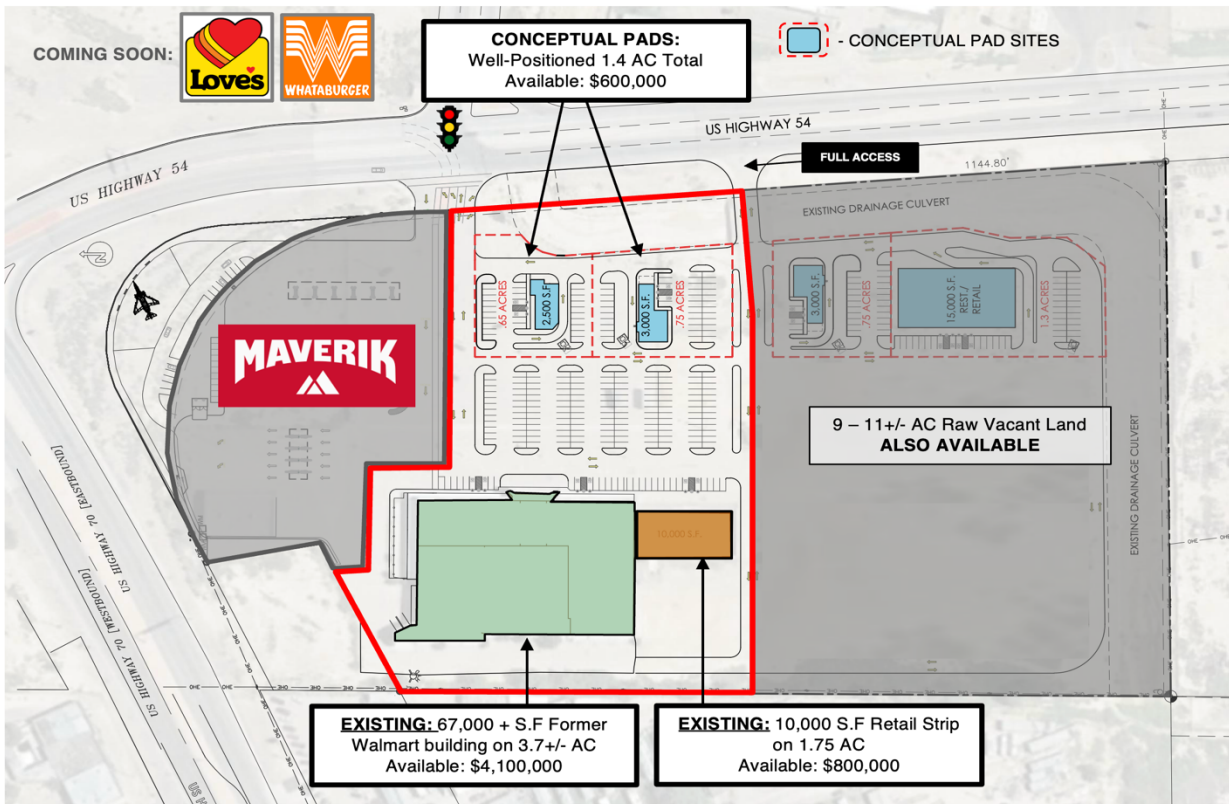


# LARGE BOX SITE FOR SALE

## 77,400+/- SF BLDG AREA on 8.64+ AC

1900 US Highway 54 S, Alamogordo, NM 88310





- Major Hwy Junction (70 & 54) in South Alamogordo Near Major Air Force Base
- Flexible Site for Variety of Uses with 77,400+/- SF of Total Building Area on 8.64 AC+/-
- Centralized Hub Serving Vast Regional Trade Area
- Large, Multi-Purpose Site is Easily Adaptable for Retail, Entertainment, Industrial, Institutional, Educational, Film-Related and/or Storage Uses
- Ability to Create a High-Profile Perimeter Pads Along State Road 54
- Main Building Consists of 67,400+/- SF Envelope with 27'+ Ceiling Heights Throughout and approx. 5,000 SF of Office Area
- Two Dock Doors Along North side of Main with Ability to Accommodate More
- Mezzanine Area Consisting of 4,700 SF+/- (Not Included in Main Bldg Area)
- Adjoining 10,000 SF Retail Strip Retail Building Available for Smaller User(s)
- US Highways 70 & US 54 Connect to Numerous Communities in SE NM
- Strong Traffic Counts Along Both US Hwy 70 and US Hwy 54
- Site Abuts Significant Truck Relief Route
- Entire 8.64 AC Site For Sale at \$5.5 Million
- Individual Portions Also Available for Sale. See Site Plan Above for Pricing, Contact Brokers for Additional Details.

**CONTACT**  
**Mark or Mariah Edwards**

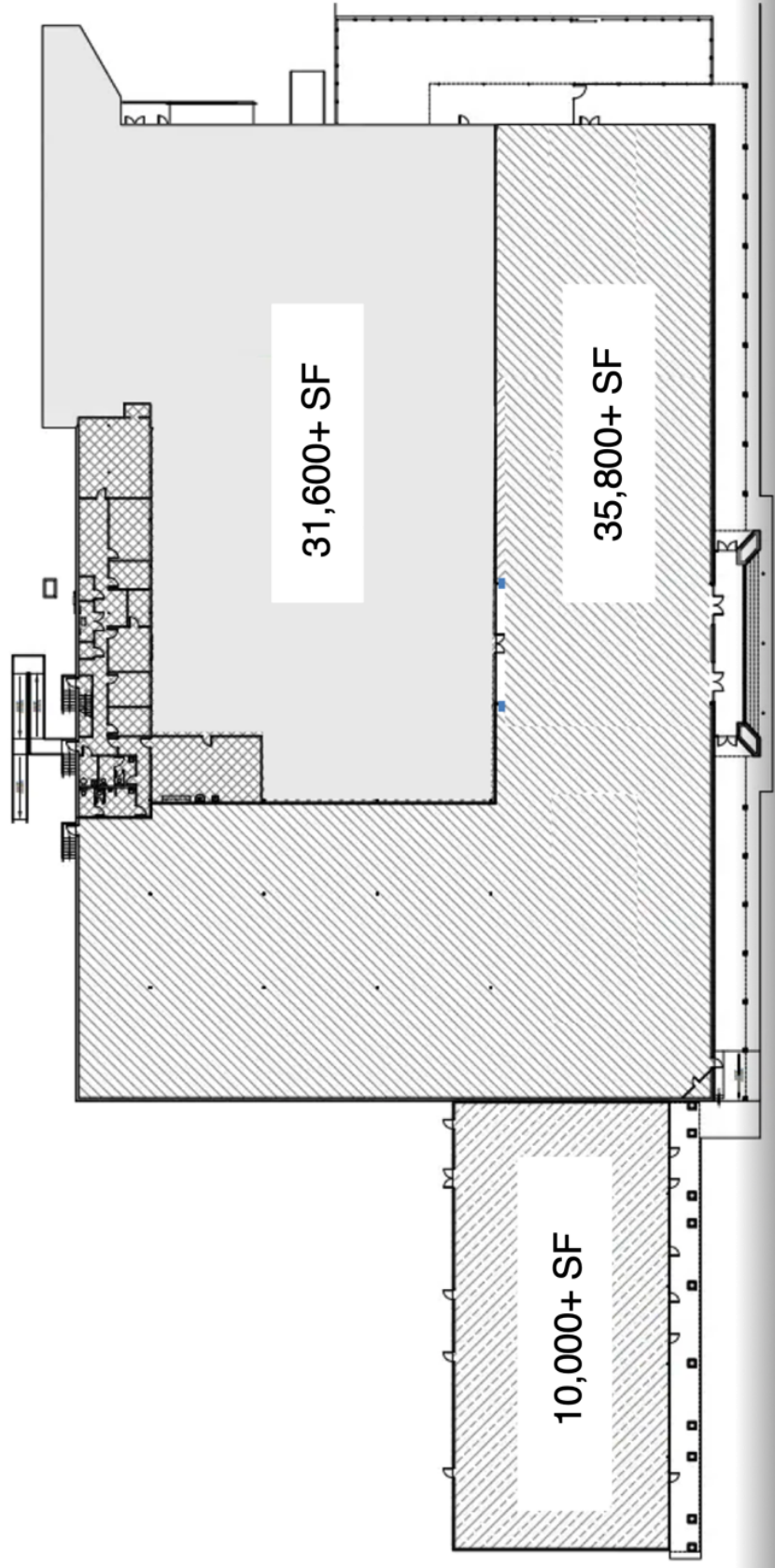
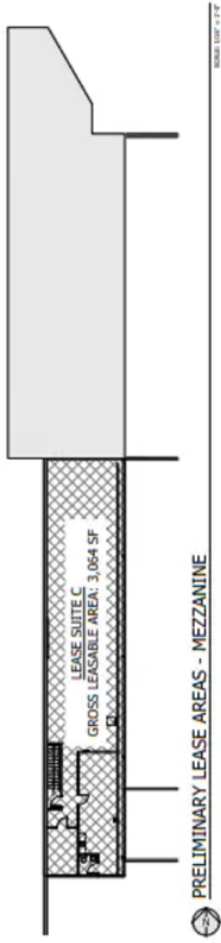


Leasing ♦ Brokerage ♦ Development

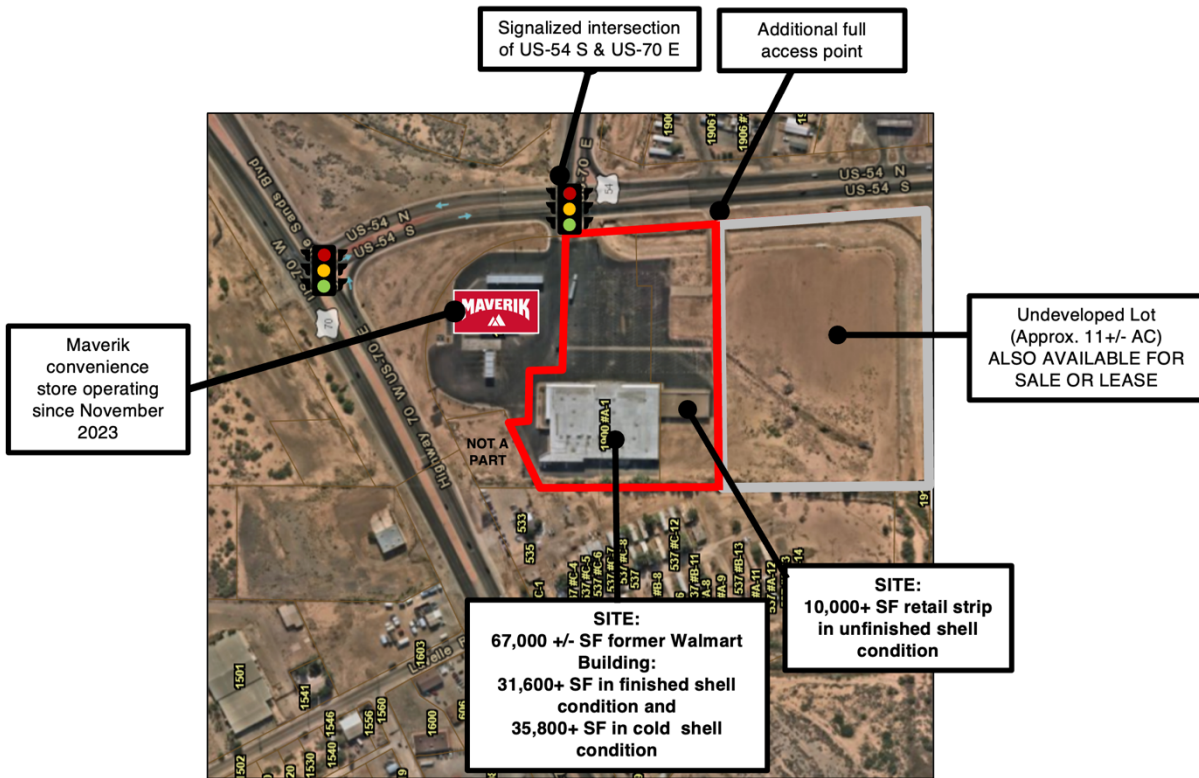
Executive West Bldg. 2929 Coors Blvd. NW Ste, #202  
Albuquerque, NM 87120  
505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299  
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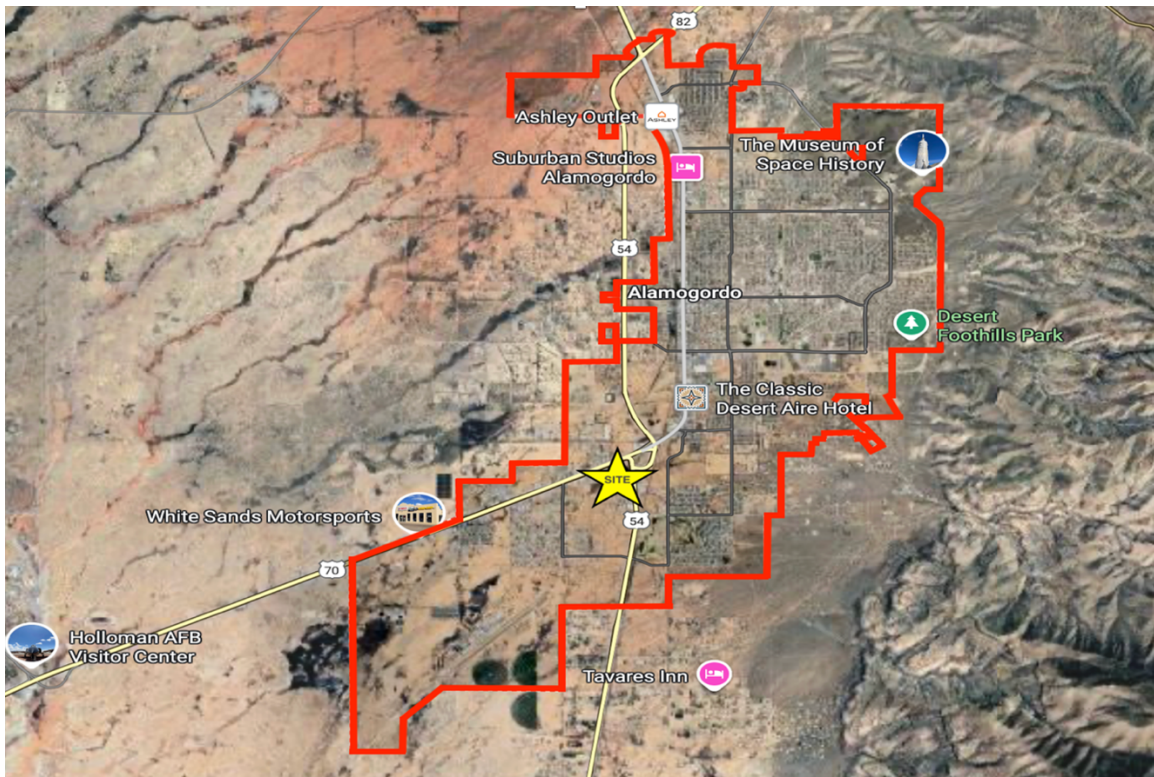
# CURRENT FLOOR PLAN



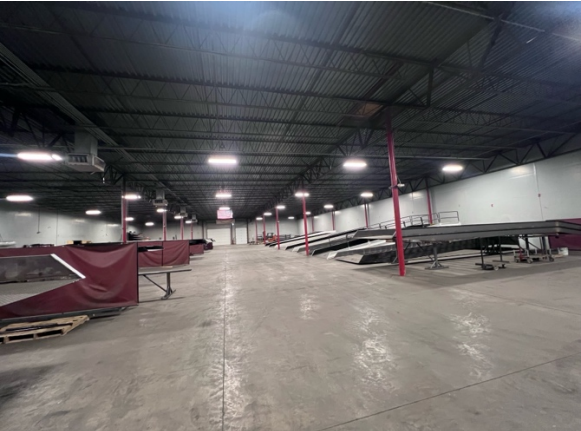
# CURRENT SITE CONDITION



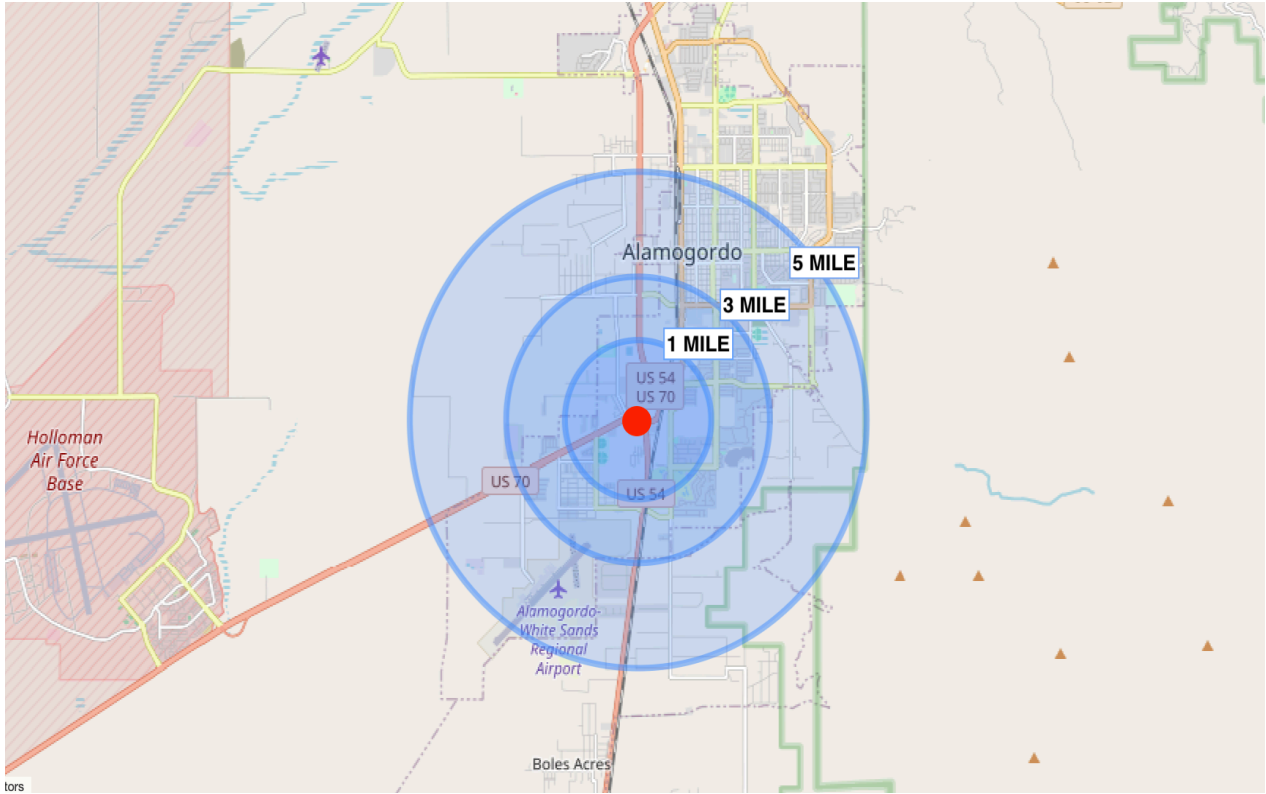
# LOCATION



# BUILDING PIX



# DEMOGRAPHICS



**POPULATION**

1 MILE	3 MILE	5 MILE
2,968	18,880	33,354



**AVG  
HOUSEHOLD  
INCOME**

1 MILE	3 MILE	5 MILE
\$60,745	\$65,378	\$66,312



**DAYTIME  
EMPLOYMENT**

1 MILE	3 MILE	5 MILE
1,083	7,490	12,763



**TRAFFIC**

Highway 70	18,368 VPD
Highway 54	17,037 VPD