



# CITY OF SUNLAND PARK NEW MEXICO

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## FOR IMMEDIATE RELEASE

October 28, 2025

### City of Sunland Park Council Approves Annexation of 534 Acres for Rancho Santa Teresa Expansion

**Sunland Park, NM** — The City of Sunland Park City Council has approved the annexation of approximately 534 acres in the Rancho Santa Teresa area, marking a major step forward in the city's long-term vision for managed growth, economic development, and regional connectivity.

The newly annexed land, located north of Airport Road and east of Pete V. Domenici Boulevard (NM 136), will pave the way for the continued development of the Rancho Santa Teresa Subdivision, a master-planned community featuring nearly 1,000 new homes, mixed-use residential and commercial spaces, and a major retail district.

“This annexation represents a forward-thinking investment in Sunland Park’s future,” said City Manager Mario Juarez-Infante. “It strengthens our tax base, creates new housing opportunities, and connects key corridors that will support both residents and businesses for years to come.”

Financially, the annexation expands the City’s tax base by capturing gross receipts, property tax revenue, and business licensing fees from new development. These funds can be reinvested into essential public services, including police, fire protection, utilities, park improvements, and roadway upgrades, enhancing service levels for both current and future residents.

The petition for annexation was brought forward by CG7, LLC, in partnership with a majority of local landowners, as part of their effort to expand the Rancho Santa Teresa Subdivision and strengthen the area’s infrastructure network. Representatives of CG7, LLC praised the decision, noting that the annexation “allows for critical infrastructure and thoughtful growth that will benefit both current and future residents of Sunland Park.”

Under the development plan, infrastructure improvements will be financed primarily through Public Improvement District (PID) and Tax Increment Development District (TIDD) mechanisms, ensuring that new roads, utilities, and amenities are funded by the project itself rather than existing city taxpayers.

“This project is another example of how Sunland Park is positioning itself as a leader in regional growth,” said Mayor Javier Perea. “We are committed to smart, sustainable development that enhances quality of life and expands opportunities for our residents.”

Once complete, the Rancho Santa Teresa expansion is projected to generate over \$50 million in local economic activity, create new jobs, and introduce new commercial and recreational amenities that align with the City’s long-term master plan and vision for a vibrant, connected community.

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