

COMMERCIAL/RETAIL

Tract 19 | 9.38 acres | 408,592 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.

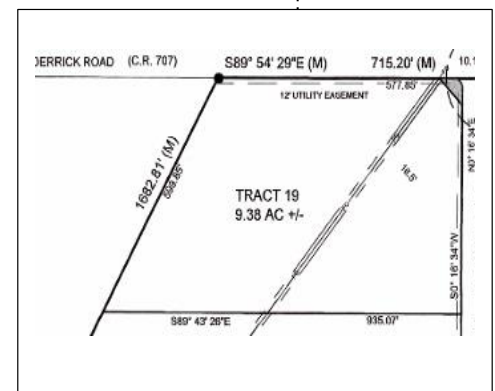
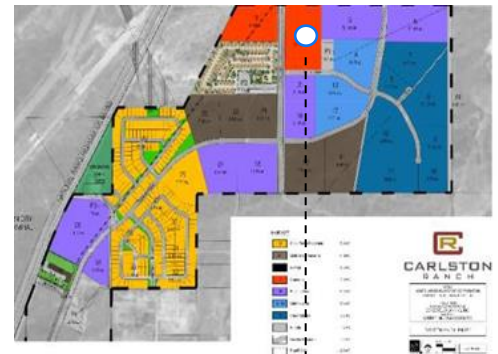
- **FOR SALE**
- **LEASE**
- **BUILD TO SUIT**

TRACT 19

Acreage: 9.38 acres

Square Footage: 408,592 sq ft Zoned for Commercial/Retail Water, Sewer, Electric, Fiber Optic City Fire and Police Expedited Approval Process Can Subdivide/Rezone Proximity to Airport

Zoned for Commercial and 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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