

For Sale

Versatile Land for Development

PRIME LOCATION IN THE WEST MESA INDUSTRIAL PARK



8830 & 8890 Mountain Vista Pkwy. | Las Cruces, NM 88007

SEQ I-10 & Crawford Blvd.



AVAILABLE

Land:
±6.0 - 11.8 Acres



SALE PRICE

\$2,955,546 (\$5.75/SF)
Option to subdivide, pricing will vary

- On I-10 with frontage visibility and immediate freeway access
- In a fast-growing industrial park just 10 minutes from Las Cruces
- Strong visibility with 18,000 cars per day

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SITE

AVAILABLE

Land: ±6.0 - 11.8 Acres

HIGHLIGHTS

- On I-10 with frontage visibility and immediate freeway access
- In a fast-growing industrial park just 10 minutes from Las Cruces
- Strong visibility with 18,000 cars per day
- Rectangular parcel to maximize site layout
- Minimal grade to the site with utilities running in the street
- 800' of frontage on I-10
- Great location for general commercial, manufacturing/warehousing, office, research and more

ZONING

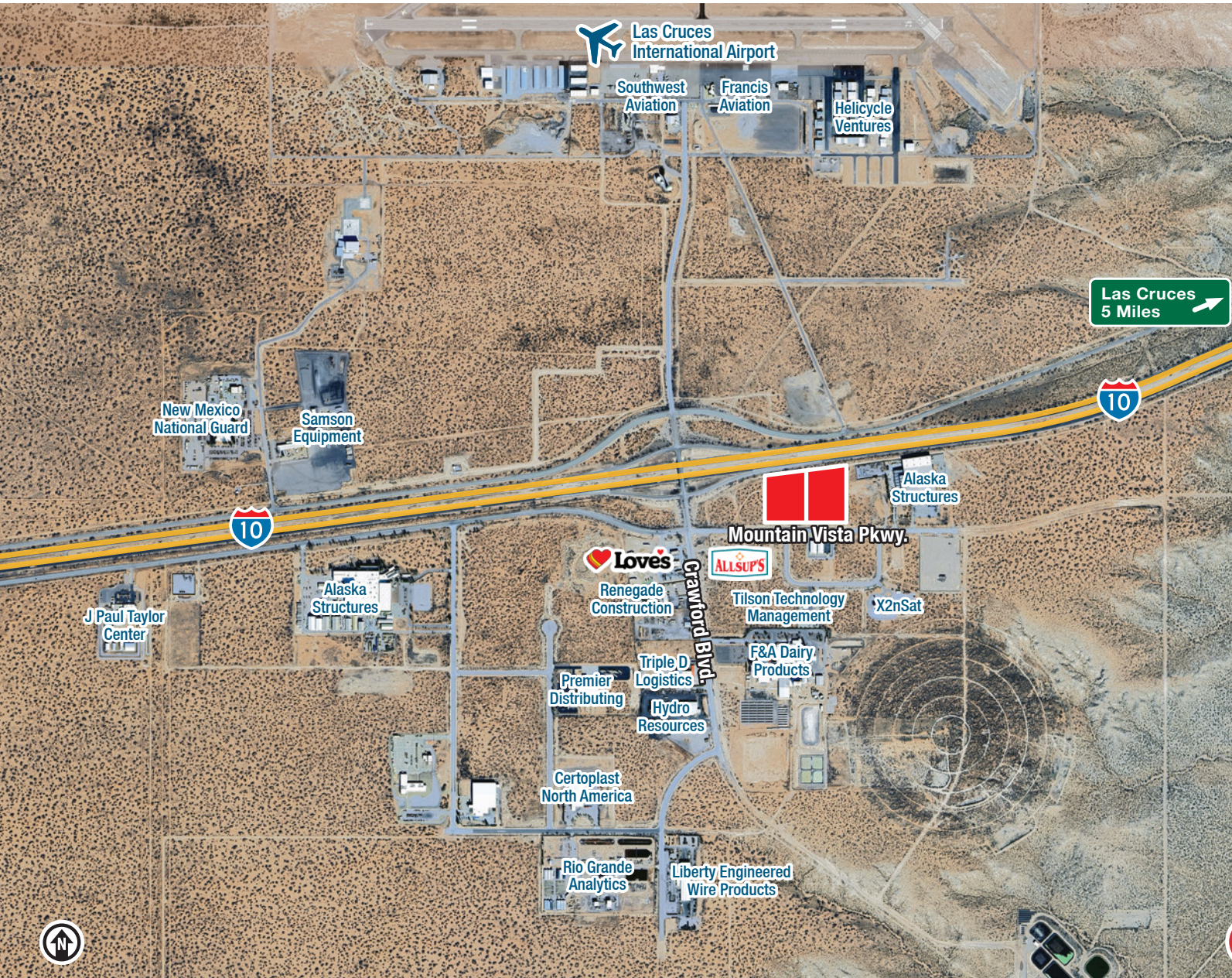
[LCIIP-C](#) 🏠

[West Mesa Industrial Park](#) 🏠

[Las Cruces Innovation and Industrial Park Master Plan](#) 🏠

 **HUB Zone**

MORE INFO 🏠



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LOCATION



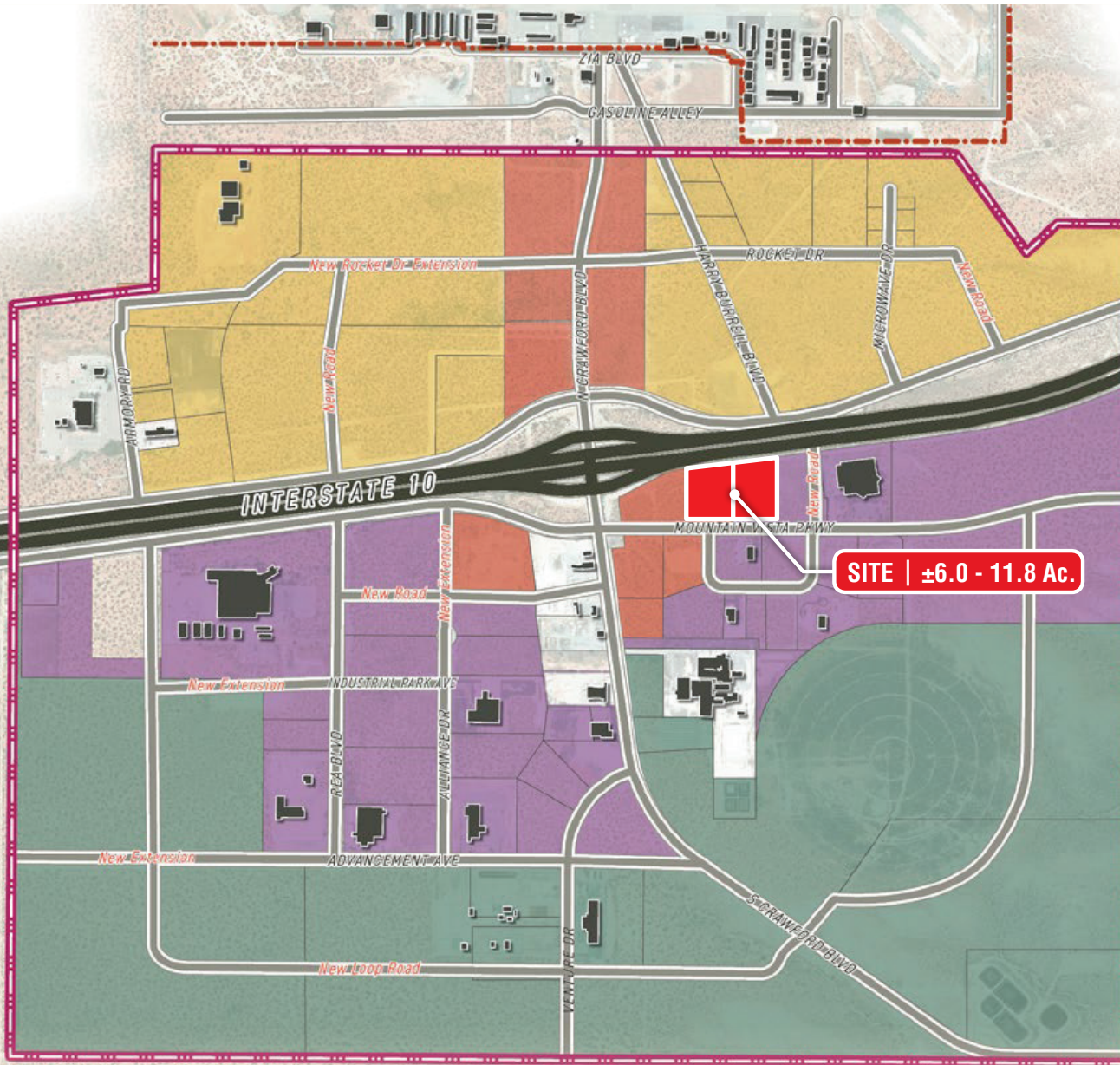
- 400 shovel-ready acres
- Another 500 acres available for lease/purchase
- Zoned for industrial purposes
- Utilities within the park
- Due diligence completed
- Quest Site Certified
- Adjacent to Las Cruces Int'l Airport
- Perfect for onshoring/nearshoring

LEGEND



NORTH

- Value Added Agriculture District
- Manufacturing / Warehousing / Distribution District
- Aerospace / Aviation / Defense District
- Commercial District
- Parcels Not Included in the LCIP Overlay Zone District
- - Airport Fence



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DEMOGRAPHICS | 5, 10 & 20 MILE

	5 Mile		10 Mile		20 Mile	
Summary	2024		2024		2024	
Population	4,456		77,316		170,147	
Households	1,774		31,290		68,026	
Families	1,201		18,347		41,707	
Average Household Size	2.29		2.39		2.44	
Owner Occupied Housing Units	1,585		20,179		45,901	
Renter Occupied Housing Units	189		11,111		22,125	
Median Age	58.5		37.6		37.5	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	131	7.4%	4,961	15.9%	8,904	13.1%
\$15,000 - \$24,999	63	3.6%	4,227	13.5%	8,001	11.8%
\$25,000 - \$34,999	78	4.4%	3,335	10.7%	6,211	9.1%
\$35,000 - \$49,999	122	6.9%	3,256	10.4%	7,127	10.5%
\$50,000 - \$74,999	253	14.3%	5,244	16.8%	11,180	16.4%
\$75,000 - \$99,999	208	11.7%	3,868	12.4%	8,819	13.0%
\$100,000 - \$149,999	399	22.5%	3,480	11.1%	9,547	14.0%
\$150,000 - \$199,999	213	12.0%	1,332	4.3%	4,045	5.9%
\$200,000+	308	17.4%	1,588	5.1%	4,183	6.1%
Median Household Income	\$102,598		\$49,204		\$56,450	
Average Household Income	\$146,051		\$72,881		\$81,885	
Per Capita Income	\$60,365		\$29,606		\$32,903	

DEMOGRAPHICS

Demo Snapshot	5 mile	10 mile	20 mile
Total Population	4,456	77,316	170,147
Average HH Income	\$146,051	\$72,881	\$81,885
Daytime Employment	1,557	45,643	70,029

2024 Forecasted by Esri

HUB Zone [MORE INFO](#)



Las Cruces

TRADE AREA ANALYSIS

LAS CRUCES | THE "CITY OF CROSSES"

Las Cruces is the economic and geographic center of the agricultural region on the floodplain of the Rio Grande that extends from Hatch, New Mexico, to the west side of El Paso, Texas. Las Cruces is home to 17,000 students from New Mexico State University, the state's only land-grant university. Downtown Las Cruces is an Old West-style historic district converted to a pedestrian mall. The city is also the gateway to historic, geologic and recreational sites, including White Sands National Monument. The Organ Mountains, 10 miles to the east, are dominant in the city's landscape, along with the Doña Ana Mountains, Robledo Mountains and Picacho Peak. Las Cruces is 225 miles south of Albuquerque, 48 miles northwest of El Paso and 46 miles north of the Mexican border at Santa Teresa.



2nd Largest
City in
New Mexico



LAS CRUCES BY THE NUMBERS (ESRI 2024 Demographics)



115,347
City Population



48,226
Households



\$76,303
Avg. Household Income



\$44,708
Md. Disposable Income



3,888
Total Businesses



53,698
Total Employees

Named **"Best Retirement Destination"** by US News & World Report

Higher Education

Las Cruces is home to New Mexico State University (NMSU), the state's oldest public institution of higher education. Established as Las Cruces College in 1888 and later renamed New Mexico College of Agriculture and Mechanic Arts, it received its present name in 1960. NMSU offers over 180 degree programs, including 28 doctoral, 58 master's, and 96 baccalaureate programs. It has an enrollment of approx. 21,700, with a faculty-to-student ratio of roughly 1 to 16.



MILITARY MIGHT

White Sands Missile Range is the largest military installation in the Western Hemisphere covering more than 2.2 million acres and is used by the Navy, Air Force and NASA.



Area Top Employers

- Las Cruces Public Schools
- New Mexico State University
- City of Las Cruces
- White Sands Test Facility

Employment Report Card

Primary Employment Sectors and Their Total Employment

- Government Services (29.9%)
- Education (17.8%)
- Trade/Transportation/Utilities (14.3%)
- Leisure/Hospitality (10.5%)
- Professional/Business Services (9.5%)
- Construction/Mining (5.2%)
- Manufacturing (4.2%)
- Financial Activities (3.6%)
- Other Services (2.8%)