

FOR SALE | INDUSTRIAL LAND

**NAI 1st Valley**

Commercial Real Estate Services, Worldwide.



# Amador Avenue

Las Cruces, NM 88005

**SALE PRICE**

*Contact Broker*

**LOT SIZES**

±0.87 - 15.99 Acres

This property features prime industrial land parcels strategically located near Valley Dr and Interstate 10 in Las Cruces. Offering multiple parcel options, this location provides excellent transit proximity and substantial space, making it a rare and ideal opportunity for large-scale industrial users or developers looking to establish a footprint in a key corridor.

## PROPERTY HIGHLIGHTS

- Rare availability of some of the largest remaining industrial parcels in Las Cruces
- Strategic location with close proximity to Interstate 10
- Excellent visibility and access near Amador Ave & Hayner Ave
- Ideal for owner-users, investors, or large-scale industrial development

For more information:

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**Jay Hill**

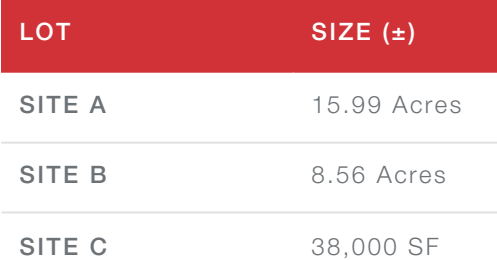
575.644.5570 | jay@1stvalley.com

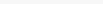


*Parcel outlines are approximate; for illustrative purposes only.*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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# Aerial Photo

Parcel outlines are approximate; for illustrative purposes only.



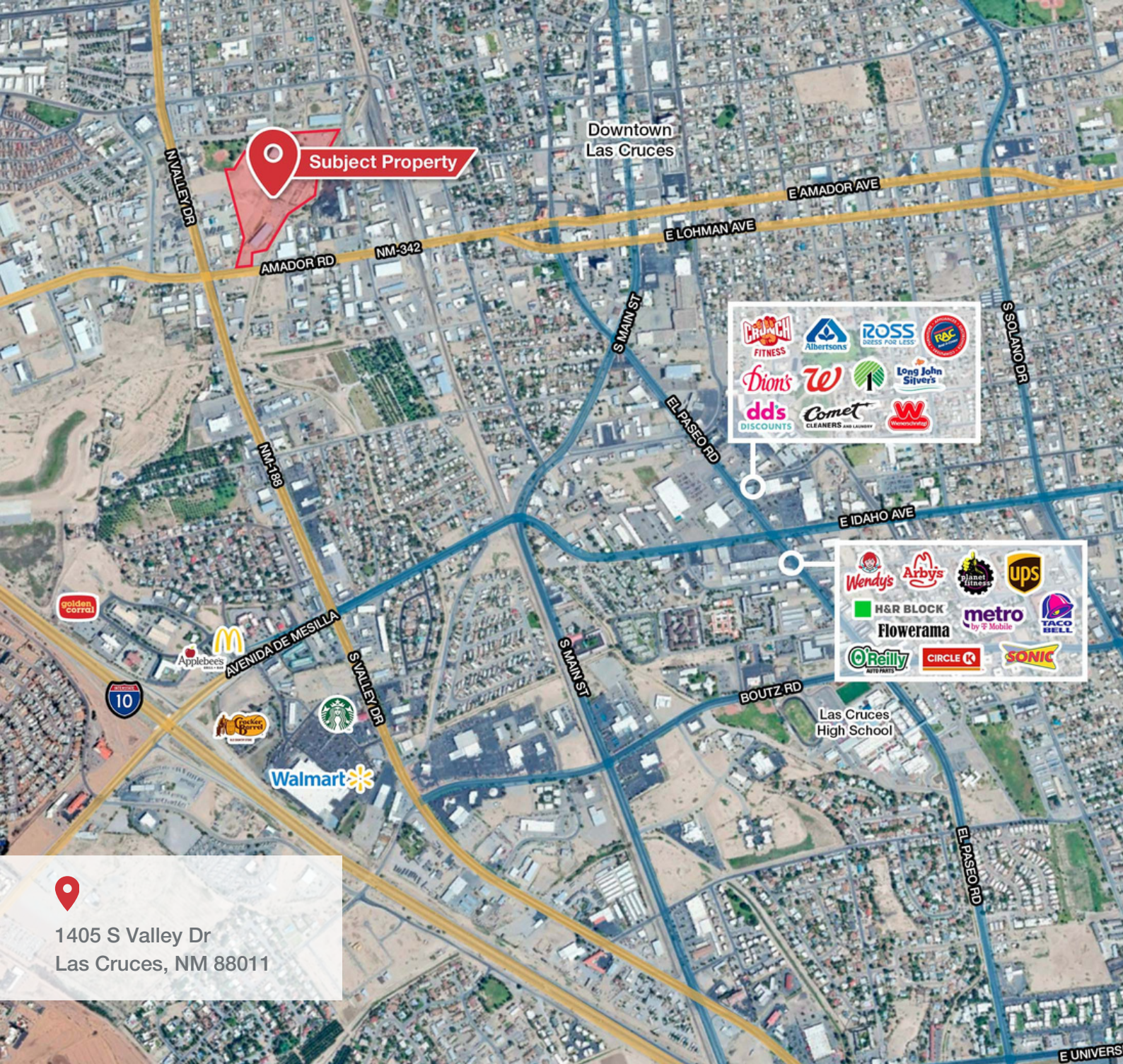
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# Additional Photos

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1405 S Valley Dr  
Las Cruces, NM 88011

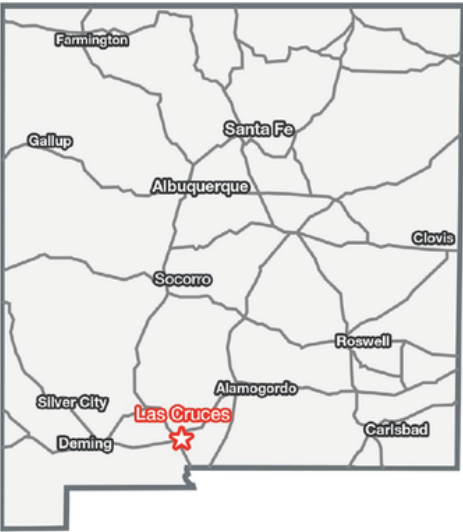
NEARBY TRAFFIC COUNTS

|               |             |
|---------------|-------------|
| AMADOR RD     | 11,367 AADT |
| N VALLEY DR   | 17,420 AADT |
| W PICACHO AVE | 17,663 AADT |

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# Las Cruces, New Mexico



| DOÑA ANA COUNTY  |          |
|------------------|----------|
| POPULATION       | 229,091  |
| MEDIAN HH INCOME | \$56,848 |
| # OF HOUSEHOLDS  | 84,889   |

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.

The city has a population of 114,891 residents and is the county seat of Doña Ana County (appx. 229,091 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

## MAJOR EMPLOYERS

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: [www.mveda.com](http://www.mveda.com)

## AWARDS & RECOGNITION

- America’s Best Towns to Visit, CNN.com (2025)
- Best Places to Live in the Southwest, Extraspace.com (2025)
- Best Places to Retire, Forbes (2024)
- The 50 Best Places to Live in the U.S., Money.com (2024)

Source: [www.visitlascruces.com](http://www.visitlascruces.com)



Home to New Mexico State University, with ±36.7% of residents holding a Bachelor’s degree or higher.



A growing MSA of ±229,091 within a combined regional market of over 1.1 million residents.



Prime positioning at the I-10/I-25 junction, serving as a critical link in the binational supply chain.



Labor force of ±104,500 in Las Cruces and over 490,000 in the combined region.

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