

CALL FOR MORE INFORMATION



SOLD

PROPERTY HIGHLIGHTS

- 3,000 SF
- 32.12 KW Solar System
- Property redeveloped with new office buildout
- 3 Private offices & Conference Room
- 2 Electric overhead doors to warehouse
- 1.45 Acres
- Property completely fenced and gated
- 4- Level 2 charging stations for electric cars
- Mitsubishi Mini-Split HVAC in Office

TRAFFIC COUNT

NM 478: 2,948 VPD
(SitesUSA 2022)

PROPERTY SNAPSHOT



6,150
2022 POPULATION
3 MILE RADIUS



2,825
2022 DAYTIME POPULATION
3 MILE RADIUS



\$42,698
2022 AVERAGE INCOME
3 MILE RADIUS



2,948 VPD
NM 478

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PROPERTY OVERVIEW

Sale Price:	SOLD
Building Size:	3,000 SF
Lot Size:	1.45 Acres
Submarket:	Anthony
Ceiling Height:	12'
Internet Access:	Starlink Only
Sprinkler:	Yes
HVAC Type:	Mini-Split

PROPERTY OVERVIEW

This office-warehouse property was recently redeveloped by a local NM company. The property renovations included over 30 kW of ground mounted solar, new office buildout, new HVAC, new rollup doors, car chargers, etc. This property sits on roughly 1.45 acres of land and is fully fenced and gated. The property is connected to municipal water but septic tank needs renovation.

LOCATION OVERVIEW

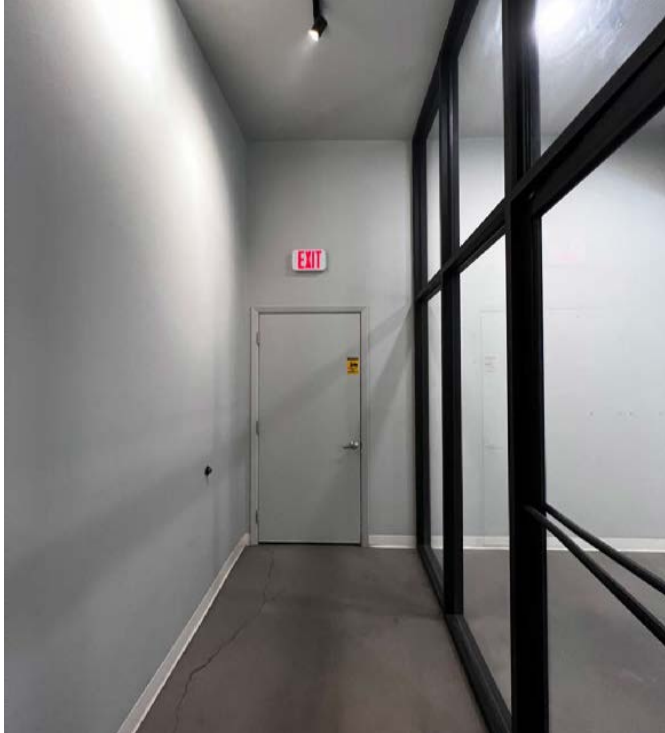
Located Approximately 15 Minutes north of El Paso, Texas. Property within the state of New Mexico and off major NM state Highway.

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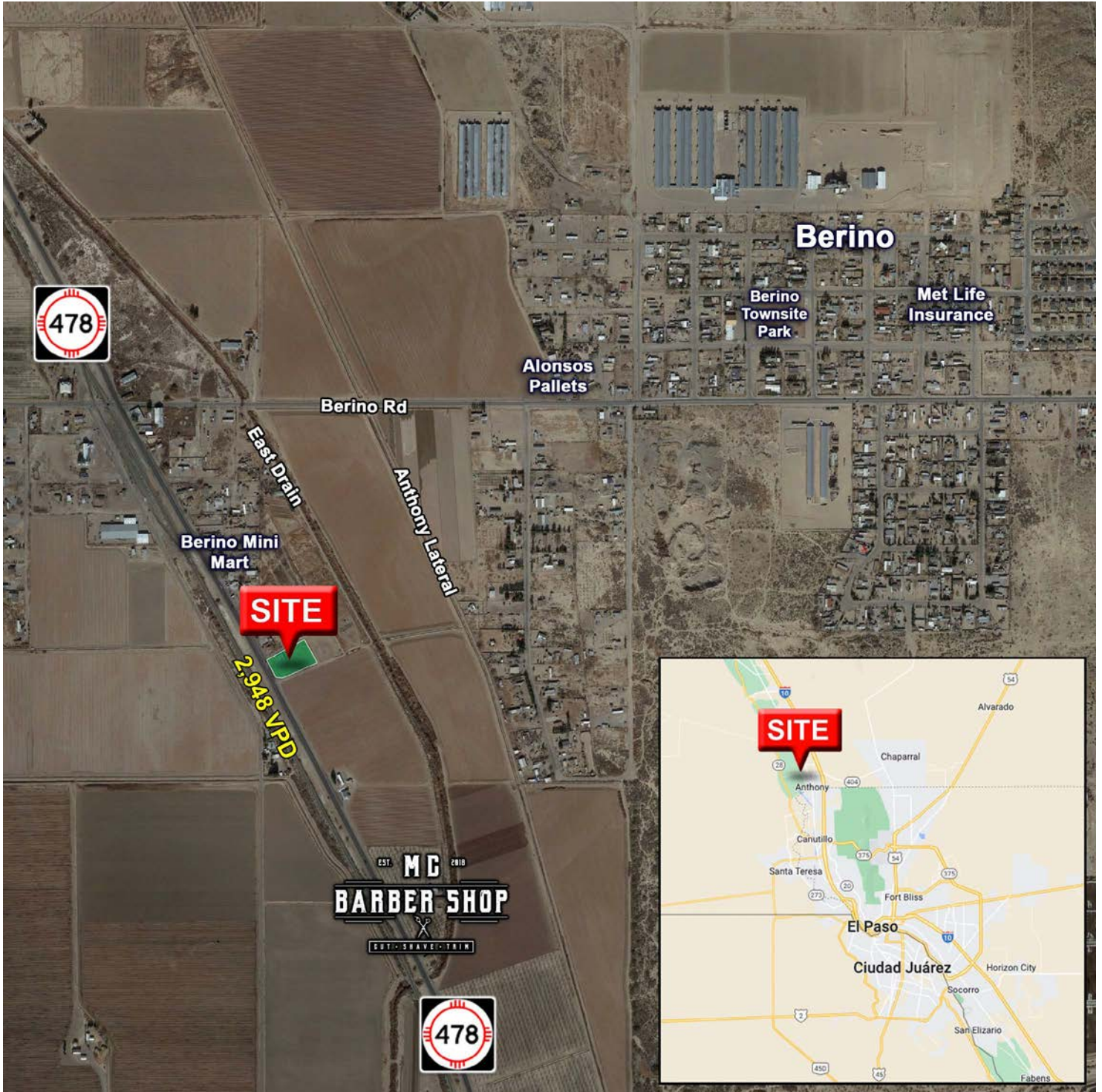


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