



WAREHOUSE/OFFICE PROPERTY FOR LEASE

1900 Appaloosa Dr

**±1,500 - 4,500 SF**

SUNLAND PARK, NM 88063

CALL FOR MORE INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



**Will Brown, SIOR**  
915.213.7791 Office  
will@sonnybrown.com

*The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.*



# Sunland Trade Center

1900 APPALOOSA DR, SUNLAND PARK, NM 88063

## PROPERTY FEATURES

### PROPERTY DESCRIPTION

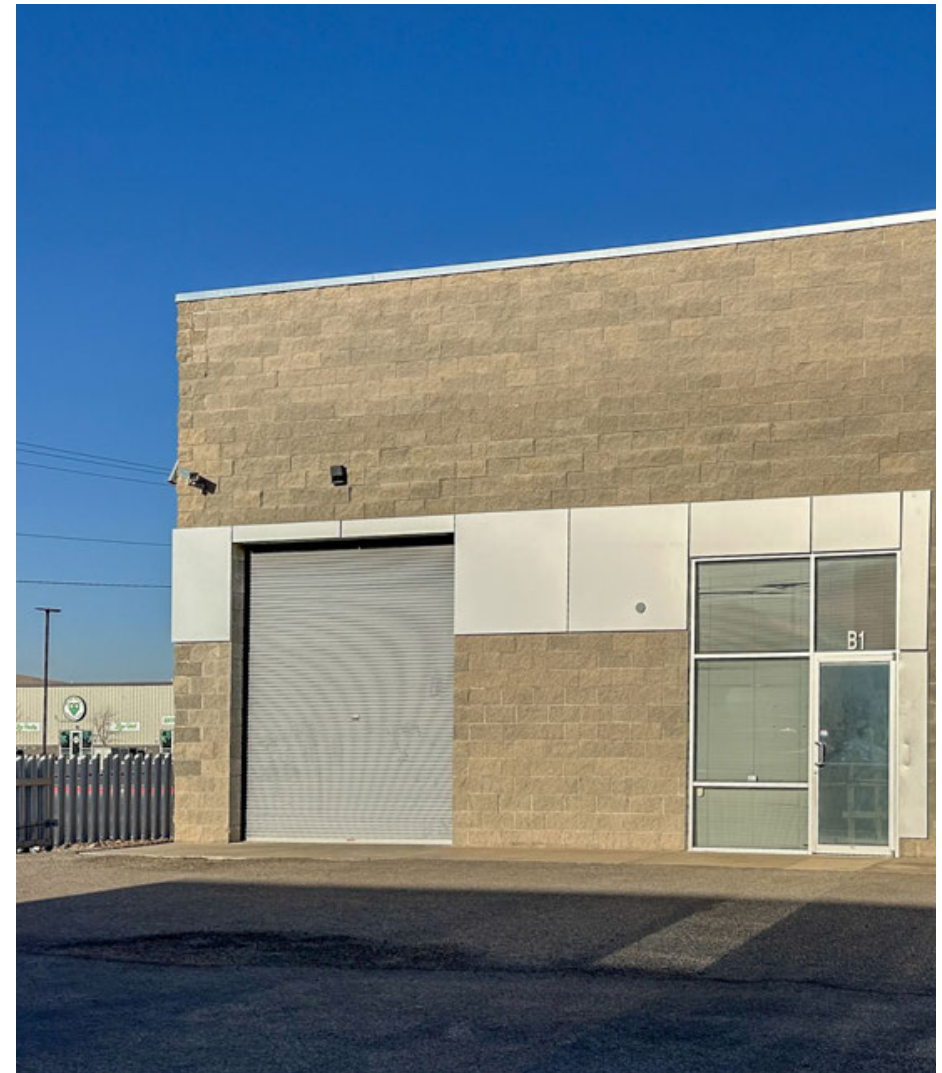
Sunland Trade Center is a (2) Building office/warehouse complex featuring spaces of 1,500 SF. Spaces include a large overhead/ grade level door and standard office finish out. The center is an attractive block construction. Flexible lease terms available. Ideal for numerous uses from office / showroom, storage, light manufacturing, etc.

### PROPERTY SUMMARY

- **Total Building SF:** 30,000 SF
- **Built:** 2006
- **Land Area:** 1.62 Acres
- **Property secured by electronic fence**
- **Location Highlights:** Close proximity to Texas/Western El Paso, Interstate 10, Loop 375, New Mexico State Road 273/McNutt Rd, and future Border Highway Connector (linking Sunland Park Dr with Pete V Domenici Hwy and Santa Teresa Port of Entry), as well as The Shoppes at Solana/Inline Shopping Centers

**WAREHOUSE/OFFICE PROPERTY FOR LEASE:**

**±1,500 – 4,500 SF | CALL FOR PRICING**



# Sunland Trade Center

1900 APPALOOSA DR, SUNLAND PARK, NM 88063

## BORDER HIGHWAY CONNECTOR

WAREHOUSE/OFFICE PROPERTY FOR LEASE:

±1,500 – 4,500 SF | CALL FOR PRICING



### PROJECT DESCRIPTION

The **Border Highway Connector** is an upcoming \$150 million, 8.3-mile, four-lane highway designed to link Pete Domenici Highway (NM 136) in Santa Teresa to Anapra Road in Sunland Park, New Mexico, near West El Paso/I-10 & Loop 375 Access.

The project includes constructing a new bridge over Union Pacific Railroad tracks, establishing a new intersection at NM 136, and enhancing the McNutt Road and Sunland Park Drive intersection. Funded by \$79 million in federal grants from the Federal Highway Administration Program and pending state funding, construction is slated to begin in October 2025, with completion anticipated between 2028 and 2029.

### PROJECT SUMMARY

---

**Reduced Travel Time:**

Estimated travel time between southern Sunland Park and the Santa Teresa Port of Entry to go from 20-25 mins to about 10 mins.

**Economic Growth:**

Supports trade and logistics industries, boosting business opportunities in Santa Teresa and Sunland Park.

**Project Timeline:**

Construction start planned for Q4 2025, with completion anticipated by 2028/2029

---

**Reduced Travel Time:**

Estimated travel time between southern Sunland Park and the Santa Teresa Port of Entry to go from 20-25 mins to about 10 mins.

---

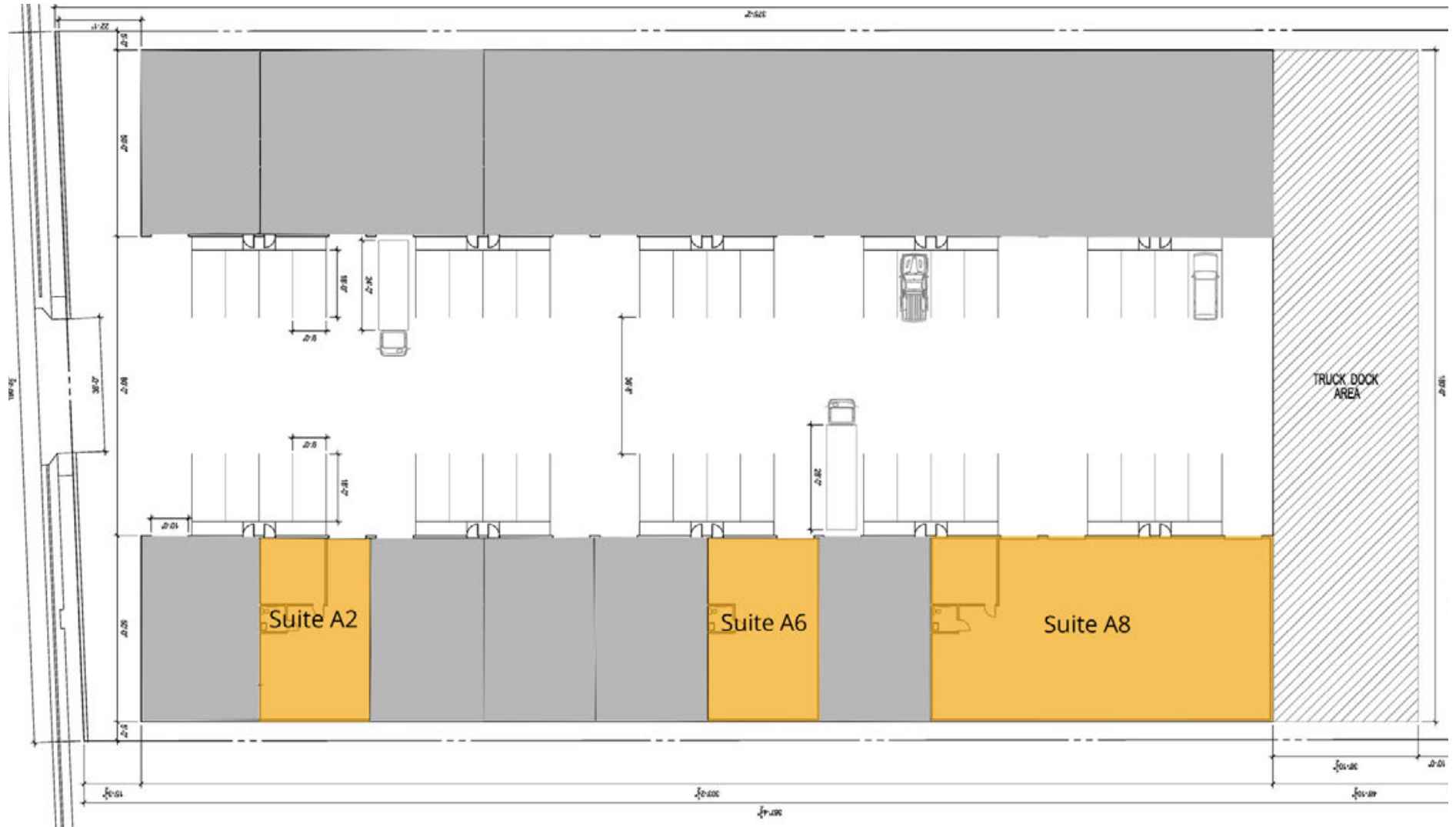
# Sunland Trade Center

1900 APPALOOSA DR, SUNLAND PARK, NM 88063

WAREHOUSE/OFFICE PROPERTY FOR LEASE:

±1,500 – 4,500 SF | CALL FOR PRICING

## SITE PLAN



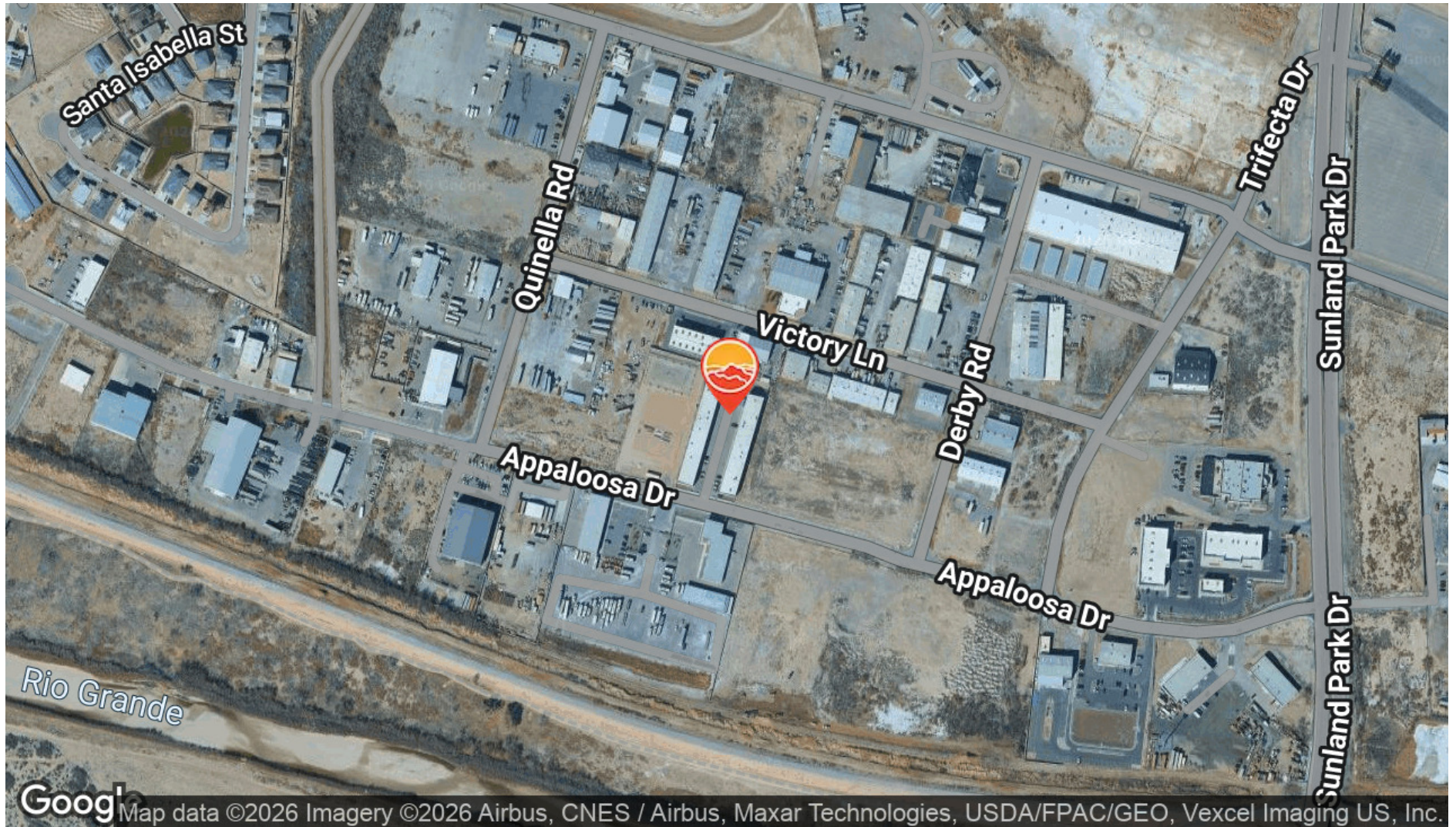
# Sunland Trade Center

1900 APPALOOSA DR, SUNLAND PARK, NM 88063

WAREHOUSE/OFFICE PROPERTY FOR LEASE:

±1,500 – 4,500 SF | CALL FOR PRICING

## AERIAL MAP



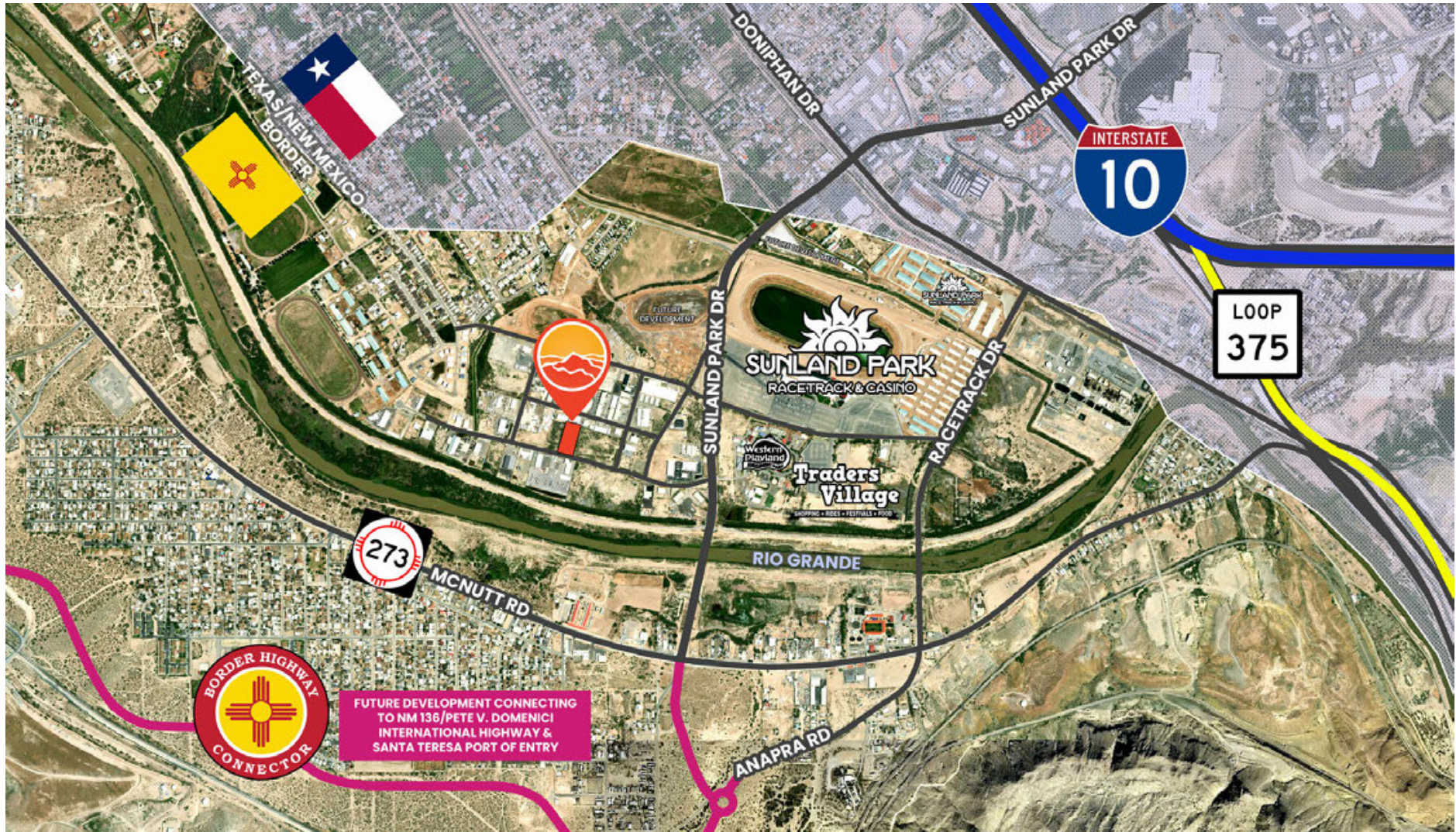
# Sunland Trade Center

1900 APPALOOSA DR, SUNLAND PARK, NM 88063

WAREHOUSE/OFFICE PROPERTY FOR LEASE:

±1,500 – 4,500 SF | CALL FOR PRICING

## SURROUNDING AREA



# Sunland Trade Center

1900 APPALOOSA DR, SUNLAND PARK, NM 88063

## DEMOGRAPHICS MAP & REPORT

### POPULATION

#### 1 MILE 3 MILES 5 MILES

Total Population	5,876	40,696	113,679
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	41

### HOUSEHOLDS & INCOME

#### 1 MILE 3 MILES 5 MILES

Total Households	1,971	15,843	44,835
# of Persons per HH	3	2.6	2.5
Average HH Income	\$62,230	\$75,733	\$96,181
Average House Value	\$209,133	\$239,525	\$292,681

2020 American Community Survey (ACS)

## WAREHOUSE/OFFICE PROPERTY FOR LEASE:

±1,500 – 4,500 SF | CALL FOR PRICING





**NEW MEXICO ASSOCIATION OF REALTORS®**  
**BROKER DUTIES - 2024**  
**PART I – BROKER DUTIES**



Per New Mexico law, Brokers are required to perform a specific set of applicable Broker Duties. Prior to the time the Broker generates or presents any written documents that has the potential to become an express written agreement, he/she must disclose such duties and obtain written acknowledgement that the Broker has made such disclosures.

**SECTION A:** **All Brokers in this transaction owe the following broker duties to ALL buyers, sellers, landlords and tenants in this transaction, even if the broker is not representing the buyers, sellers, landlords and tenants in the transaction:**

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of any potential conflict of interest that the broker has in the transaction, including, but not limited to:
  - A. Any written brokerage relationship the Broker has with any other parties to the transaction or;
  - B. Any material interest/relationship of a business, personal or family nature that the broker has in the transaction; or
  - C. Any written agreement the Broker has with a Transaction Coordinator who will be providing services related to the transaction.
5. Written disclosure of any adverse material facts actually known by the broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.

**SECTION B:** **In addition to the above duties, Broker(s) owes the following Broker Duties to the buyers, sellers, landlords and/or tenants in this transaction to whom the Broker(s) is/are directly providing real estate services, regardless of the scope and nature of those services.**

1. Unless otherwise agreed to in writing by the party, assistance to the party in completing the transaction including:
  - A. timely presentation of and response to all written offers or counteroffers; and
  - B. active participation in assisting in complying with the terms and conditions of the contract and with the finalization of the transaction;

If the broker in the transaction is not providing the service, advice or assistance described in Paragraphs 1A or 1B of this Subsection, the party must agree in writing that the broker is not expected to provide such service, advice or assistance. The broker shall disclose the existence of such agreement in writing to the other brokers involved in the transaction.
2. Acknowledgement by the broker that there may be matters related to the transaction that are outside the broker's knowledge or expertise and that the broker will suggest that the party seek expert advice on these matters;
3. Advise to consult with an attorney regarding the effectiveness, validity or consequences of any written document generated by the brokerage or presented to the party and that has the potential to become an express written agreement;
4. Prompt accounting for all money or property received by the broker;
5. Maintenance of any confidential information learned in the course of any prior agency relationship unless the disclosure is with the former principal's written consent or is required by law;
6. Written disclosure of brokerage relationship option available in New Mexico:
  - A. **Exclusive agency:** an express written agreement between a person and a brokerage wherein the brokerage agrees to exclusively represent as an agent the interest of the person in real estate transaction;
  - B. **Dual agency:** an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as facilitator in real estate transaction rather than as an exclusive agent for either party;
  - C. **Transaction Broker:** The non-fiduciary relationship created by law, wherein a brokerage provides real estate services without entering into an agency relationship.
7. Unless otherwise authorized in writing, a broker who is directly providing real estate services to a seller shall not disclose the following to the buyer in a transaction:
  - A. that the seller has previously indicated he/she will accept a sales price less than the asking or listed price;
  - B. that the seller will agree to financing terms other than those offered;
  - C. the seller's motivation for selling/leasing; or
  - D. any other information the seller has requested in writing remain confidential, unless disclosure is required by law;
8. Unless otherwise authorized in writing, a broker who is directly providing real estate service to a buyer shall not disclose the following to the seller in the transaction:
  - A. that the buyer has previously indicated he/she will pay a price greater than the price submitted in a written offer;
  - B. the buyer's motivation for buying; or
  - C. any other information the buyer has requested in writing remain confidential, unless disclosure is required by law.

**BUYER(S), SELLER(S), LANDLORD(S) AND/OR TENANT(S): PLEASE ACKNOWLEDGE RECEIPT BY INITIALING BELOW.**





**NEW MEXICO ASSOCIATION OF REALTORS®  
BROKER DUTIES – 2024**



**THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
BROKERS ARE NOT PARTIES TO THIS PURCHASE AGREEMENT.**

**BUYER'S / TENANT'S BROKER(S)**

➔ Buyer's / Tenant's Broker Name	Buyer's / Tenant's Broker's NMREC License No.		
If different, Buyer's / Tenant's Broker's Qualifying Broker's Name	Buyer's / Tenant's Broker's Qualifying Broker's NMREC License No.		
Buyer's / Tenant's Brokerage Firm	Office Phone	Fax	
Buyer's / Tenant's Brokerage Address	City	State	Zip Code
Email Address	Cell Number	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	

➔ Buyer's / Tenant's Broker Name	Buyer's / Tenant's Broker's NMREC License No.		
If different, Buyer's / Tenant's Broker's Qualifying Broker's Name	Buyer's / Tenant's Qualifying Broker's NMREC License No.		
Buyer's / Tenant's Brokerage Firm	Office Phone	Fax	
Buyer's / Tenant's Brokerage Address	City	State	Zip Code
Email Address	Cell Number	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	

**SELLER'S / LANDLORD'S (OWNER) BROKER**

➔ <b>Will Brown</b>	<b>20712</b>		
Seller's / Landlord's Broker Name	Seller's / Landlord's Broker's NMREC License No.		
If different, Seller's Broker's Qualifying Broker's Name	Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.		
<b>Sonny Brown Associates, LLC</b>	<b>915-584-5511</b>	<b>915-584-6315</b>	
Seller's / Landlord's Brokerage Firm	Office Phone	Fax	
<b>200 Bartlett Drive Suite 105</b>	<b>El Paso</b>	<b>TX</b>	<b>79912</b>
Seller's / Landlord's Brokerage Address	City	State	Zip Code
<b>will@sonnybrown.com</b>		Broker <input checked="" type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	
Email Address	Cell Number		

➔ Seller's / Landlord's Broker Name	Seller's / Landlord's Broker's NMREC License No.		
If different, Seller's / Landlord's Broker's Qualifying Broker's Name	Seller's / Landlord's Broker's Qualifying Broker's NMREC License No.		
Seller's / Landlord's Brokerage Firm	Office Phone	Fax	
Seller's / Landlord's Brokerage Address	City	State	Zip Code
Email Address	Cell Number	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	