

FOR SALE



WESTERN STATES
COMMERCIAL REAL ESTATE

Walmart Adjacent Prime Infill Land

500 Llano Estacado | Clovis, NM 88101

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | ws-cre.com

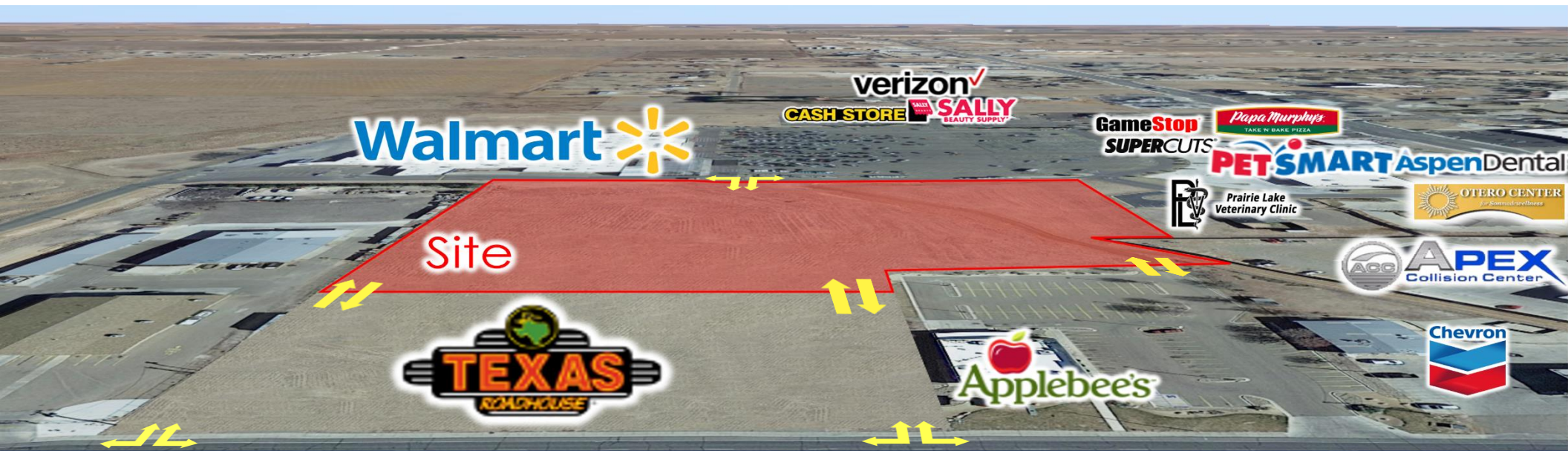




PROPERTY HIGHLIGHTS

- Wal-Mart Supercenter outparcel land
- Excellent development opportunity
- Strong population growth with Cannon AFB operational expansion and multiple private industrial employers
- Epicenter of Clovis Retail
- Outstanding access and visibility from two of the city's main corridors
- In excess of 25,000 VPD along Prince St. with multiple unrestricted access points
- **Tremendous tenant interest in this location!**

Price	\$1,750,000
Price/SF	\$5.36 SF
Property Type	LAND
Lot Size	7.5 Acres
Zoning	CG



CITY, STATE

Clovis, NM

POPULATION

42,040

AVG. HHSIZE

2.65

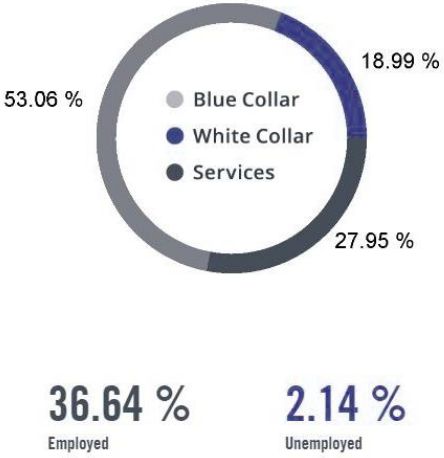
MEDIAN HH INCOME

\$44,547

HOME OWNERSHIP



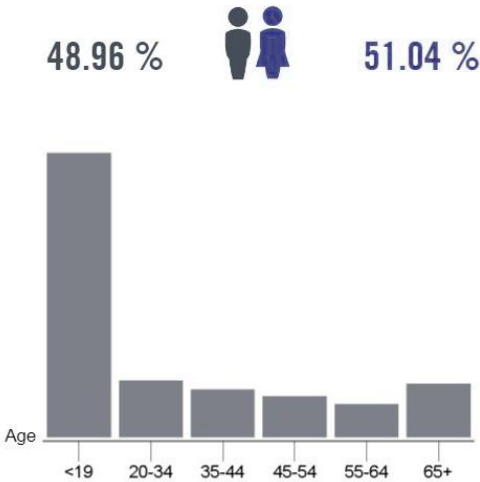
EMPLOYMENT



EDUCATION

High School Grad:	21.98 %
Some College:	29.41 %
Associates:	6.48 %
Bachelors:	18.09 %

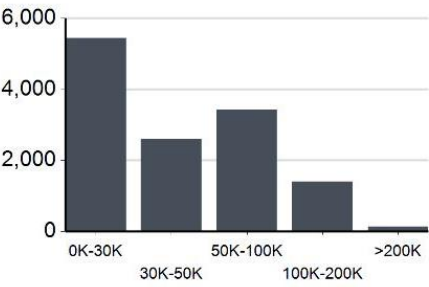
GENDER & AGE



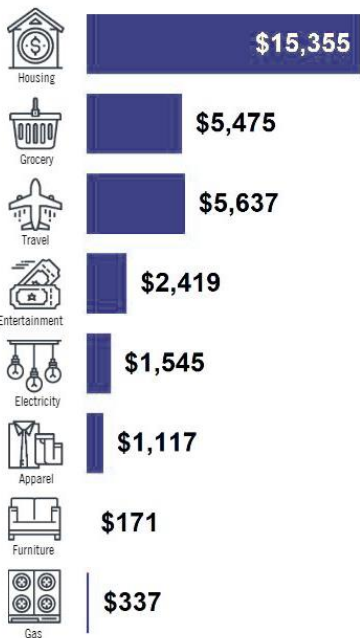
RACE & ETHNICITY

White:	49.55 %
Asian:	0.25 %
Native American:	0.06 %
Pacific Islanders:	0.03 %
African-American:	1.61 %
Hispanic:	31.77 %
Two or More Races:	16.73 %

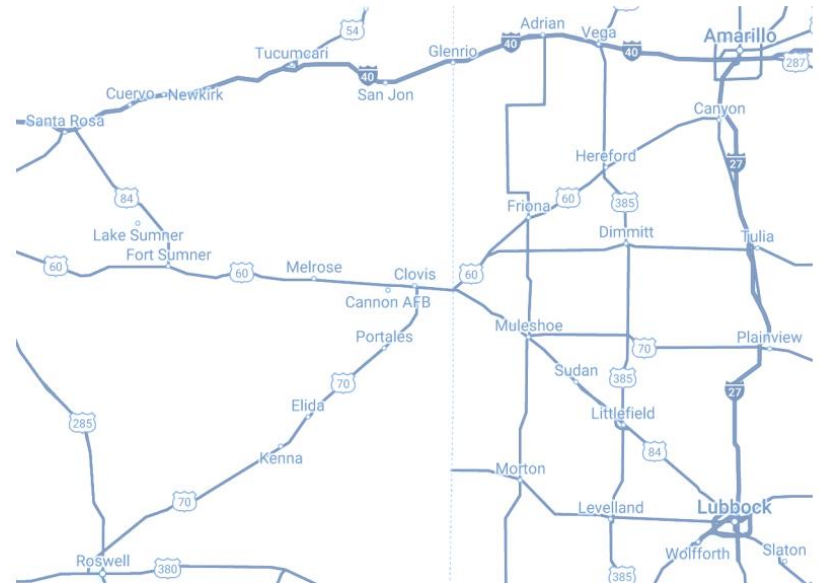
INCOME BY HOUSEHOLD



HH SPENDING



The **City of Clovis** and **Curry County** are enthusiastic about their bright future! Situated on the plains of eastern New Mexico and home to Cannon Air Force Base, Clovis is the gateway to the Land of Enchantment and is well positioned to be a sustainable economic hub for the Southwest. Their regional economy is at the forefront of innovation. Centered between three large cities and a dozen universities, the city boasts an exceptionally competitive cost of living and a welcoming, supportive community. The City of Clovis hosts the main business district for eastern New Mexico, and acts as the trade hub for over 150,000 people. The City of Clovis also serves an area that spans over nine counties. The city of Portales, located within the neighboring Roosevelt County, is a partner with the City of Clovis making up the local Microplex. Together the cities have a combined population of 70,379 (25 mile radius). Within the Microplex, the unemployment rate averages 3.7% and the civilian labor force inside boasts 54,057.



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