



±1.87 AC

**SALE PRICE REDUCED!**

# 170 Trifecta Dr ±1.87 AC

SUNLAND PARK, NM 88063

FOR MORE INFORMATION, PLEASE CONTACT



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**Managing Partner**  
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GREAT OPPORTUNITY FOR PRIME LAND SITE DEVELOPMENT IN SUNLAND PARK, NEW MEXICO NEAR TEXAS BORDER/WEST EL PASO

**ASKING PRICE: \$692,386**

*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.*



# 170 Trifecta Dr

170 TRIFECTA DR, SUNLAND PARK, NM 88063

LAND FOR SALE:

±1.87 ACRES | \$692,386 | \$8.50/SF

## PROPERTY FEATURES

### PROPERTY DESCRIPTION

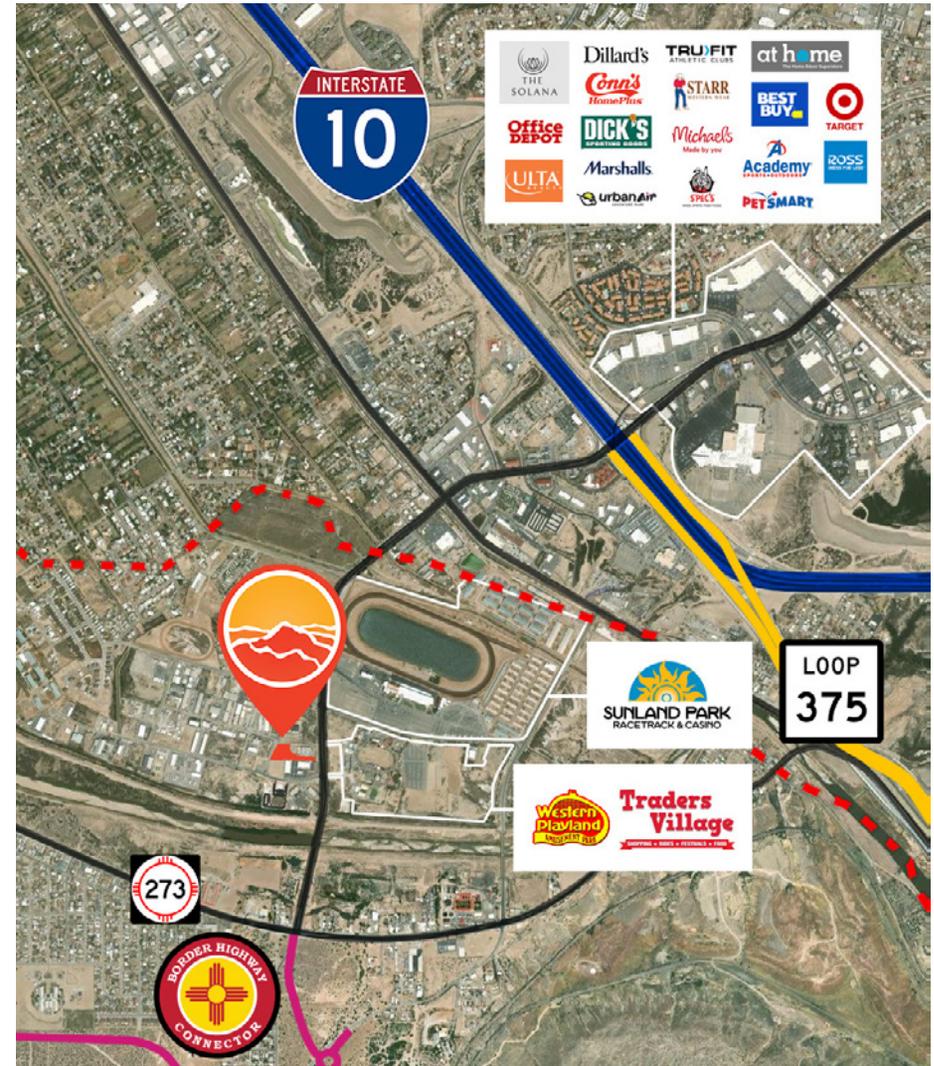
This ±1.87 acres of land area is a great development opportunity centrally located in Sunland Park, New Mexico Entertainment District anchored by Sunland Park Racetrack & Casino, adjacent to established retail. **PRICE RECENTLY REDUCED**

### PROPERTY SUMMARY

- **±1.87 acres of land area**
- **Zoning:** C-2, General Commercial
- **Potential development options could include:** Retail, Restaurant, Flex, Office
- **Utilities to site**
- **Street Access:** Sunland Park Dr and Trifecta Dr
- **Near planned Border Highway Connector access**

### LOCATION HIGHLIGHTS

- Centrally located in Entertainment District anchored by Sunland Park Racetrack & Casino, adjacent to established retail
- Positioned across from Western Playland Amusement Park and future Traders Village development
- 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



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## BORDER HIGHWAY CONNECTOR



### 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

#### 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.

#### Economic Growth:

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

#### Alternative I-10 & Loop 375 Access:

Offers a new option for commercial trucks accessing I-10/Loop 375 outside of NM 136/TX 178, especially during the planned three-year closure of the Bridge of the

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AERIAL





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## AERIAL MAP





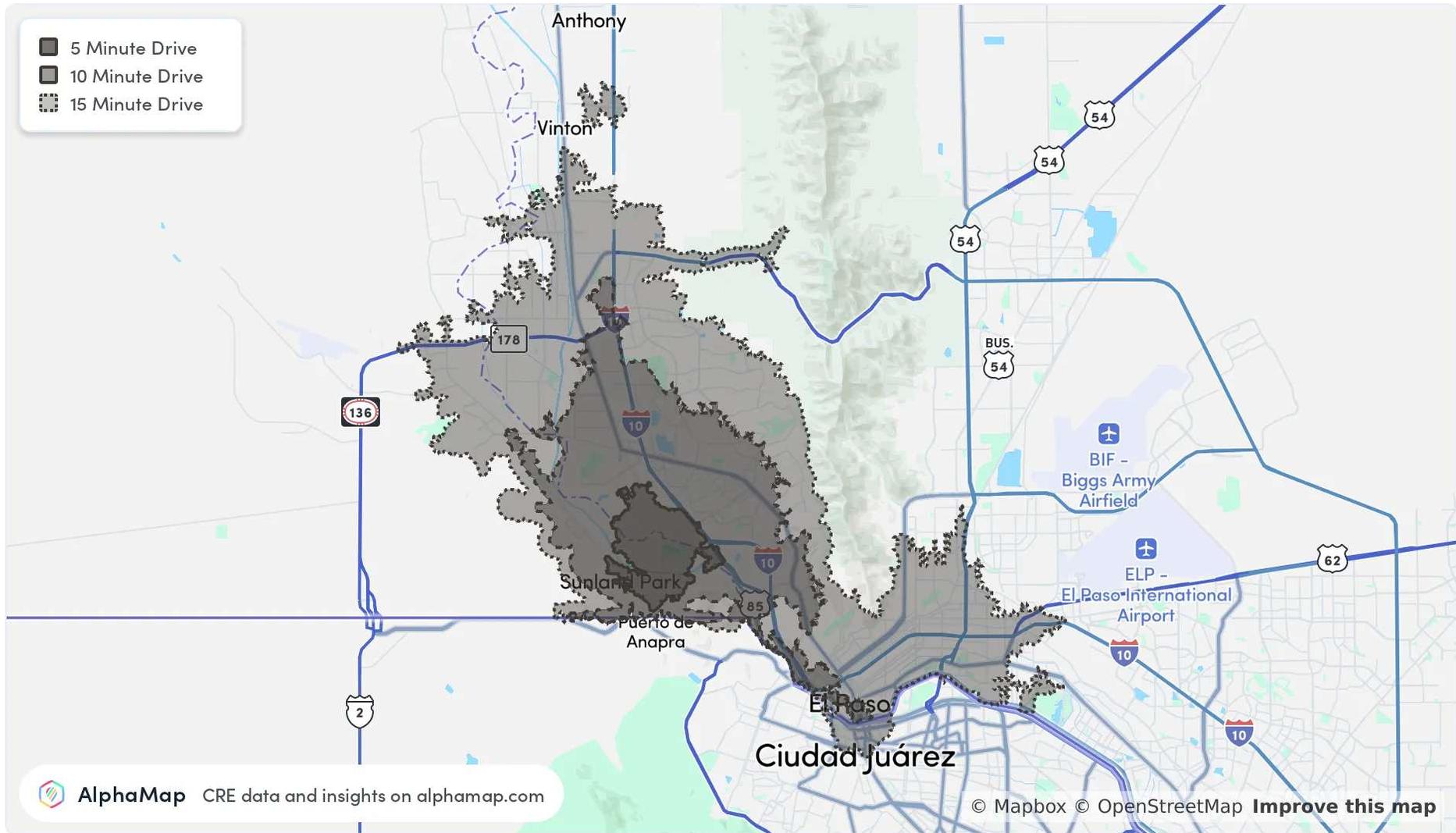
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## AREA ANALYTICS



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## AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,402	78,919	193,719
Average Age	41	40	40
Average Age (Male)	40	38	38
Average Age (Female)	41	41	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,553	31,699	74,741
Persons per HH	2.8	2.5	2.6
Average HH Income	\$85,684	\$74,778	\$86,101
Average House Value	\$292,531	\$246,976	\$257,952
Per Capita Income	\$30,601	\$29,911	\$33,115

Map and demographics data derived from AlphaMap



**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



PART II - OTHER REQUIRED DISCLOSURES
Broker shall update these and all other required disclosures as needed.

If any of the following apply, attach Broker Duties Supplemental Disclosure NMAR Form 2100 or other disclosure document.

- 1. [ ] Broker has a written brokerage relationship with any other party(ies) to the transaction.
2. [ ] Broker(s) has any CONFLICT OF INTEREST (including any material interest or relationship of a business, personal, or family nature in the transaction).
3. [ ] Broker(s) knows of ADVERSE MATERIAL FACTS about the Property or Transaction.
4. [ ] Broker(s) has a written agreement with a TRANSACTION COORDINATOR who will be providing services related to the transaction.
5. [ ] PROPERTY MANAGEMENT ONLY. TO TENANT: If Broker is working as a residential property manager...

APPLICABLE PARTY

PARTY IS A [ ] SELLER [ ] BUYER [ ] LANDLORD (OWNER) [ ] TENANT

Signature lines for Name, Signature, Date, Time for two parties and Broker Name, Brokerage Name Office, Phone.



**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 <span style="float:right;">Fax</span>
Buyer's / Tenant's Brokerage Address	City <span style="float:right;">State</span> <span style="float:right;">Zip Code</span>
Email Address	Cell Number <span style="float:right; border: 1px solid black; padding: 2px;">Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®</span>

➔ 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 <span style="float:right;">Fax</span>
Buyer's / Tenant's Brokerage Address	City <span style="float:right;">State</span> <span style="float:right;">Zip Code</span>
Email Address	Cell Number <span style="float:right; border: 1px solid black; padding: 2px;">Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®</span>

**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> <span style="float:right;"><b>915-584-6315</b></span>
Seller's / Landlord's Brokerage Firm	Office Phone <span style="float:right;">Fax</span>
<b>200 Bartlett Drive Suite 105</b>	<b>El Paso</b> <span style="float:right;"><b>TX</b></span> <span style="float:right;"><b>79912</b></span>
Seller's / Landlord's Brokerage Address	City <span style="float:right;">State</span> <span style="float:right;">Zip Code</span>
<b>will@sonnybrown.com</b>	Cell Number <span style="float:right; border: 1px solid black; padding: 2px;">Broker <input checked="" type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®</span>
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.
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