

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

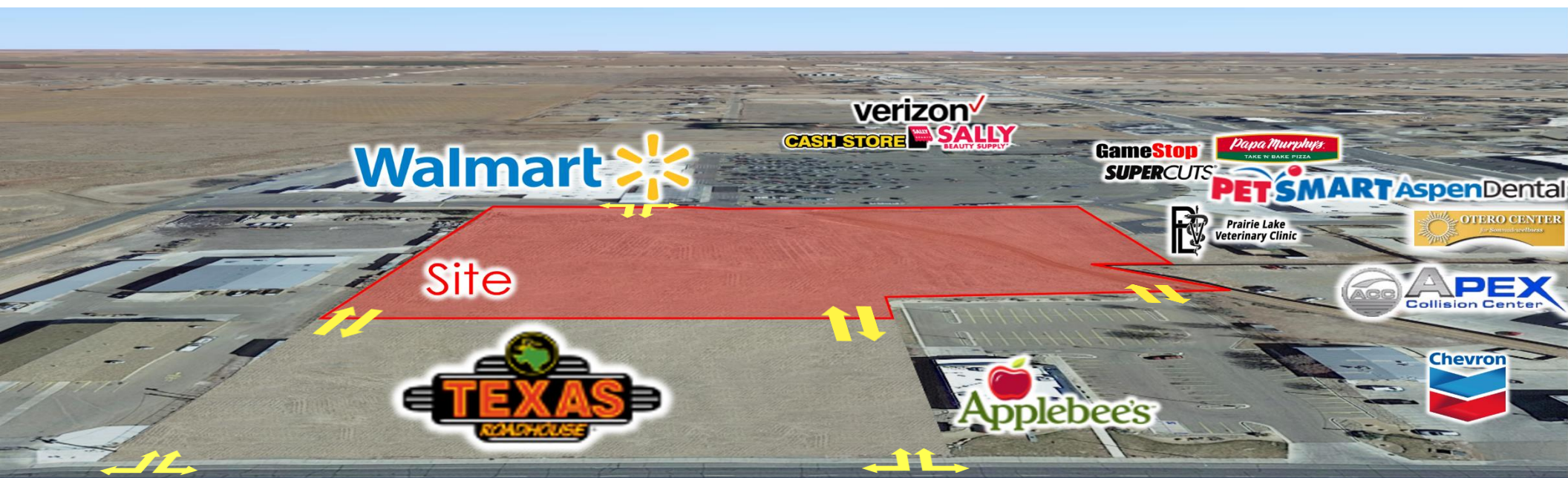




PROPERTY HIGHLIGHTS

- 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

Price	\$2,578,752
Price/SF	\$8 SF
Property Type	LAND
Lot Size	7.4 Acres
Zoning	CG



CITY, STATE

Clovis, NM

POPULATION

42,040

AVG. HHSIZE

2.65

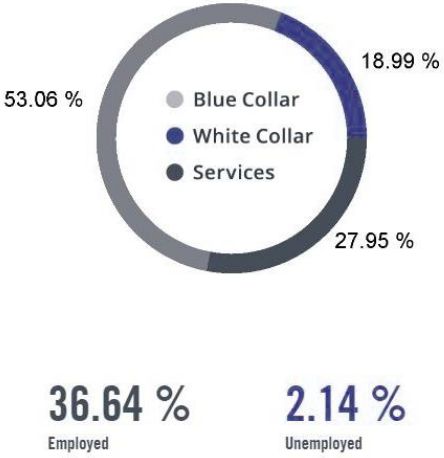
MEDIAN HH INCOME

\$44,547

HOME OWNERSHIP



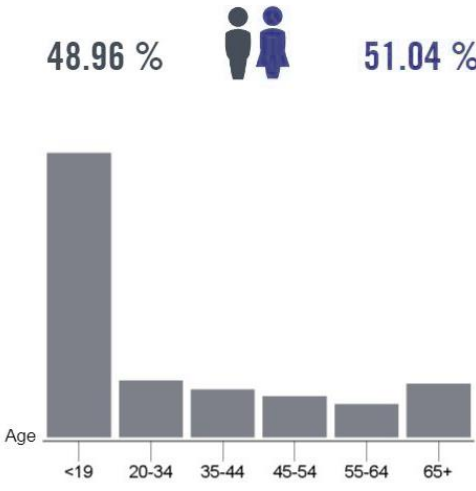
EMPLOYMENT



EDUCATION

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

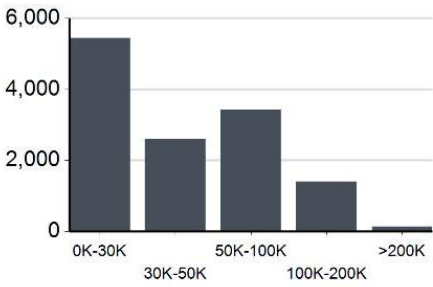
GENDER & AGE



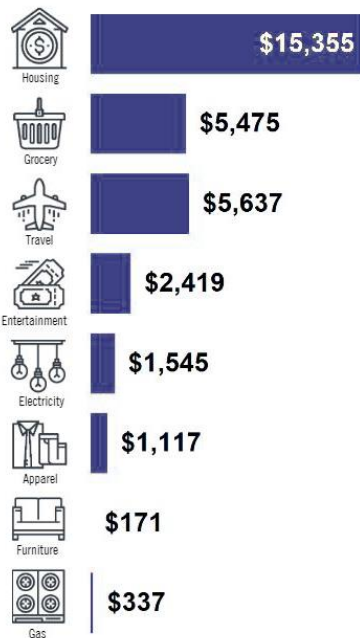
RACE & ETHNICITY

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 %

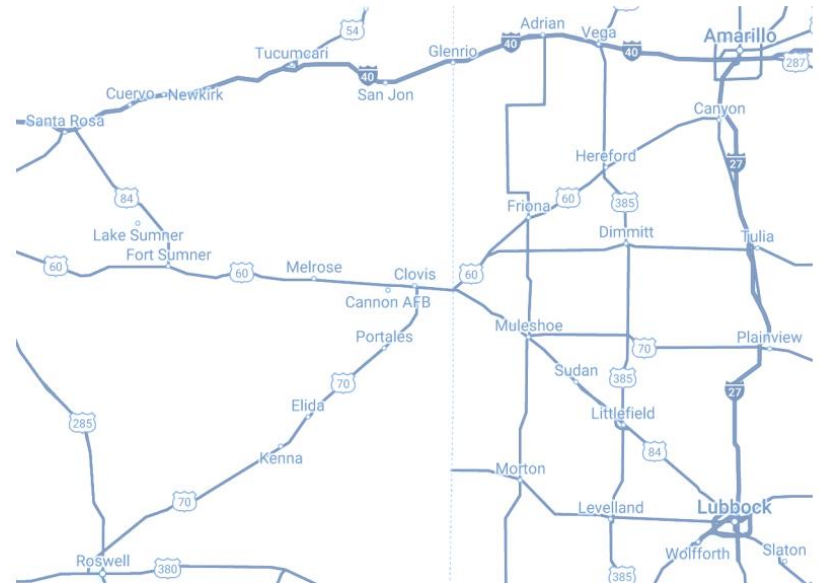
INCOME BY HOUSEHOLD



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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