

M-1 LAND WITH PREMIER I-10 VISIBILITY

2495 W AMADOR AVE, LAS CRUCES, NM 88005

FOR SALE

\$1,180,000

\$3.95/SF



FOR SALE | 2495 W AMADOR, LAS CRUCES, NM 88005

ARGUSINVESTMENTREALTY.COM



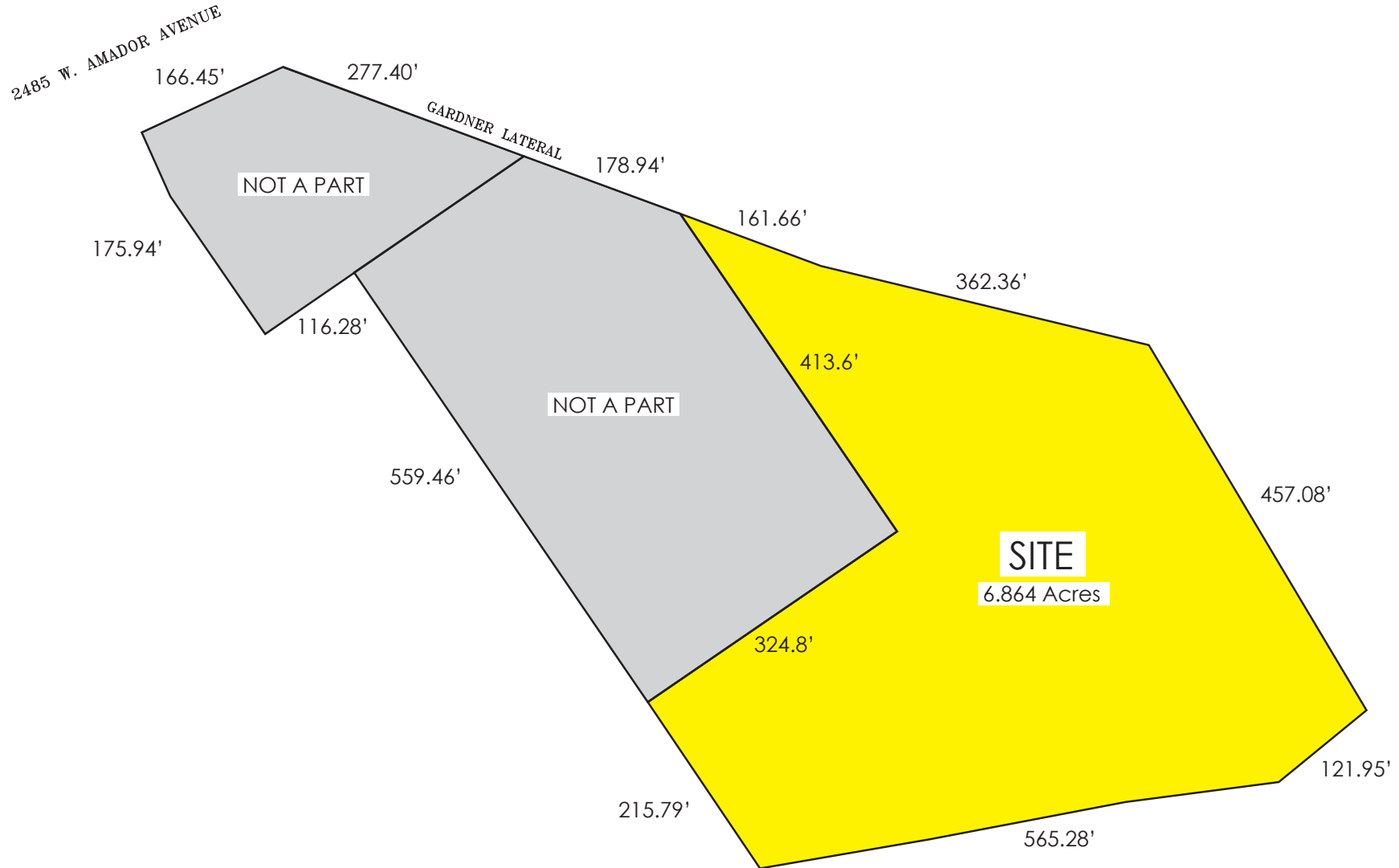
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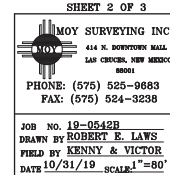
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5 MINUTE DRIVE TIME



Population - 9,921



Avg HH Income - \$54,826



10 MINUTE DRIVE TIME



Population - 57,235



Avg HH Income - \$51,929



15 MINUTE DRIVE TIME



Population - 93,121



Avg HH Income - \$57,500



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Estimated Development Costs

Item No.	Description	Quantity	Unit	Unit Price	Extended
Earthwork					
1	Clear & Grub	6	AC	200.00	1,200.00
2	Site Grading for Drainage	6	AC	1,000.00	6,000.00
3	Pond Development	6000	CY	5.00	30,000.00
	Earthwork Subtotal				37,200.00
Road Construction					
4	Linear Grading	1000	LF	12.00	12,000.00
5	Subgrade Prep	2222	SY	3.00	6,666.00
6	Base Course 6"	2222	SY	12.00	26,664.00
7	Curb & Gutter	2000	LF	18.00	36,000.00
8	AC Paving 4" SP-III	2222	SY	30.00	66,660.00
	Road Construction Subtotal				147,990.00
Sanitary Sewer					
9	Force Main	1000	LF	30.00	30,000.00
10	Lift Station	1	EA	30,000.00	30,000.00
11	Manholes	4	EA	6,000.00	24,000.00
12	SAS Connection	1	EA	10,000.00	10,000.00
	Sanitary Sewer Subtotal				94,000.00

Item No.	Description	Quantity	Unit	Unit Price	Extended
Water					
13	8" WL C-900	1000	LF	24.00	24,000.00
14	DI Fittings	3500	LB	3.00	10,500.00
15	Valves	3	EA	3,500.00	10,500.00
16	Fire Hydrant	1	EA	4,000.00	4,000.00
17	Water Connection	1	EA	6,500.00	6,500.00
	Water Subtotal				55,500.00
Other Items					
18	Mobilization	1	LS	40,000.00	40,000.00
19	SWPPP	1	LS	10,000.00	10,000.00
20	Construction Staking	1	LS	18,000.00	18,000.00
21	Contingency	1	LS	15%	60,404.00
	Other Items Subtotal				128,404.00
Total Excluding NMGR					463,094.00

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CONTACT

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