

For Sale

Eddy County Mixed-Use Land

±20 ACRES WITH EASY TOWN ACCESS

300 Smedley Rd. | Carlsbad, NM 88220

SWQ Airport Ave. & Old Cavern Hwy.



AVAILABLE
Land: ±20.82 Acres



SALE PRICE
\$871,200

ZONING

- Eddy County

HIGHLIGHTS

- County-zoned parcel - allows for flexible use
- Municipal utilities available
- Less than 1-mile from National Parks Highway (US-180)
- 10 minutes to downtown Carlsbad
- Growing township population

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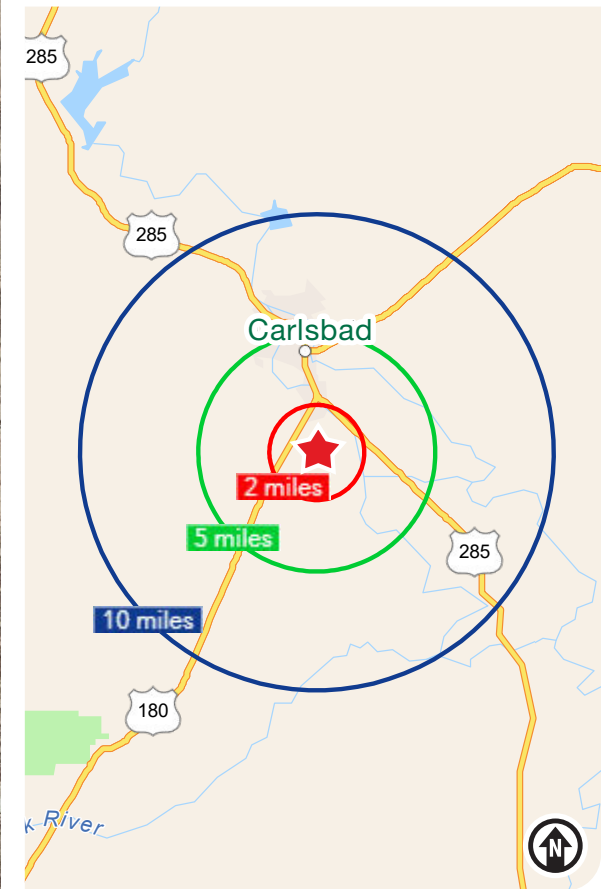
300 Smedley Rd. | Carlsbad, NM 88220



LOCATION

Demographics	2 mile	5 mile	10 mile
Total Population	6,949	23,782	43,251
Average HH Income	\$96,987	\$81,290	\$93,825
Daytime Employment	1,468	9,401	15,688

2022 Forecasted by Esri



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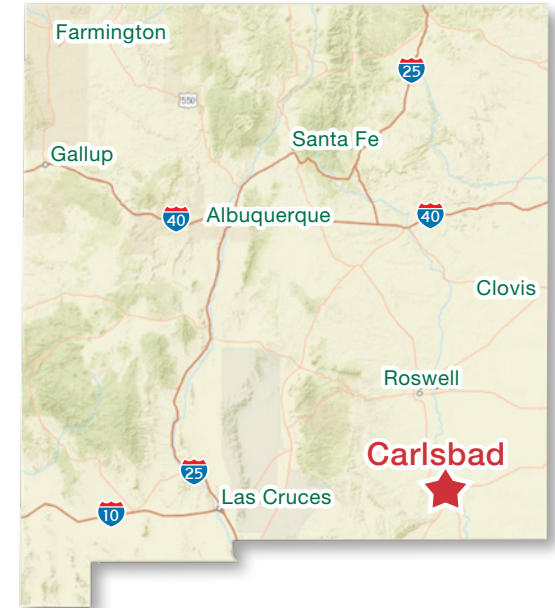
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CARLSBAD | NEW MEXICO

Most of Carlsbad's development was due to irrigation water. Local cattlemen recognized the value of diverting water from the Pecos River to the grazing lands on Eddy's Halagueno Ranch. The economy of the Carlsbad area is based primarily on the mineral extraction sector; the city overlies the rich oil- and gas-producing formations of the Permian Basin and produces more potash than any other location in the United States. Carlsbad is home to the DOE's Carlsbad Field Office which operates the Waste Isolation Pilot Plant to safely store the transuranic nuclear wastes from the nation's defense sites. Tourism is a major factor with Carlsbad Caverns National Park, Guadalupe Mountains National Park, Lincoln National Forest, the Living Desert Zoo and Gardens State Park, and the annual Christmas on the Pecos Light Show all located within fifty miles of the city.



64,397
Carlsbad/Artesia
CBSA
Population



CARLSBAD BY THE NUMBERS (ESRI 2022 Demographics)



33,466
City Population



12,221
Households



\$91,654
Avg. Household Income



\$60,382
Md. Disposable Income



1,190
Total Businesses



13,404
Total Employees

Carlsbad is a Hub for Potash Mining, Petroleum Production & Tourism

LARGEST EMPLOYERS IN CARLSBAD

- Waste Isolation Pilot Plant
- Intrepid Potash
- Carlsbad Municipal Schools
- Mosaic Potash
- Carlsbad Medical Center
- Walmart
- Eddy County
- Constructors, Inc.
- Devon Energy



Tens of thousands of bats live in Carlsbad Caverns. The largest chamber is more than 10 football fields long and about 22 stories high.



WIPP it good.



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