



## Roswell Commercial Development Tract F

1.71 +/- Acres | Chaves County, NM | \$378,975



### ADDRESS

4001 North Main Street  
Roswell, NM 88201

### LOCATION

Just under a half mile from East Berrendo. Head north at the intersection of Berrendo Road and Hwy 285(North Main Street) for almost a half a mile and the subject property is on the right, next to Discount Tire and Kids Dental

### PROPERTY SUMMARY

Excellent commercial development opportunity in a great location on the high-traffic area of North Main Street! Tract F is located next to Discount Tire and Kids Dental and the subdivision is located just south of Wal-Mart, Sam's, and Roswell's Mall! Zoned C2 Community Commercial and could be used for businesses such as retail, medical, and hospitality. The subdivision has platted 30-foot access and utility easements that are shared and allow access from Main Street to the property. There's also a 10' foot utility easement on the East side of the lot! Water and Sewer are not tapped but in close proximity. New Mexico Gas has a line in the area and there are also communication lines pulled close by. Part of the lot is in the flood plain and pricing should reflect loss of buildable footage. Don't miss this option to start your business today!

[nationalland.com/listing/roswell-commercial-development-tract-f](https://nationalland.com/listing/roswell-commercial-development-tract-f)



**National Land Realty**  
2817 JBS Parkway  
Suite E-21  
Odessa, TX 79762  
[NationalLand.com](https://NationalLand.com)



**Wayne Dunson**  
Office: 432-300-7023  
Cell: 432-934-4423  
Fax: 864-331-1610  
[Wdunson@NationalLand.com](mailto:Wdunson@NationalLand.com)

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