

# For Sale | Vacant Land



Licensed in NM & TX

1855 Appaloosa Dr Sunland  
Park, NM 88063

**Subject  
Property**

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# Listing Overview



Sale Price	\$1,605,186
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Lot Size	3.35 ± Acres
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This prime vacant commercial land offers an excellent opportunity for development in a strategic location. Situated in a growing area, it boasts easy access to major roads and nearby amenities, making it ideal for businesses or investment ventures. With ample space and potential for customization, this land provides a blank canvas for your commercial vision to come to life



## Property Highlights

- Located along the Texas/NM border
- The area is close to various entertainment options. Sunland Park Racetrack & Casino is a notable attraction nearby, offering horse racing, gaming, and dining experiences.
- 2.0 miles west of I-10
- One of the few Rio Grande bridge crossings in the area
- Located in the El Paso-Las Cruces, TX-NM Combined Statistical Area - combined population of 1,098,541 (2023)
- Site is in an entertainment district that allows cannabis sales - Sunland Park has generated over \$100 million in revenue since 2022, ranking 2nd in cannabis sales statewide.

## Sunland Park Racetrack & Casino

Sunland Park Racetrack & Casino is a premier entertainment destination located in Sunland Park, New Mexico, just minutes from El Paso, Texas. It offers a unique blend of live horse racing, casino gaming, dining, and entertainment. The racetrack hosts thoroughbred and quarter horse racing, with its most notable event being the Sunland Derby, a key Kentucky Derby prep race held during the racing season. The casino features over 700 slot machines, electronic table games, and video poker. Sunland Park regularly hosts special events, promotions, and live entertainment, making it a popular destination for both locals and visitors.



# Location Overview



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## Distance from Subject Property(Approx.)

Las Cruces, NM	41.2 Miles
Downtown El Paso,	8.1Miles
TX I-10	1.5 Miles

## El Paso-Las Cruces, TX-NM CSA

Population Median Household	1,097,273
Income Number of	\$58,170
Households	389,615

Source: US Census Bureau, 2024