



POINTE

NOW PRE-SELLING

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POINTE HOMES COMMERCIAL

01 VAULTED BUSINESS PARK

Office / Warehouse Condos for Sale | 1800 Appaloosa Dr, Sunland Park, NM

18 Units

AVAILABLE NOW

2,200-4,800 SF

UNIT SIZES

Up to 22'

CLEAR HEIGHT

Design-Build

TURNKEY DELIVERY

PRESENTED BY BOOM REAL ESTATE GROUP | HOME PROS REAL ESTATE GROUP



THE OPPORTUNITY

Stop renting a box. Own the building.

Vaulted Business Park is an architect-designed collection of office / warehouse condos just off Sunland Park Dr and minutes from I-10. Commercial-grade metal shells dressed in corten steel and storefront glass make your business look like it belongs on a magazine cover, not an industrial back lot.

Pointe Homes brings two decades of building experience to every unit. Pick your pad, tell us how you work, and we design and build it around you. You walk in to a finished, turnkey space.

Your own address, your own door, and equity in the walls instead of a landlord's pocket.

- Design-build: layout, finishes and use tailored to each buyer
- Units from 2,200 SF, with 4,800 SF buildings for larger users
- Commercial / light industrial zoning with flexible permitted uses
- 167 shared parking spaces plus 22 accessible spaces
- Financing available through a local lender





BUILT FOR

One park. A dozen ways to use it.

Professional Office

Client-facing space with storefront glass and your name on the building.

Showroom & Retail

Storefront-style frontage for brands that want to be seen.

Flex & Light Distribution

Tall clear heights and roll-up access for stock, fleet and fulfillment.

Contractor & Trades

Secure shop, storage and office under one roof.

High-End Storage

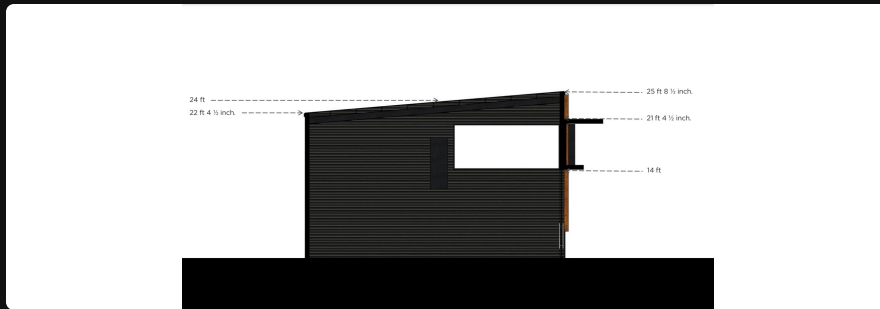
Car collections, RVs, boats and wine, kept in a building worthy of them.

Private Lifestyle Space

The garage, game room or clubhouse you never had space for at home.

CONSTRUCTION

Commercial grade. Designer finish.



MATERIAL PALETTE AND BUILDING ELEVATION, CONCEPT

INCLUDED WITH EVERY UNIT

- Land and common areas
- Paved, shared parking
- Landscaping (\$3.25/SF allowance)
- Architectural plans (\$5/SF allowance)
- Utilities to the building: electricity, gas and fire sprinkler main

BUILDING SHELL

- | | |
|----------------------------------|-----------------------------------|
| ■ Metal rigid frame structure | ■ 24 GA concealed gutters |
| ■ 26 GA standing seam metal roof | ■ Self-adhered vapor barrier |
| ■ 26 GA U-panel wall panels | ■ 24 GA flush wall soffit panels |
| ■ 22 GA corten wall panels | ■ 26 GA flush R-panel at canopies |
| ■ 24 GA flush wall panels | ■ Storefront-type glass |

Up to 22' clear height per plans. Interior build-out designed with each buyer.

SITE PLAN & AVAILABILITY

Pick your pad.

Available Sold



Unit size	Units	Available
2,200 SF	I, J	2
2,400 SF	B, K, L, M to V	13
4,800 SF	C, D, E	3
Total		18 units

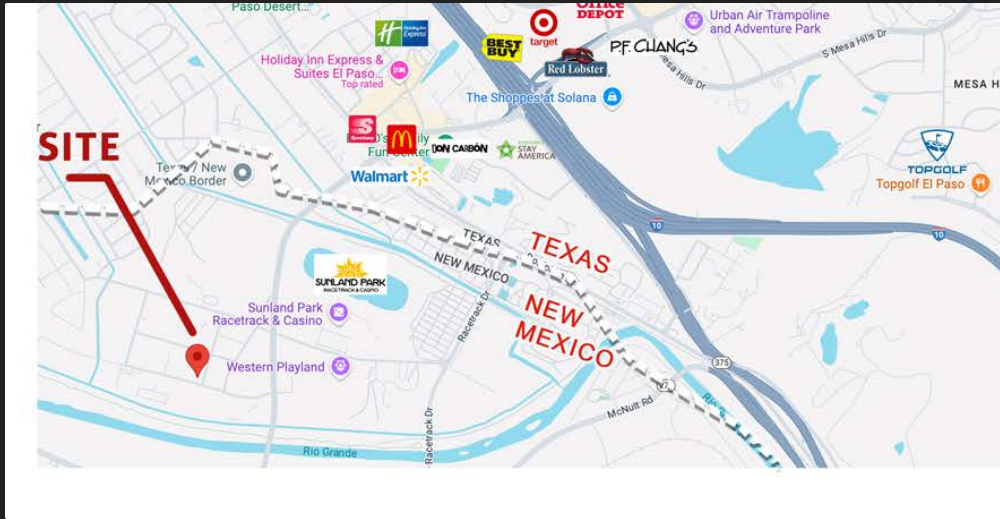
About 50,000 SF still available across the park. Neighboring units can be combined for users who need more room.



AERIAL SITE CONCEPT

LOCATION

Sunland Park, NM. Minutes from everything.



- 1800 Appaloosa Dr at Derby Rd, just off Sunland Park Dr
- Minutes to I-10 and the west side of El Paso
- About 21.6 miles / 35 minutes to El Paso International Airport
- Borderplex market of roughly 2.4 million people (El Paso tri-county about 1.1M, Ciudad Juarez about 1.3M)

AREA SNAPSHOT

	1 mile	3 miles	5 miles
Population (2026 proj.)	7,135	79,161	141,351
Households (2026 proj.)	3,196	32,228	54,630
Avg. HH income (2021 est.)	\$67,092	\$72,326	\$82,410

RESERVE YOUR UNIT

Carlos Chavez

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Pricing and unit packages available on request.



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