

FREESTANDING RETAIL

2319 Ave O, Eunice, NM 88231

Retail
Investment Opportunity

Offering Memorandum

Vacant Retail Opportunity | New 2024 Build | ±10,431 SF | \$115.04 PPSF



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Freestanding Retail
2319 Ave O, Eunice, NM 8823



2319 Ave O
Eunice, NM 88231

\$1,200,000

Price

2024

Year Built

±1.02 AC

Lot Size

±10,431 SF

GLA

\$115.04

Price Per SF





Oil Patch
Motel & Tiny Homes



Mettie Jordan Elementary
±339 Students

Eunice High School
±664 Students



WES / Water Energy Services
Logistics Service

Parker Energy Support Services
Trucking Company

Eunice Senior Center
Senior Citizen Center

Subject Property

Avenue C



INVESTMENT HIGHLIGHTS

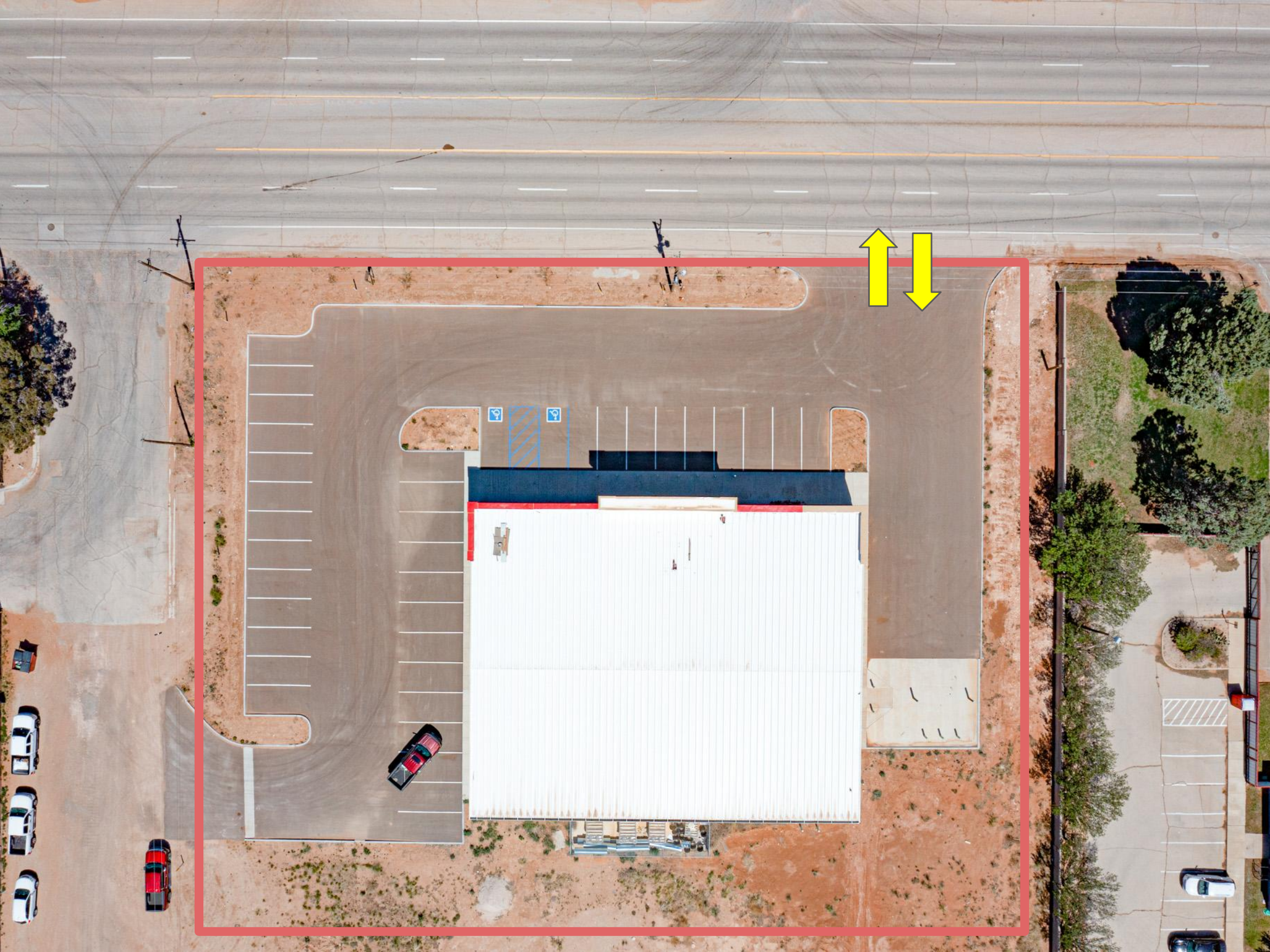
\$1,200,000
Price

2024
Year Built

Property Highlights

- **Brand-New 2024 Construction:** This newly completed, never-occupied building offers a pristine, modern design and eliminates concerns around deferred maintenance or near-term capital expenditures. Tenants and investors benefit from updated systems, energy efficiency, and contemporary construction standards.
- **Strategic Location in Energy Corridor:** Located in Eunice, NM, the property sits within a key hub of the Permian Basin's energy and oil activity. This positioning provides strong economic fundamentals, steady workforce demand, and consistent traffic driven by industry-related businesses and residents.
- **Move-In Ready Opportunity:** The interior space is delivered in clean, shell condition, providing an ideal blank slate for a variety of retail, medical, or service-oriented users. This allows tenants to efficiently customize the layout to their specific needs with minimal time and cost to occupancy.
- **Flexible ±10,431 SF Retail Footprint:** The building offers approximately ±10,431 square feet of adaptable space, making it well-suited for single or multi-tenant configurations. The size and layout can accommodate a broad range of uses, from national retailers to regional operators or professional service providers.
- **Ample ±1.02 Acre Site with Visibility:** Situated on approximately ±1.02 acres, the property provides generous parking capacity and excellent site circulation. Its prominent positioning enhances visibility and accessibility, helping attract both local traffic and customers from the surrounding trade area.





MARKET OVERVIEW

Freestanding Retail
2319 Ave O, Eunice, NM 8823



EUNICE, NM



3,000

Total Population

1,400

Employed Population

\$60,000

Median HH Income

34

Median Age

Local Market Overview

Eunice, New Mexico is a small, stable community with a workforce that is largely tied to the oil and gas industry. This economic base creates a unique dynamic where incomes can be relatively strong during periods of energy activity but are also subject to fluctuation. The population is predominantly working-class, and consumer behavior tends to be practical and needs-driven rather than focused on discretionary or luxury spending.

From a retail standpoint, Eunice functions as a convenience-oriented market rather than a destination for shopping. Its proximity to larger nearby cities means that residents often travel outside the immediate area for broader retail options, while nearby Texas markets also draw some spending due to competitive pricing. As a result, local retail is limited in scope and focused primarily on serving everyday needs within the community.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2319 Ave O, Eunice, NM 88231** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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