

For Sale

Eddy County Mixed-Use Land

±20 ACRES WITH EASY TOWN ACCESS

300 Smedley Rd. | Carlsbad, NM 88220

SWQ Airport Ave. & Old Cavern Hwy.



SALE PRICE

- \$871,200

AVAILABLE

- Land: ±20 Acres

ZONING

- Eddy County

PROPERTY HIGHLIGHTS

- County-zoned parcel - allows for flexible use
- Municipal utilities available
- Less than 1-mile from National Parks Highway (US-180)
- 10 minutes to downtown Carlsbad
- Growing township population

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

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FOR MORE INFORMATION:

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Eddy County Mixed-Use Land

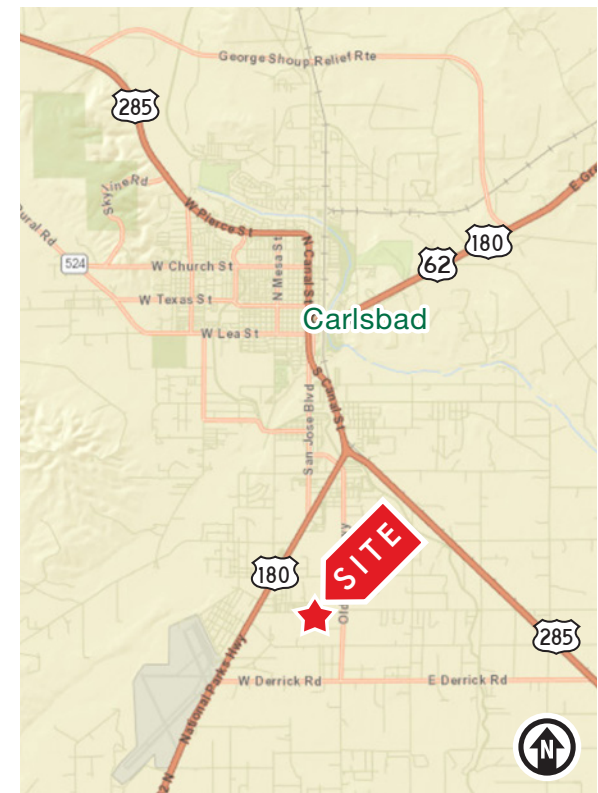
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LOCATION

2019 Demographics	2 mile	5 mile	10 mile
Total Population	5,430	20,054	37,405
Average HH Income	\$75,280	\$65,263	\$75,340
Daytime Employment	1,661	9,731	16,066
2019 Forecasted by Esri			



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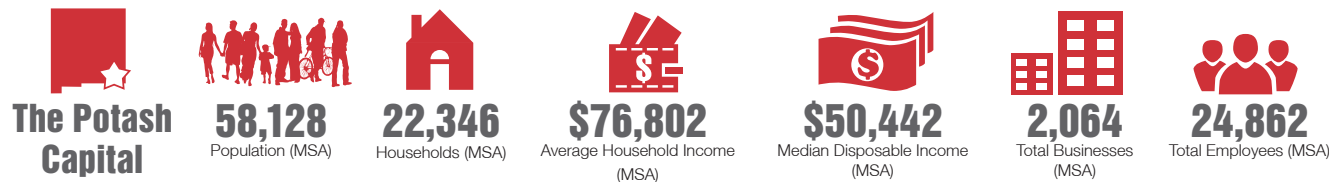
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Carlsbad | The Pearl on the Pecos

Most of **Carlsbad's** development was due to irrigation water. Local cattlemen recognized the value of diverting water from the Pecos River to the grazing lands on Eddy's Halagueno Ranch. The economy of the Carlsbad area is based primarily on the mineral extraction sector; the city overlies the rich oil- and gas-producing formations of the Permian Basin and produces more potash than any other location in the United States. Carlsbad is home to the DOE's Carlsbad Field Office which operates the Waste Isolation Pilot Plant to safely store the transuranic nuclear wastes from the nation's defense sites. Tourism is a major factor with Carlsbad Caverns National Park, Guadalupe Mountains National Park, Lincoln National Forest, the Living Desert Zoo and Gardens State Park, and the annual Christmas on the Pecos Light Show all located within fifty miles of the city.

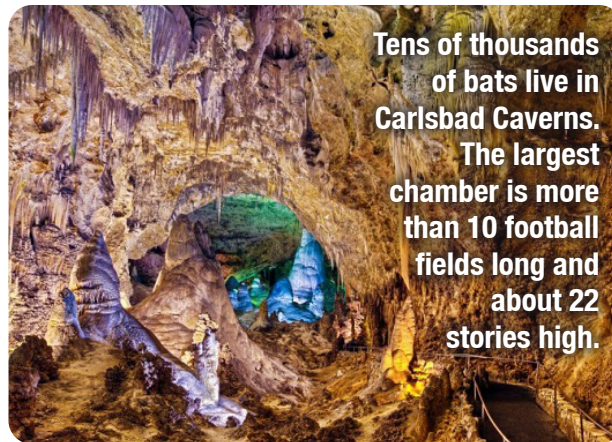
Carlsbad by the Numbers (ESRI 2020 Demographics)



CARLSBAD IS A HUB FOR POTASH MINING, PETROLEUM PRODUCTION & TOURISM

LARGEST EMPLOYERS IN CARLSBAD

- 1 Washington Tru Solutions
- 2 Carlsbad Municipal Schools
- 3 Mosaic Potash Carlsbad
- 4 Constructors, Inc.
- 5 Carlsbad Medical Center
- 6 Intrepid Potash
- 7 Landsun Homes, Inc.
- 8 Lowe's
- 9 NMSU-Carlsbad
- 10 Lakeview Christian Home



Tens of thousands of bats live in Carlsbad Caverns. The largest chamber is more than 10 football fields long and about 22 stories high.



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