FREESTANDING RETAIL

2319 Ave O, Eunice, NM 88231

Retail
Investment Opportunity
Offering Memorandum

Vacant Retail Opportunity | New 2024 Build | ±10,431 SF | $134.22 PPSF

MATTHEWS™

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PROPERTY OVERVIEW

Freestanding Retail
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Eunice, NM 88231

$1,400,000
Price

2024
Year Built

±1.02 AC
Lot Size

±10,431 SF
GLA

$134.22
Price Per SF


E
XCU
Oil Patch
Motel & Tiny Homes
DOLLAR GENERAL
CARDINAL
HARDWARE & LUMBER
LOWE'S
MARKET
Mettie Jordon Elementary
±339 Students
Eunice High School
±664 Students
BTH
SERVICES AND RENTAL
WES / Water Energy Services
Logistics Service
Eunice Senior Center
Senior Citizen Center
Parker Energy Support Services
Trucking Company
Subject Property
Avenue O

INVESTMENT HIGHLIGHTS

$1,400,000
Price

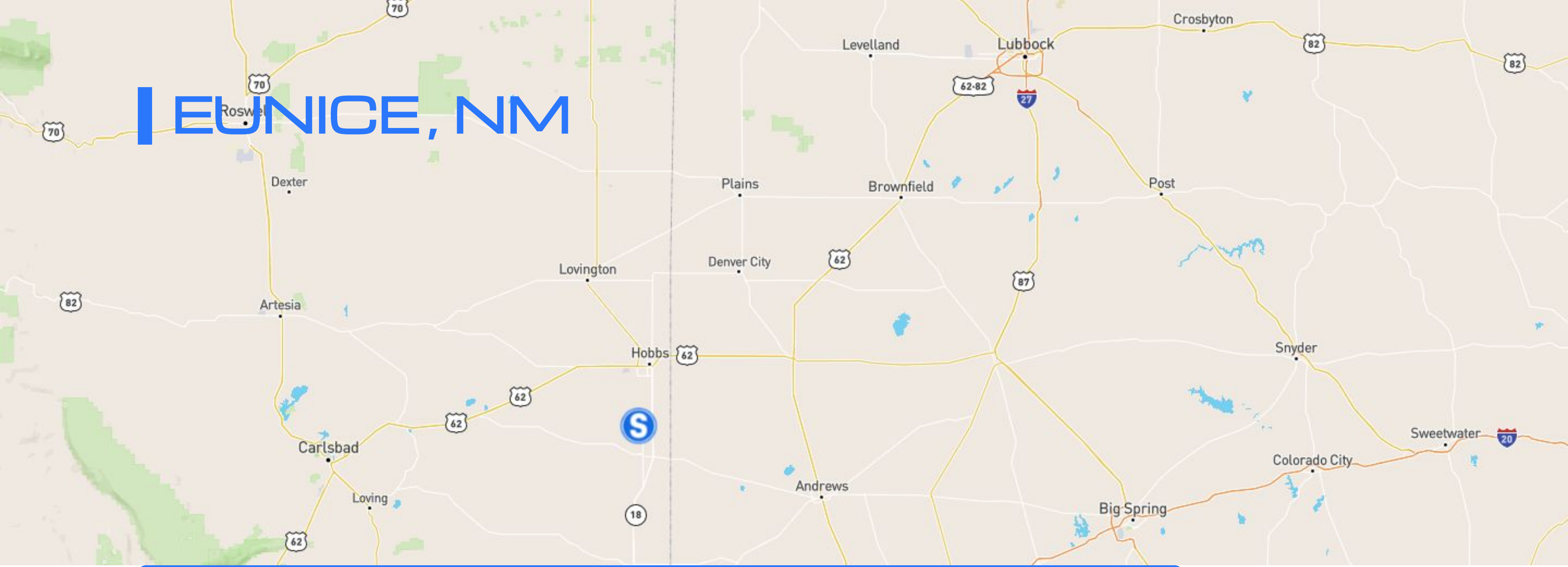
2024
Year Built

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

EUNICE, NM



3,000	1,400	$60,000	34
Total Population	**Employed Population**	**Median HH Income**	**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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