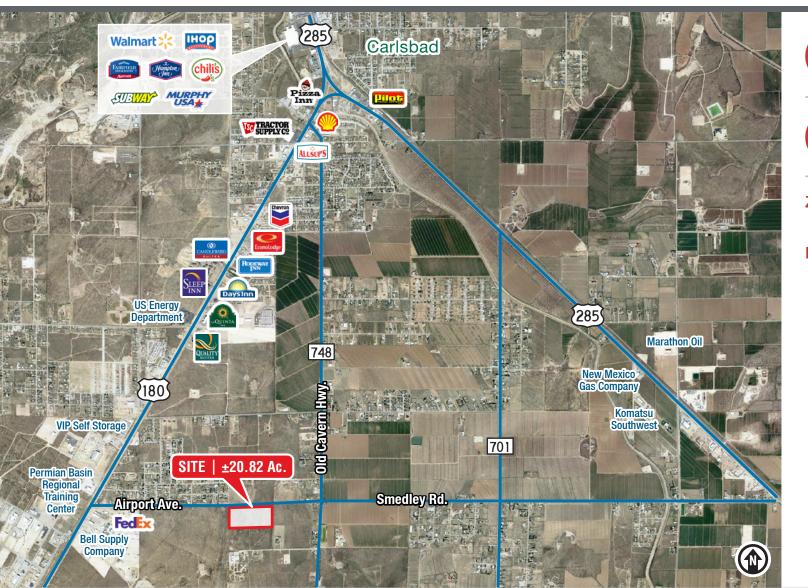
For Sale

Eddy County Mixed-Use Land ±20 ACRES WITH EASY TOWN ACCESS

300 Smedley Rd. | Carlsbad, NM 88220

SWQ Airport Ave. & Old Cavern Hwy.



AVAILABLE Land: ±20.82 Acres



ZONING

Eddy County

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

N SunVista

got space

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Genieve Posen genieve@sunvista.com 505 998 1568

For Sale

Eddy County Mixed-Use Land ±20 ACRES WITH EASY TOWN ACCESS

300 Smedley Rd. | Carlsbad, NM 88220

LOCATION





505 878 0001 | sunvista.com f in a 6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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Carlsbad

TRADE AREA ANALYSIS

CARLSBAD | NEW MEXICO

Most of Carlsbad's development was due to irrigation water. Local cattleman 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.

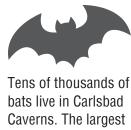
64,397 Carlsbad/Artesia CBSA Population



Carlsbad is a Hub for Potash Mining, Petroleum Production & Tourism

LARGEST EMPLOYERS IN CARLSBAD

- Waste Isolation Pilot Plant
- Intrepid Potash
- Carlsbad Municipal Schools
- Mosaic Potash
- Carlsbad Medical Center
- Walmart
- Eddy County
- Constructors, Inc.
- Devon Energy



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



WIPP it good.

Las Cruces

Santa Fe

Clovis

Roswell

Carlsbad

Albuquerque



Farmington

Gallup

Carlsbad is home to the DOE's Carlsbad Field Office which operates the Waste Isolation Pilot Plant (WIPP) to safely store the transuranic nuclear

wastes from the nation's defense sites.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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