

Gateway Commercial Opportunity – I-25 Exit 75

32.00 Acres

Sierra County, NM

\$695,000



HAYDEN  OUTDOORS.



Activities & Amenities

Development Potential

Land Details

Address: 220 La Guarda Avenue,
Williamsburg, New Mexico 87942, USA

Total Acres: 32.00

Deeded Acres: 32.00



Property Summary

Prime ±32-acre mixed-use commercial property located directly off I-25 at Exit 75 in Williamsburg, NM. Offering excellent access, high visibility, and exposure to an estimated 14,000+ vehicles daily, the property presents a compelling opportunity for a variety of commercial uses, well-suited for fuel, convenience retail, fast food, hospitality, or other travel-oriented development. An outstanding opportunity along the I-25 corridor.





Land

A recently completed NMDOT interchange provides convenient on- and off-access to Interstate 25, significantly enhancing the property's commercial potential. The improved access and interstate visibility make the site particularly well-suited for businesses serving highway travelers, commercial truck traffic, and the surrounding Truth or Consequences/Williamsburg market. Potential uses may include fuel and convenience services, fast food, travel-oriented retail, hospitality, commercial services, or a mixed-use/live-work development, subject to applicable zoning and approvals.

Electrical power is available at the property line, with an existing power pole located on the parcel. No septic system is currently installed, giving a future owner the flexibility to design infrastructure appropriate for the property's intended use.

An existing water well, formerly utilized by the City of Truth or Consequences, is located on the property. The City subsequently vacated the well, and the well and associated utility easement were conveyed to the current owner by quitclaim deed. Water rights associated with the well were retained by the City of Truth or Consequences. Prospective buyers should independently verify the well's condition, potential use, permitting requirements, and the availability of water rights for their intended development.

Adding to its commercial appeal, the property offers impressive views across the Rio Grande Valley toward iconic Turtleback Mountain. Its elevated setting and dramatic mountain backdrop provide a distinctive environment rarely found with an interstate commercial property. The combination of ±32 acres, improved I-25 access, highway visibility, available power, usable terrain, and exceptional views creates a compelling opportunity for investors, developers, and owner-users seeking a strategically located property along this growing Southern New Mexico corridor.

*****Buyer to verify all listing information*****





Improvements

Zoned Mixed Use, this property offers exceptional flexibility for a wide range of commercial and owner-operated business opportunities. Potential uses include a fuel station or travel center, quick-service restaurant or franchise retail, convenience market, RV and boat service facility, equipment or contractor yard, storage development, or a live-work commercial residence.

With excellent interstate visibility, convenient interchange access, and exposure to both passenger and commercial truck traffic, the property is particularly well positioned for fuel, food, retail, and other travel-oriented services. Mixed-use zoning also provides the potential for an owner-operator to combine business operations with an on-site residence.

The interchange serves travelers accessing Truth or Consequences, Elephant Butte Lake State Park, surrounding recreational destinations, seasonal tourism attractions, and regional freight routes. This combination of location, accessibility, visibility, and flexible zoning creates a compelling opportunity for commercial development along the I-25 corridor.

Recreation

The property is ideally positioned within southern New Mexico's popular year-round recreation corridor, offering convenient access to some of the region's premier outdoor destinations. The Rio Grande is just minutes away, providing opportunities for fishing, kayaking, boating, and other water-based recreation.

Approximately 10 minutes away, Elephant Butte Lake State Park—home to New Mexico's largest reservoir—is a major regional destination for boating, sailing, jet skiing, camping, and fishing. Caballo Lake State Park, approximately 20 minutes south, offers additional boating, fishing, waterfowl hunting, camping, and outdoor recreation in a quieter setting. Nearby Turtleback Mountain and the surrounding desert landscape provide hiking, sightseeing, and panoramic views, while the Rio Grande corridor adds additional recreational and scenic opportunities.

For commercial investors and business owners, proximity to these destinations provides exposure to both seasonal visitors and year-round recreational traffic traveling the I-25 corridor. For buyers considering a mixed-use or live-work concept, the property combines commercial potential with convenient access to some of southern New Mexico's most desirable outdoor amenities.





Water/Mineral Rights & Natural Resources

- Power available via an existing power pole on the property
- Recently improved road access
- Interstate-grade exposure
- Further utility development would depend on buyer use and county approvals.
- Water & Mineral Rights To be conveyed to buyer if presently held
- Further utility development would depend on buyer use and county approvals.

****Buyer to verify all information****

Region & Climate

Interstate 25 is New Mexico's primary north-south transportation corridor. This segment serves both recreational tourism traffic to Elephant Butte Lake, Caballo Lake, and Percha Dam State Park and consistent freight transport between El Paso, Las Cruces and Albuquerque.

Exit 75 represents one of the more strategic development points in the Williamsburg/Truth or Consequences trade area. The corridor benefits from year-round traffic flow driven by tourism, commerce, and interstate freight.

Location

Located in Williamsburg, New Mexico at I-25 Exit 75

Coordinates: 33.11576, -107.30034

- 5 minutes to Truth or Consequences
- 10 minutes to Elephant Butte Lake
- 20 minutes to Caballo Lake
- 30 minutes to Percha Dam State Park
- 75 minutes to Las Cruces
- Approximately 2 hours to Albuquerque

This is one of the primary gateway exits serving the Elephant Butte recreation market.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

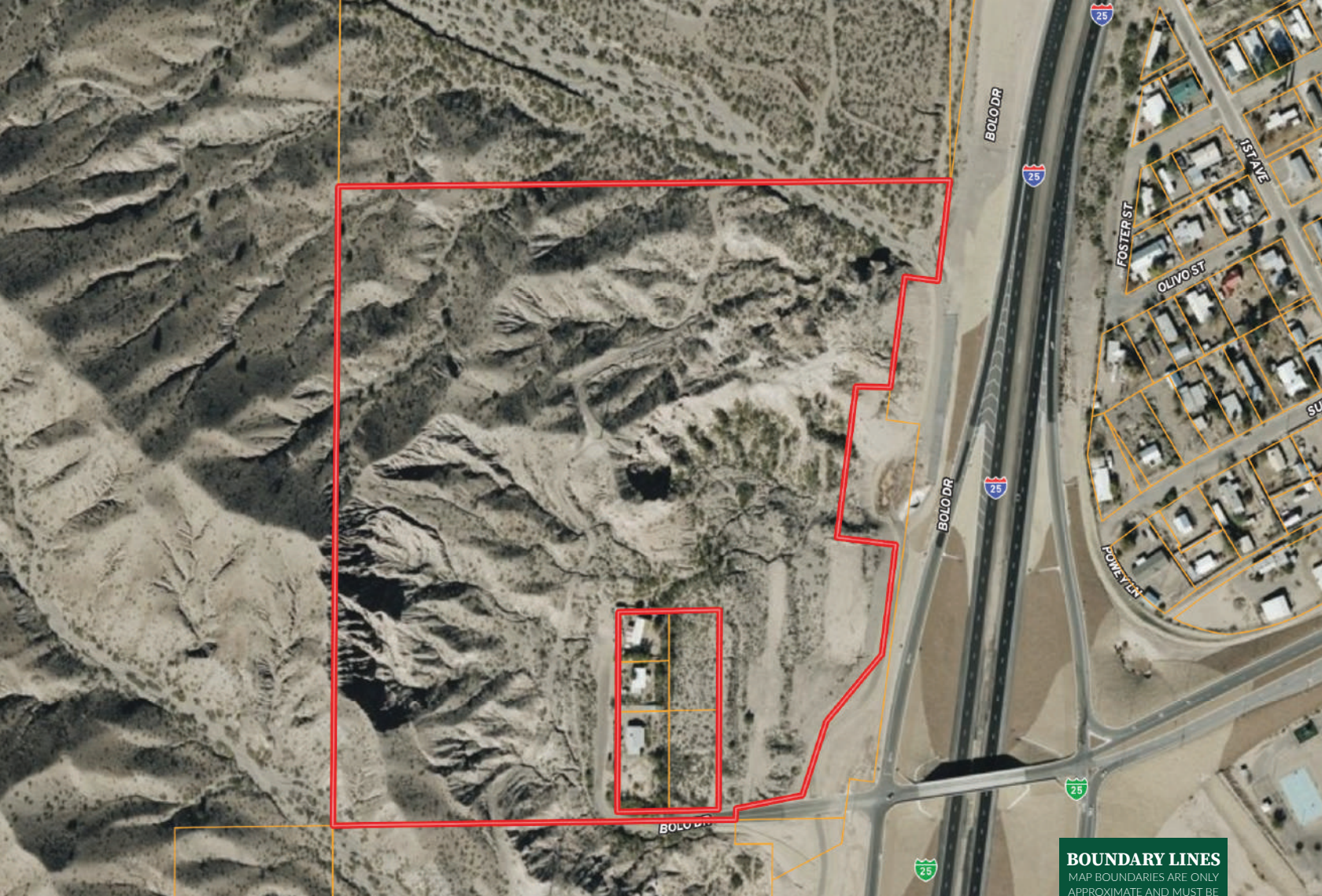


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
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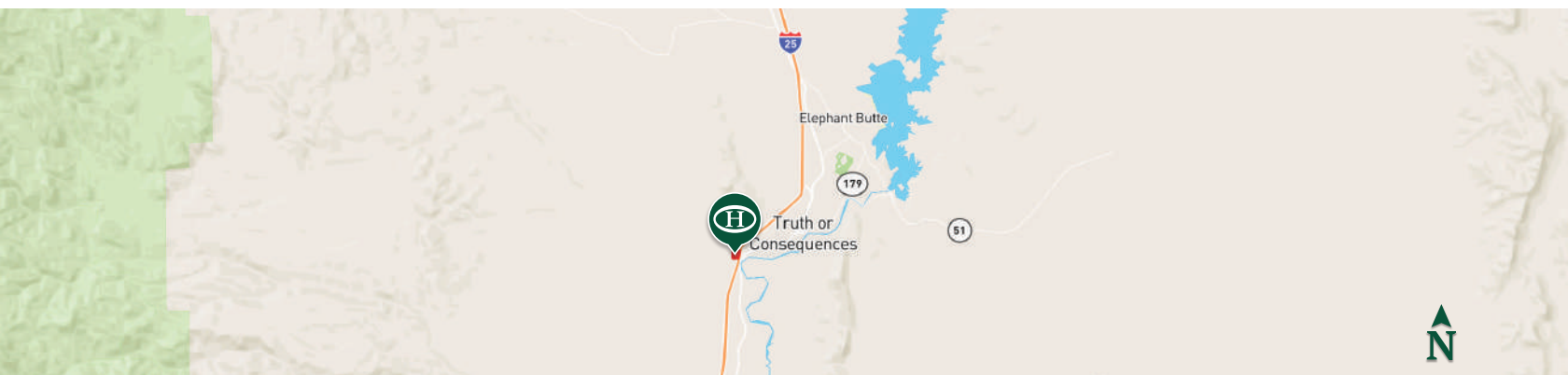




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Robert Espinoza Sr.

-  Broker Associate, Licensed in NM
-  respinozasr@HaydenOutdoors.com
-  505.486.4921


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