern part of the state, serving as the economic and cultural hub of the Mesilla Valley. The city's diverse economy is supported by industries such as agriculture—particularly pecan farming—healthcare, education, and light commercial development. New Mexico State University adds a strong academic and research presence, bringing a steady student population and fostering innovation and community engagement.

Strategically located along Interstates 10 and 25, Las Cruces provides easy access for businesses, logistics, and regional connectivity. With a growing and diverse population, an affordable cost of living, and proximity to outdoor recreation like the Organ Mountains and the Rio Grande, the city offers a high quality of life. Its expanding retail sector, cultural events, and festivals further contribute to a dynamic and attractive environment for residents, businesses, and investors alike.



About This Property

Property Details

This property in Las Cruces offers an expansive land area ideal for a variety of development opportunities. With favorable topography and flexible terrain, the site is well-suited for custom planning and construction. High visibility from a major thoroughfare ensures strong exposure to both vehicular and pedestrian traffic, while ample space allows for generous parking and easy access for customers, employees, or visitors.

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Property Details

5 ACRES AVAILABLE FOR SALE

Lot Size	5 Acres
SF Available	217,800 SF Available
Ownership	Richard Wallace
Sales Price	\$1,960,200.00
Price Per SF	\$9.00/SF
Zoning	UBC Incorporated

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Site Aerial

WITH SURROUNDING BUSINESSES



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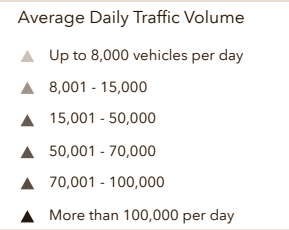
Property Photos





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

1 mile	8,328	8,254
3 miles	65,112	65,947
5 miles	105,033	107,404



Households

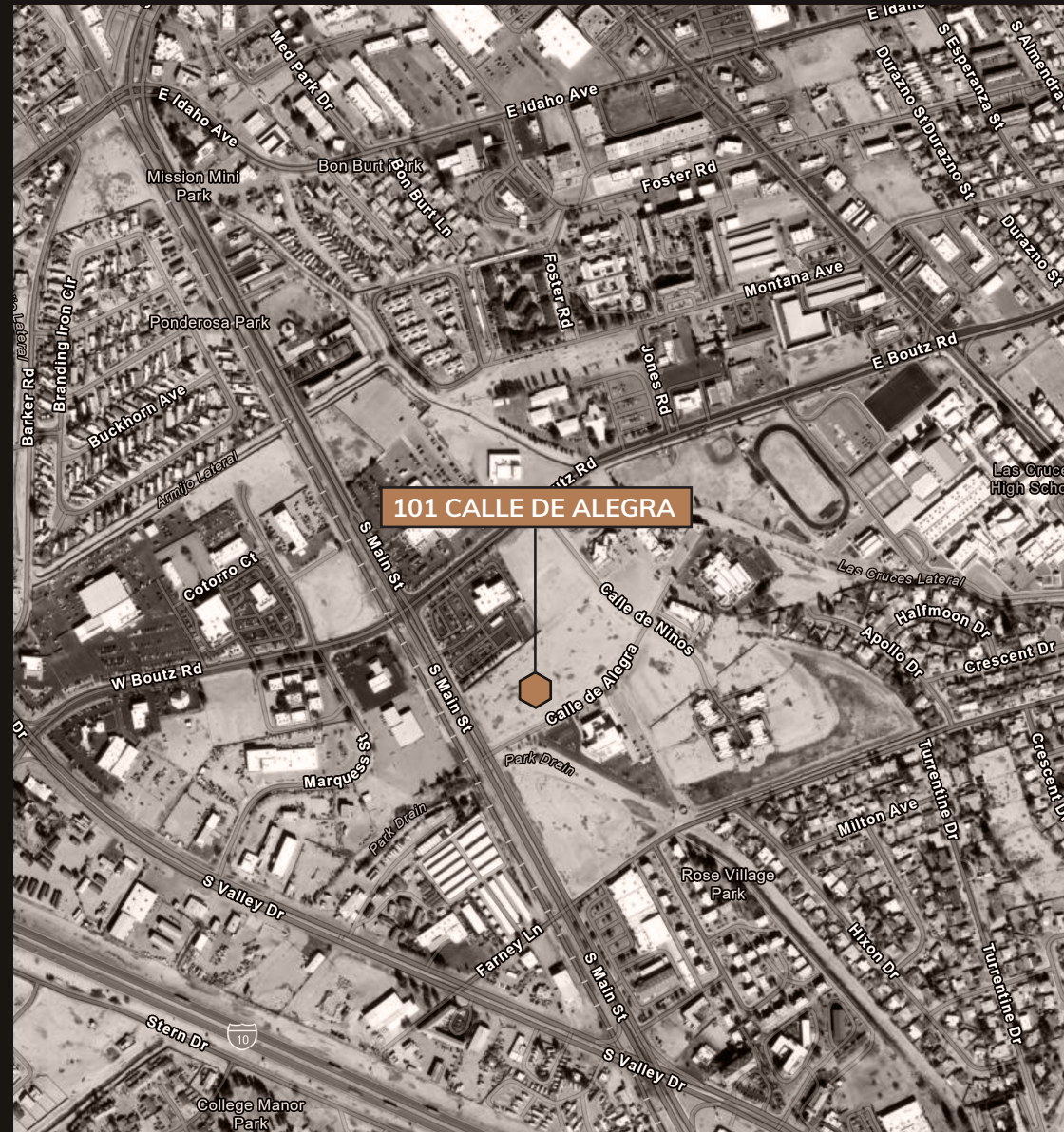
1 mile	3,952	3,977
3 miles	27,718	28,503
5 miles	44,146	45,783



Median HH Income

1 mile	\$34,174	\$40,459
3 miles	\$45,096	\$50,787
5 miles	\$53,917	\$60,020

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