

# For Sale | Vacant Land



Commercial Real Estate Services, Worldwide.

Sunland Park Dr & Futurity Dr  
Sunland Park, NM 88063



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1155 S Telshor Blvd  
Las Cruces, NM 88011  
(575) 521 - 1535  
[1stvalley.com](http://1stvalley.com)

**Sale Price** \$2,800,000

**Lot Size** 5.25 ± Acres

This parcel of land is located directly across the street from the main entrance to Sunland Park Racetrack and Casino. The land benefits from direct access off of Sunland Park Dr. The property has significant potential upside with a 6,000+ seat auditorium in preliminary development plans.



## Property Highlights

- Located along the Texas/NM border
- Excellent visibility and access from Sunland Park Dr
- NMDOT is in discussions to install a light at the entrance to the racetrack and casino
- 1.5 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.

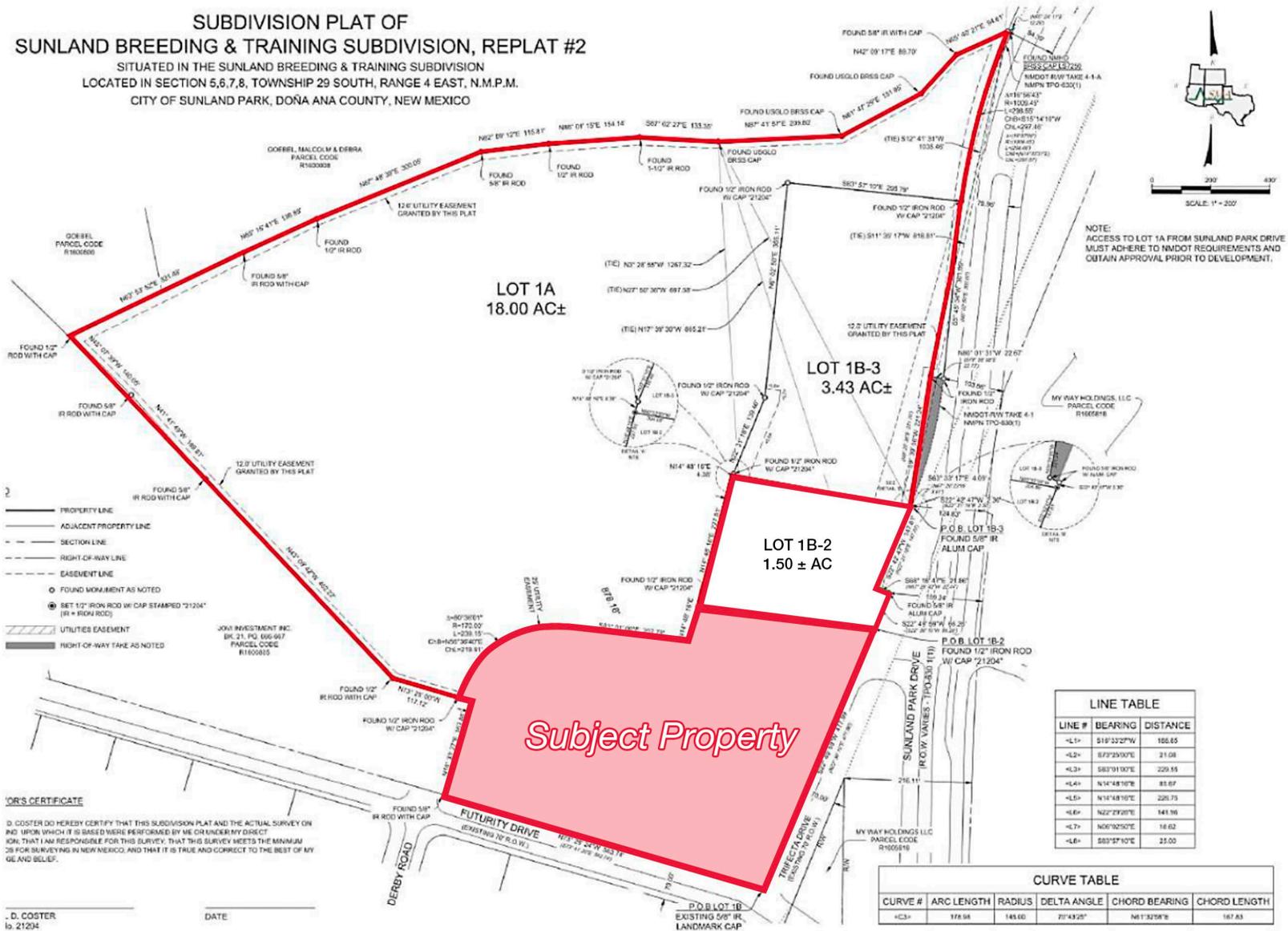
## Sunland Park Racetrack & Casino

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.

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**SUBDIVISION PLAT OF  
SUNLAND BREEDING & TRAINING SUBDIVISION, REPLAT #2**  
SITUATED IN THE SUNLAND BREEDING & TRAINING SUBDIVISION  
LOCATED IN SECTION 5,6,7,8, TOWNSHIP 29 SOUTH, RANGE 4 EAST, N.M.P.M.  
CITY OF SUNLAND PARK, DOÑA ANA COUNTY, NEW MEXICO



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