

COMMERCIAL/RETAIL

Tract 1 12.18 acres 530,560 sq/ft



For illustrative purposes only

Carlston Ranch is an entitled, zoned and platted 1,232.3 acre +/- Master Planned community in the historic and bustling City of Carlsbad, New Mexico, and owned by Montclair Development Corporation.

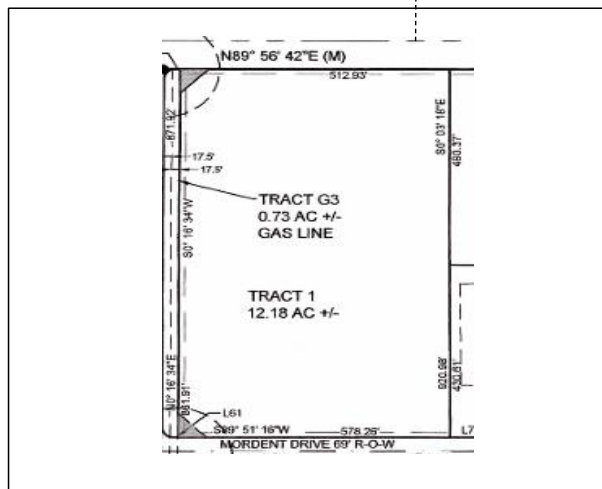
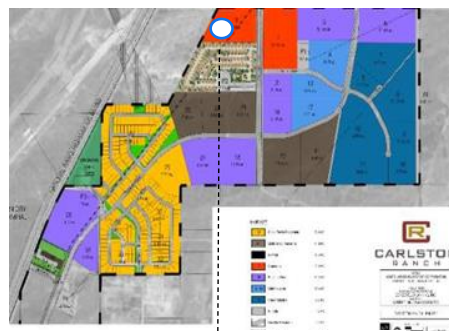
- **FOR SALE**
- **LEASE**
- **BUILD TO SUIT**

TRACT 1

Acreage: 12.18 acres

Square Footage: 530,560 sq ft Zoned for
Commercial/Retail Water, Sewer, Electric,
Fiber Optic City Fire and Police
Expedited Approval Process
Can Subdivide/Rezone Proximity to Airport

Commercial/ Retail opportunities within
Phase One will serve the current needs of
Carlsbad and the future residents of
Carlston Ranch. Onsite infrastructure
construction has commenced and there are
strategic sites located along Carlston Drive,
Derrick Road and National Parks Highway.



CARLSTON RANCH IS IN YOUR FUTURE

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