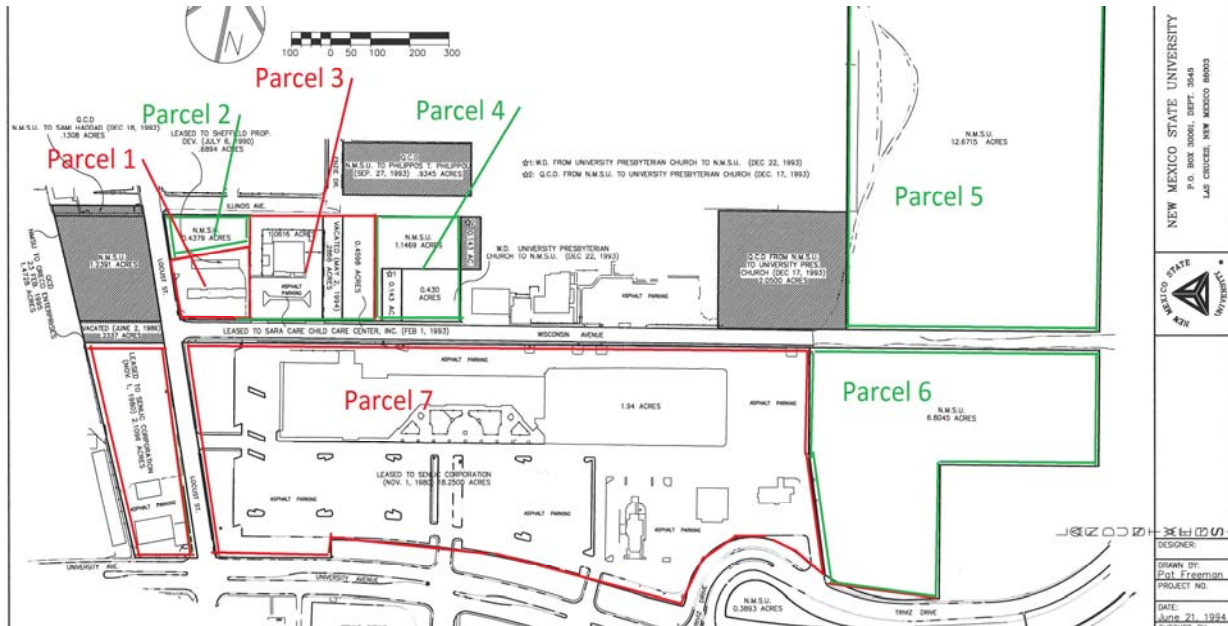


Triviz Drive & Wisconsin Avenue / Parcel 6  
Las Cruces, NM



# COMMERCIAL DEVELOPMENT PARCEL

## \$ 2,375,000



**PARCEL 6**  
**6.8045 Acres**  
**700' +/- on Wisconsin Ave.**  
**300' +/- on Triviz Drive**  
**600' of Depth**  
**City Services:**  
**6" Water Line**  
**12" Waster Water Line**  
**4" Natural Gas Line**

### Property Features:

- Adjacent to New Mexico State University
- Pan Am Plaza Shopping Center
- Close Access to University Avenue and Interstate 25
- Zoning: University District – University Avenue Zone
- Flood Hazard: Zone X – Outside of Flood Zone
- Parcel ID#: 02-15307 (Portion of Property)

**Indicators: \$8.00 psf or \$348,480 per acre**

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