Strategic Economic Development Site Advisory Committee Meeting

Wednesday February 18, 2026
2:00 PM

Microsoft Teams Need help?
Join the meeting now
Meeting ID: 297 448 241 497 56
Passcode: ky9Wj6ZB

Dial in by phone
+1 505-312-4308,,980543699# United States, Albuquerque

MEETING AGENDA

		Action Item
1.	**Call to Order & Roll Call**	
		Action Item
2.	**Approval of Agenda**	Yes
		Action Item
3.	**Approval of Minutes**	Yes
		Action Item
4.	**Public Comment**	No
		Action Item
5.	**Secretary Black: Update on Site Designations**	No
		Action Item
6.	**Review and Designation of Strategic Economic Development Sites**	
6.1	9615 Broadway Blvd. SE	Yes
6.2	Earl Cummings Certified Site	Yes
6.3	Arrowhead Park	Yes
6.4	Milan Industrial	Yes
6.5	Rancho Monte Vista	Yes

6.6	MaxQ @ Kirtland	Yes
6.7	Tamaya Ventures Sites 1, 3, 11 and 13	Yes
6.8	Sunset Ready Site Village of Questa Business Park	Yes
6.9	Village of Questa Business Park	Yes
6.10	Section 36	Yes
6.11	Westpoint 40	Yes
6.12	Upper Petroglyphs Industrial	Yes

Action Item

7. Other Business

6.1	Status Update on Rulemaking	No

8. Adjourn

Members:

Priscilla Lucero	Public Member, Executive Director, Southwest New Mexico Council of Governments – **Chair**
Lucinda Vargas	Public Member, College Professor of Economics, Applied Statistics, and International Business at NMSU- **Vice Chair**
Hilma Chynoweth	Public Member, Director of Strategic Development
Alex Nellos	Public Member, Registered Architect
Mario Juarez- Infante	Public Member, City Manager of Sunland Park
Rob Black	Secretary, Economic Development Department
Ricky Serna	Secretary, Department of Transportation
Jim Kenney	Secretary, Environment Department
Erin Taylor	Acting Secretary, Energy, Minerals, and Natural Resources Department
Marquita Russel	CEO, New Mexico Finance Authority
Gabriella Dasheno	Deputy Utility Division Director, Public Regulation Commission
Jonathan Macias	Designee, Department of Finance and Administration (ex officio)

List of Staff:

Deputy Isaac Romero, Brian Schath, Sara Gutierrez, Jackie Thornburg, Jennifer Myers, Michaeleen Ramirez, Kate Graham, Joshua Smith

Strategic Economic Development Site Advisory Committee Meeting
Thursday January 22, 2026
2:00 PM

List of Staff:
Deputy Isaac Romero, Brian Schath, Sara Gutierrez, Jackie Thornburg, Jennifer Myers, Michaeleen Ramirez, Kate Graham, Lindsay Diehl, Sarah White

1. **Call to Order & Roll Call**
   Jackie Thornburg performs the roll call, and the following members were in attendance: Priscilla Lucero, Lucinda Vargas, Hilma Chynoweth, Alex Nellos, Mario Juarez-Infante, Secretary Rob Black, Ricky Serna, Brian Schath for Jim Kenney, Erin Taylor, Marquita Russel, Gabriella Dasheno, Jonathan Macias. Quorum established.

2. **Approval of Agenda**
   Madam Chair Priscilla Lucero asks for a motion to approve the Agenda

   Motion: Marquita Russel
   2nd: Lucinda Vargas
   Roll Call performed and Motion to Approve the Agenda carries

3. **Approval of Minutes**
   Madam Chair Priscilla Lucero asks for a motion to approve the January 9, 2026 Meeting Minutes

   Motion: Hilma Chynoweth
   2nd: Lucinda Vargas

   Madam Chair Priscilla Lucero asks if the Minutes need to have a signature line on them, and Jackie Thornberg states she will follow up on that question to clarify the answer.

   Roll Call performed and Motion to Approve January 9, 2026 Meeting Minutes carries

4. **Global Location Strategies (GLS) Presentation**

   Lindsey Diehl presents what they do at GLD for the NM Site Readiness Program which includes site selection methodology, list of sites to prioritize investments, data analysis for site selection, Utility infrastructure characteristics, in person and virtual site visits, and evaluating costs such as payroll and utilities, scoring to include improvement scoring.

5. Review and Designation of Strategic Economic Development Sites

5.1 Las Cruces Innovation and Industrial Park
Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Hilma Chynoweth
2nd: Rob Black
Roll Call performed and Motion to Approve the certification carries

5.2 Gallup Energy Logistics Park (GELP)
Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Lucinda Vargas
2nd: Marquita Russel
Roll Call performed and Motion to Approve the certification carries

5.3 City Center
Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Lucinda Vargas
2nd: Brian Schath
Roll Call performed and Motion to Approve the certification carries

5.4 Santa Teresa Gateway Rail Park Phase II
Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Lucinda Vargas
2nd: Brian Schath
Roll Call performed and Motion to Approve the certification carries

5.5 Tamaya Ventures Site 5
Isaac Romero verbally reviews the specifications of the site. Madam Chair Priscilla Lucero asks for a motion to approve this site for certification

Motion: Hilma Chynoweth
2nd: Marquita Russel
Roll Call performed and Motion to Approve the certification carries

6. Utility Pre-Deployment Sites
Isaac Romero states that utilities can be deployed at a site that is identified as an Economic Development site. Secretary Rob Black clarifies what the process is for pre-deployment. Isaac Romero states that this item is information only and not an Action Item.

7. Other Business

7.1 Notice of Publication – Trade Ports and Site Readiness Rules

7.2 Notice of Rule Making for Site Readiness Act and Trade Ports Act- Public Comment February 26th @ Mabry Hall, Jerry Apodaca Building. 300 Don Gasper Ave., Santa Fe, NM 87501

10:00-11:00 Site Readiness Public Comment Session

11:00-12:00 Trade Ports Act Public Comment Session

Rob Black states that there is not a Public Comment section on the agenda and suggests it be added to the meeting.

Madam Chair Priscilla Lucero asks for a motion to add a Public Comment Section to the Agenda

Motion: Rob Black

2nd: Hilma Chynoweth

Roll Call performed and Motion to add a Public Comment section carries

8. Public Comment

No Public Comment

9. Adjourn

Motion: Brian Schath

2nd: Lucinda Vargas

Meeting adjourned at 3:36 pm

_____ _____

Madam Chair Priscilla Lucero Date

Strategic Economic Development Site Advisory Committee Meeting
Friday January 9, 2026

1. Call to Order & Roll Call

Secretary Rob Black called the meeting to order at 1:25 pm.

2. Approval of Agenda (Action Item) **Inaugural meeting, no minutes to review**

Motion: Marquita Russel
Second: Secretary Rob Black seconds the motion
Roll call votes are conducted, and the approval unanimously passes

3. Election of Chair and Vice Chair (Action Item)

Chair (2years)
Priscilla Lucero nominates herself as Chair for the Site Readiness Committee.
Mario Juarez-Infante seconds the nomination
Roll Call votes are conducted, and the nomination unanimously passes

Vice Chair (2 years)
Lucinda Vargas is nominated by Mario Juarez-Infante
Secretary Rob Black seconds the nomination
Roll Call votes are conducted, and the nomination unanimously passes

4. Approval of Meeting Schedule (Action Item)

Motion: Marquita Russel
Second: Hilma Chynoweth
Roll Call votes are conducted, and the approval unanimously passes

5. Adoption of Open Meetings Act Resolution (Action Item)

Document provided to the Board in person. Mario Juarez-Infante suggested that the Resolution be revised to include a number in case there are future resolutions that need to be presented and adopted. The Board agrees to revise the Resolution to "Resolution 2026-1"

Motion: Mario Juarez-Infante
Second: Brian Schath
Roll Call votes are conducted, and the adoption unanimously passes

6. Review and Adoption of Draft of Rules (Action Item)

Mario Juarez- Infante suggests approving them as a draft so that the Board has more time to review them and make changes to them, if necessary.

Motion: Mario Jaurez-Infante
Second: Hilma Chynoweth
Roll Call votes are conducted, and the draft adoption unanimously passes

7. Other Business

Secretary Rob Black states that the Board should be getting the information packets one week prior to the meeting dates.

8. Adjourn Site Readiness Advisory Committee

Motion: Mario Juarez- Infante
Second: Marquita Russel
Meeting is adjourned at 1:47 pm

_____ _____
Madam Chair Priscilla Lucero Date

NEW MEXICO

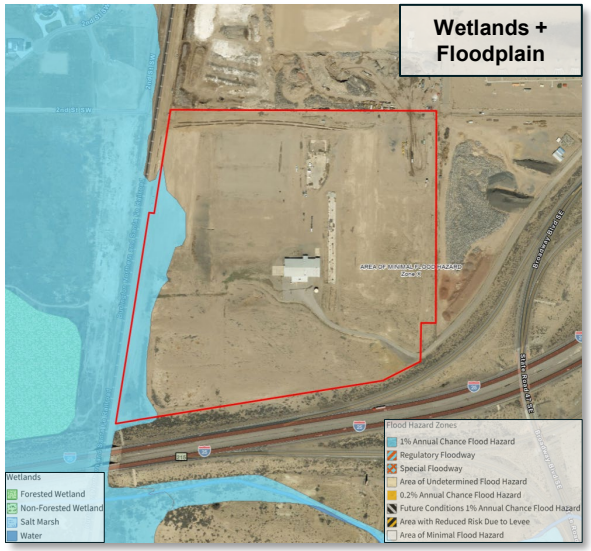
9615 Broadway Blvd. SE

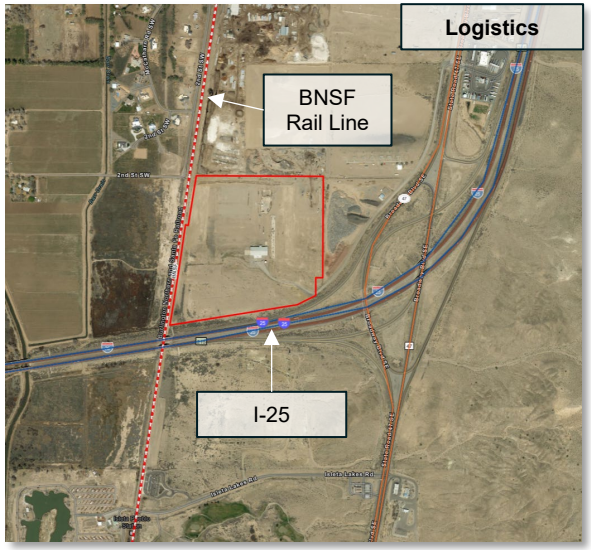
Site Readiness Report

October 2025

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





9615 Broadway Blvd. SE Site Profile

Site Name: 9615 Broadway Blvd. SE

Location: Albuquerque, Bernalillo County, New Mexico

Coordinates: (34.95285, -106.66639)

Total Acreage: +/- 61, with 22 contiguous and developable

Ownership: Privately owned (1 owner – New Mexico Terminal Services); For Sale or Lease; Asking lease price is $90,000/month for the entire property.

Zoning: Rural Agricultural with Special Use Permit (SUIP); Special Use permit expires within 20 years; Rezoning is required; Height restriction is 3 stories.

Developability Impacts: An existing 25,690 square-foot building is on-site. The site's western acreage is in the FEMA 100-year floodplain. The site is gently rolling (3% grade).

Due Diligence Studies Completed:

- Phase 01 ESA study completed in 2015; All recommended remediation of concentrate chicken manure and replacement of septic system has been completed.

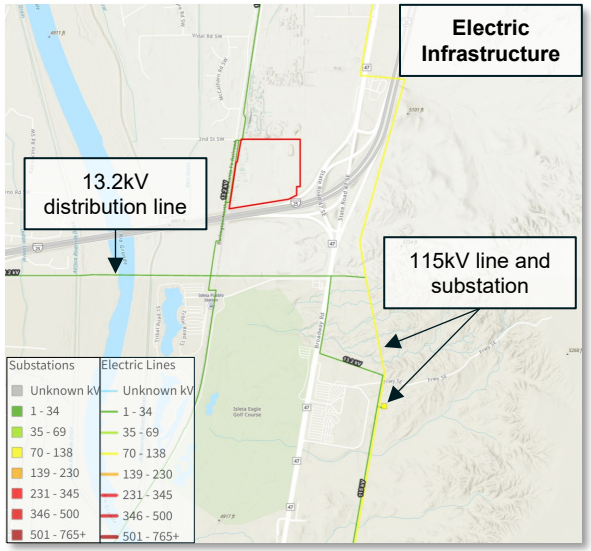
Air Quality Attainment: The county is in maintenance for Carbon Monoxide (1971).

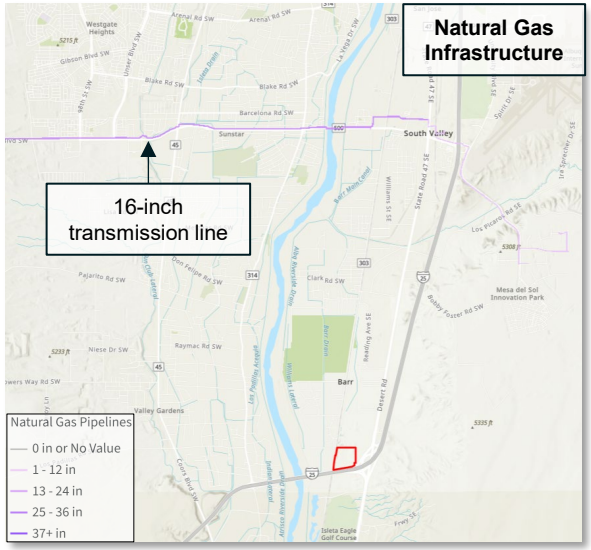
Interstate: 0.1-mile drive east to the I-25 on-ramp.

Highway: The nearest 4-lane highway is I-25.

Rail: An existing BNSF Railway line is located adjacent west of the site. BNSF is currently working on a possible transload location on the site. Engineering has been approved for additional rail line siding. To serve the site, New Mexico Department of Transportation approval is required, as well as an agreement to determine who will provide service.

Site Utilities





9615 Broadway Blvd. SE Profile

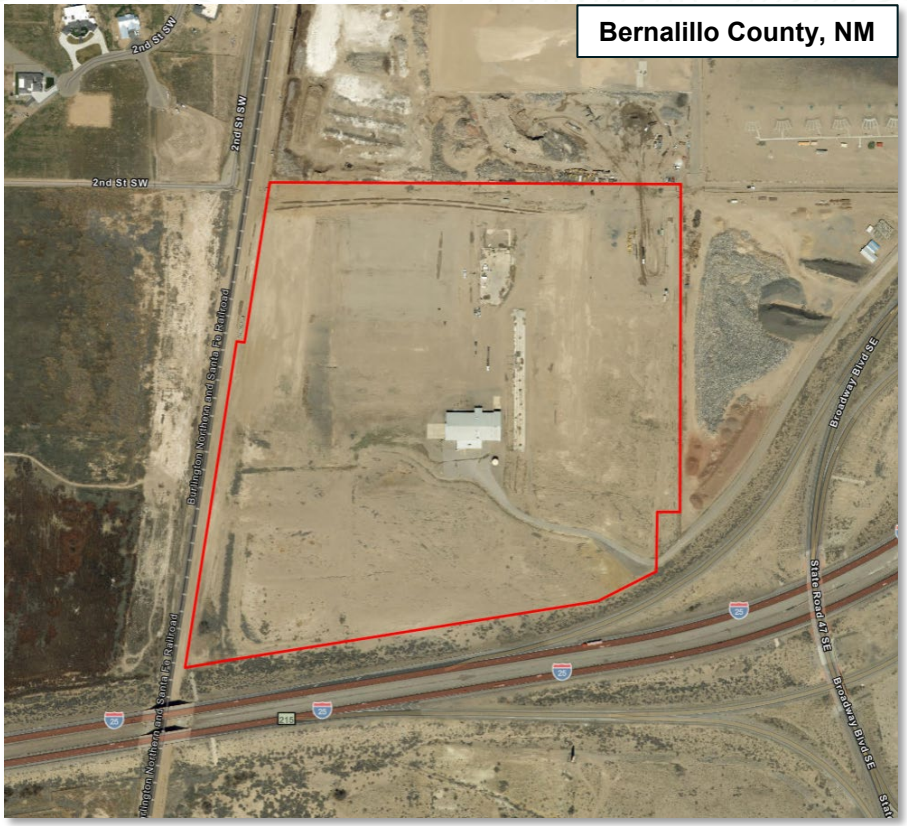
Electric: Site is served by PNM. An existing 12.47kV, 3-phase power line is located within 0.2 miles of the site. The existing Louden Hills Substation is located approximately 2.6 miles from the site. Construction power and up to 3.5 MW is currently available at the site. To serve the site with 5 MW, a small line extension and backbone conductor upgrades are required. Infrastructure improvements to serve 5 MW are expected to take 12 months at a cost of $1.5MM. To serve 10 MW, a new feeder from the Louden Hills Substation is required. Infrastructure improvements to serve 10 MW are expected to take 15 months at a cost of $4MM. To serve the site with 50 MW, a new substation is required. Infrastructure improvements to serve 50 MW are expected to take 24 months at a cost of $44MM.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing small diameter line on the site. To serve the site with 50 MCF/h, a small diameter main line extension is required. Infrastructure improvements to serve 50 MCF/h are expected to take less than 6 months at a cost of $462,000. To serve the site with 100-200 MCF/h, a main line extension and station are required. Infrastructure improvements to serve 100-200 MCF/h are expected to take 12-24 months at a cost of $6.8MM.

Water: Site is served by two private wells. The wells have an excess capacity of 22,000 GPD available to serve the site. The owner has water rights to the site, with a consumptive use water right of 7 acre-feet per year. The water is meant to be used for domestic, irrigation, and commercial uses. Further conversations with owner and nearby water companies are required to understand if larger water demands can be served.

Wastewater: Site is served by a new septic system. Existing available excess capacity is unknown.

9615 Broadway Blvd. SE



Fatal Flaw Analysis	
Labor Intensive	**Capital Intensive**
No Identified Fatal Flaws	No Identified Fatal Flaws

Advantages:

- 2 points of site access are in-place
- Within 0.1 miles of I-25 entrance, with ideal truck route from site to interstate entrance
- A Phase I ESA has been completed on the property with no major findings
- On-site BNSF rail service is underway
- Within 0.1 miles of I-25 entrance

Disadvantages:

- Site is approximately 61 acres but due to development limitations, the largest contiguous and developable acreage is approximately 22 acres; this size is limiting for industrial-type users
- Approximately 5 acres in 100-year floodplain along western border
- Rezoning likely required; Current zoning is Rural Agricultural with Special Use Permit for Industrial Park
- Limited due diligence has been completed on the property
- Limited existing water and wastewater capacity (on-site wells and septic system)

NEW MEXICO SITE READINESS

Site Improvement Opportunities

Disclaimer: All content analyzed in the site selection simulation was provided to GLS by 09/12/25.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

On-Site Rail Service: BNSF rail is adjacent to the site along its western boundary. There is existing work to bring rail service and/or transload services on-site. Site plan (rail service vs. transload) is unclear. Recommend working with BNSF and New Mexico Department of Transportation to understand exact plan, timeline, and cost for on-site rail and/or transload services.

02

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA, Cultural Resources Study, and Endangered Species Study may be unlikely to result in significant findings, completion of these studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

03

Water and Wastewater Infrastructure: Water service to the site is served via 2 privately-owned wells, and wastewater to the site is served via on-site septic. Recommend discussions with private owner and nearby water and wastewater provider to understand exact capacities and feasibility of serving greater water and wastewater demands to the site (ex: 50,000 GPD, 200,000 GPD, 1 MGD).

04

Height Restrictions: The current height restriction listed on the site is “3 stories”. Exact allowable height for an industrial building and structure is unclear. Recommend working with zoning department to confirm height restrictions for Industrial uses.

05

End-User Suitability: Due to site size and limited utilities, industrial users are likely not a fit for the site. Recommend internal discussions on targeted users and rezoning prior to marketing the site to ensure targeted use is supported by the city.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

06

Gas Infrastructure: Recommend to continue working with gas provider to verify location to nearest natural gas line and feasibility of natural gas service. New Mexico gas provided the following cost and timelines: to serve 50MCF, it will take less than 6 months and cost $462,000; to serve 100MCF or 200MCF it will take 1-2 years and cost $6.8M.

07

Electric Capacity: Recommend to continue working with the electric provider to understand timeline and infrastructure needed to service the site for various thresholds. PNM provided the following cost and timelines: to serve 5MW it will take 12 months and cost $1.5M; to serve 10MW it will take 15 months and cost $4M; to serve 50MW it will take 24 months and cost $44M.

REDI Sites Overview

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

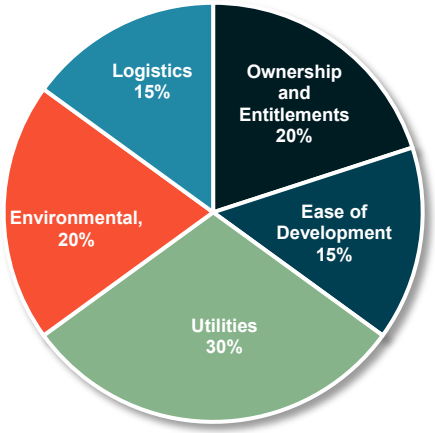
Key components of the program include:

1. **Site Readiness Evaluation:** The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

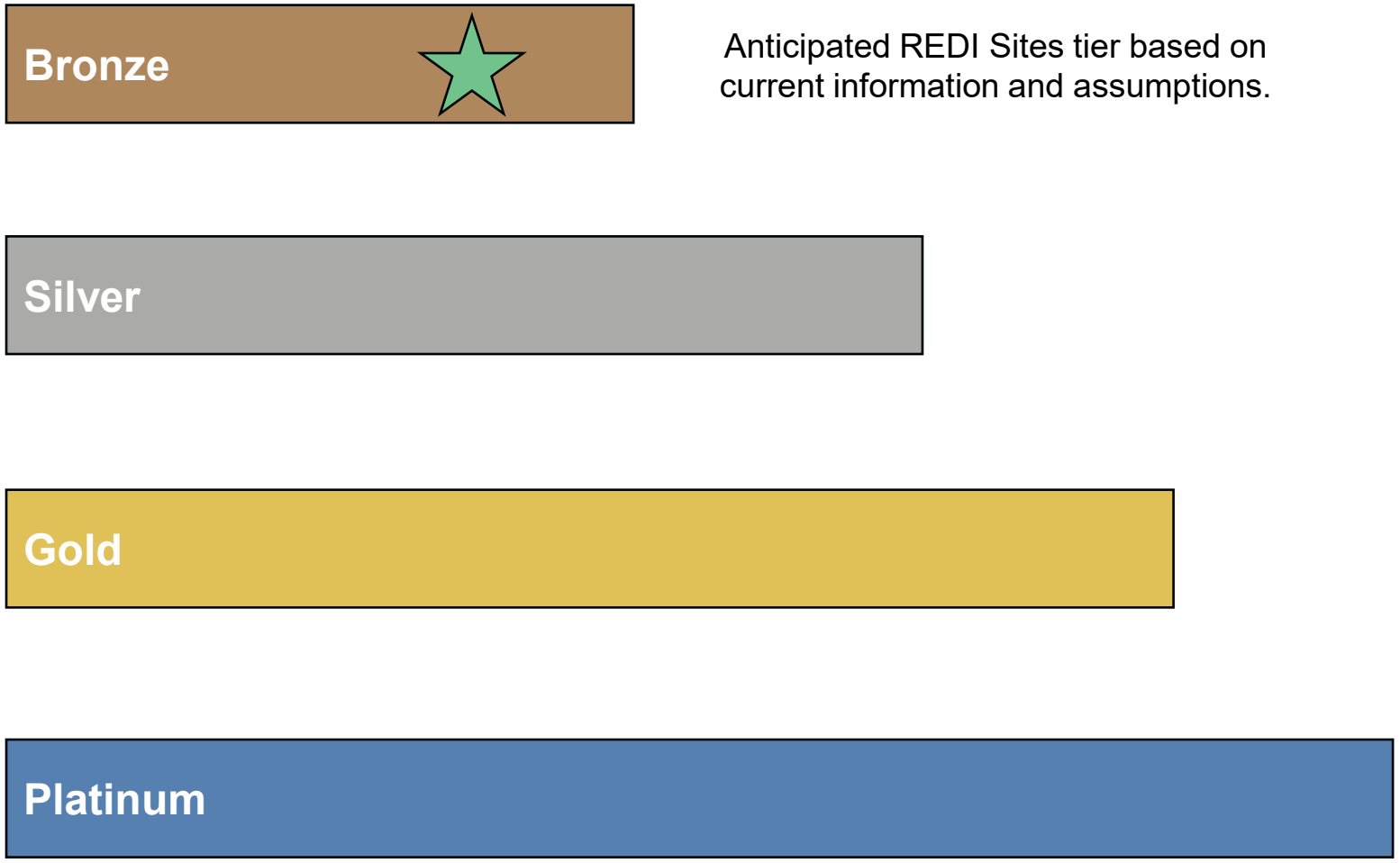
2. **Third-Part Validation:** The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

3. **Improved Competitiveness:** REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier



Anticipated REDI Sites tier based on current information and assumptions.

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

NEW MEXICO

Earl Cummings Certified Site

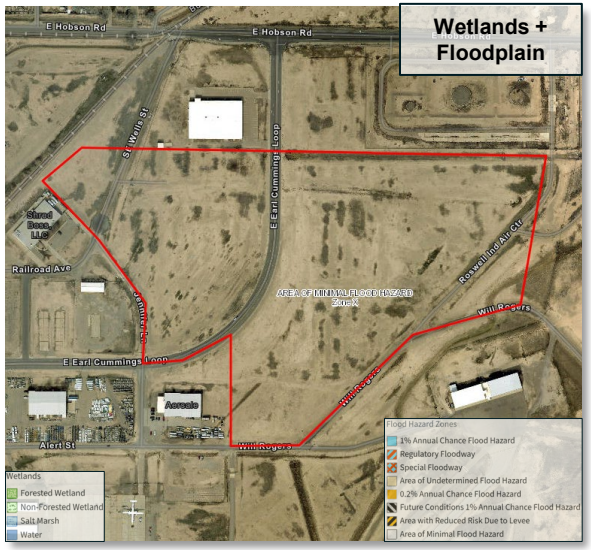
Site Readiness Report

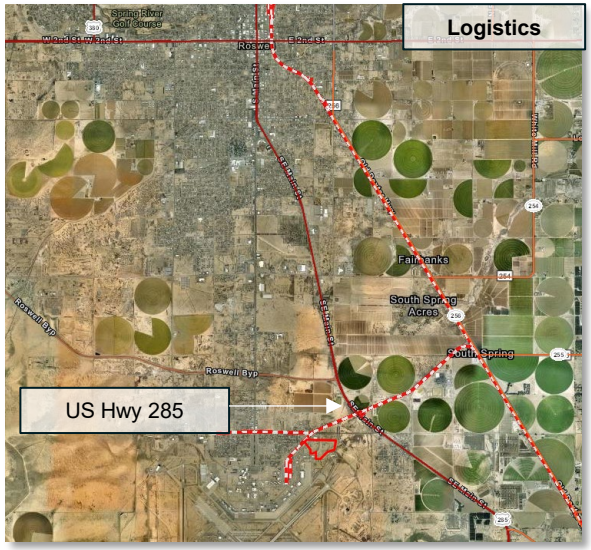
December 2024

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics

EARL CUMMINGS
CERTIFIED SITE





Earl Cummings Certified Site Profile

Site Name: Earl Cummings Certified Site

Location: Roswell, Chaves County, New Mexico

Total Acreage: +/- 40, with 22 contiguous and developable

Ownership: Publicly owned (1 owner – City of Roswell); For Lease is preferred; Asking lease rate is $3-5 per square foot.

Zoning: I-2 – Heavy Industrial; Rezoning is not required. There is a 45-foot height restriction.

Developability Impacts: Two roads, paved Earl Cummings Loop and dirt Roswell Ind. Air Cir., bisect the site.

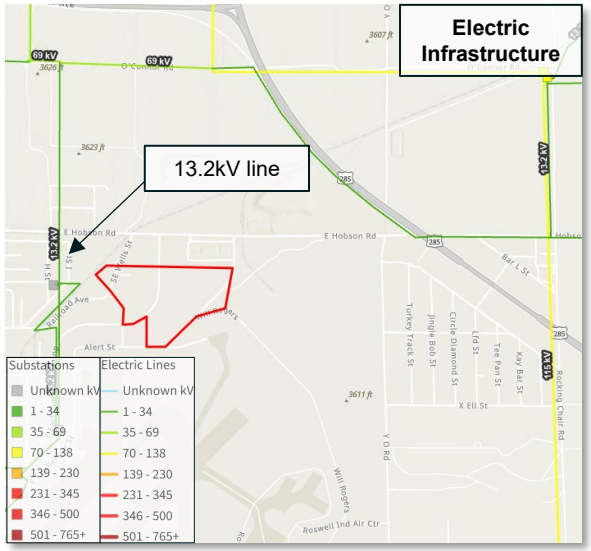
Due Diligence Studies Completed: A Phase I ESA was completed on the site in May 2021 and revealed five recognized environmental concerns related to activities on the former Walker Air Force Base. A Geotechnical Investigation Report was completed on the site in October 2021 and found clays, silty sands, and clays with silty sands.

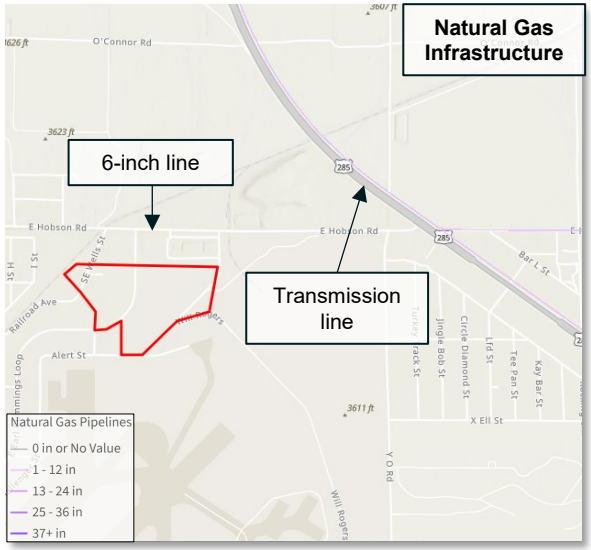
Interstate: 158-mile drive south to the I-20 on-ramp.

Highway: 0.9-mile drive east to the 4-lane US Hwy 285 entrance.

Rail: An existing BNSF line is adjacent to the site's northwestern border. The track needs to be inspected due to its age. The territory is currently a "dark territory", meaning it is not currently controlled by a centralized traffic control (CTC) system or automatic block signaling. This area lacks active signals to guide train movements and rely on alternative methods to ensure safety. Further discussions with BNSF are required to fully understand feasibility, estimated, estimated timeline, and safety of direct rail access on-site.

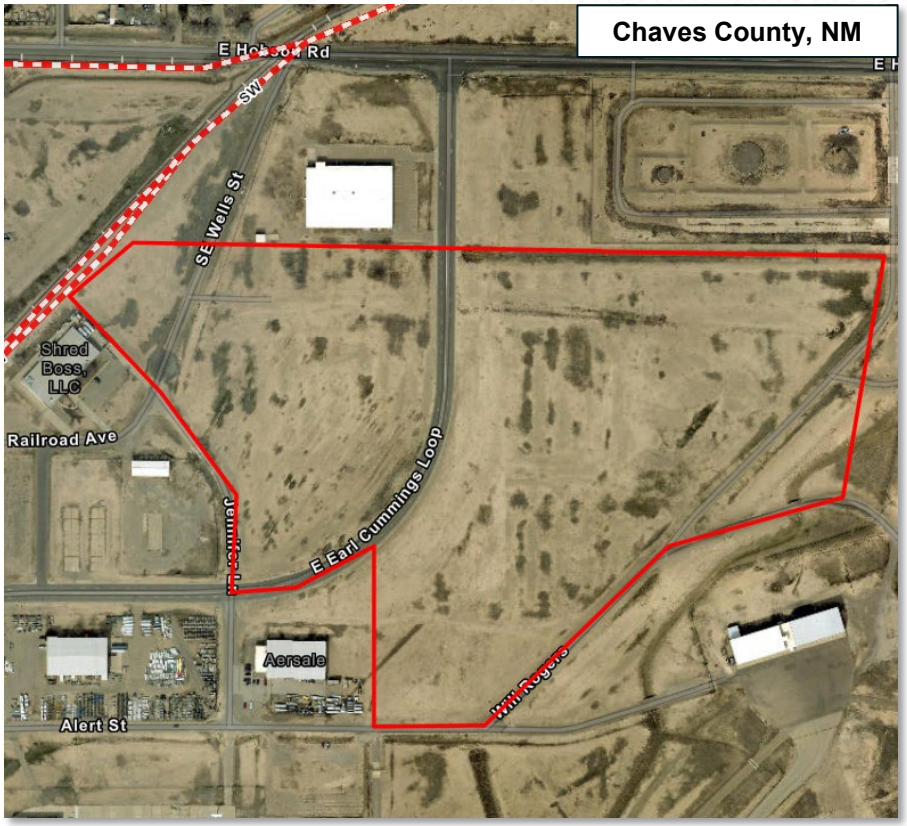
Site Utilities





Earl Cummings Certified Site Profile
Electric: Site is served by Xcel Energy. An existing 13.2kV distribution line is adjacent to the site along its western border. An existing 69kV line is located north of the site, but Xcel wants to keep large loads off the 69kV line. Xcel recommends a 245kV line for large loads. The existing Sierra Substation is nearby and will serve the site. An existing 15kV transmission line is located 0.5 miles from the site, an existing 230kV transmission line is located 6.2 miles from the site, and an existing 354kV line is located 35 miles from the site. Excess capacities and required infrastructure improvements are currently unknown.
Natural Gas: Site is served by New Mexico Gas Company. There is an existing 6-inch steel line on Hobson Road at the Main Street Intersection 1,000-feet north of the site. This line has a pressure and 50 psi and an operating pressure of 44 psi. An existing natural gas transmission line is located approximately 1 mile east of the site along Roswell Main Street. To serve 50 MW or more, system modifications are needed. Cost and timeline estimates to serve the site are currently unknown.
Water: Site is served by the City of Roswell. An existing 6-inch water line is located along the site's western border and runs directly to the existing water tanks. To serve the site, an easement is needed to access and maintain the water line on the property. Excess capacities and additional required infrastructure improvements are currently unknown.
Wastewater: Site is served by the City of Roswell. An existing 8-inch gravity sewer line bisects the site along its eastern acreage. To serve the site, an easement is needed to access and maintain the sewer line on the property. Excess capacities and additional required infrastructure improvements are currently unknown.

Earl Cummings Certified Site



Advantages:

- Publicly owned site
- Zoned for heavy industrial
- US 285 is 1 mile from the site
- Adjacent to inactive BNSF rail spur
- Due diligence studies have been completed, apart from Threatened and Endangered Species
- Site has existing road access

Disadvantages:

- 45-foot height restriction could be a limiting factor for some projects. This is due to being less than 1 mile from the Roswell Air Center.
- Gas system modifications would be needed to serve loads of 50 MCF or higher
- Site is located in a commercial and residential area which may be a risk for industrial projects
- Site is 44 acres but largest contiguous acreage is 22 acres due to existing road. This will limit the type of industrial projects that can work on this site.
- Existing utility capacities at the site are currently unknown.

Site Improvement Opportunities

Disclaimer: All content analyzed in the site improvement opportunities was provided to GLS by 11/21/24.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01 **Rail Viability:** There are limited numbers of rail-served sites. The site offers a unique advantage being adjacent to an existing BNSF rail spur. Recommend continuing conversations with the city and BNSF to firm up feasibility, timeline, and cost to add a switch and new railing on-site to utilize the existing spur.

02 **Water and Wastewater Plan:** Easements are needed to bring in water and wastewater to the site. Identify, and possibly procure, any rights-of-way that would be required to shorten the timeline. Work with the city water and wastewater department to understand timeline, cost and capacity thresholds to service the site with water and wastewater.

03 **Electric Capacity:** Electric capacity at site is unknown. Xcel Energy felt the area has good capacity in general and there is transmission lines nearby. Work with Xcel to understand the timeline, infrastructure, and cost needed to serve the site for various load thresholds (5 MW, 50 MW, 100+MW).

04 **Gas Capacity:** A gas line would need to be extended into the site off of SE Main Street or Hobson Road. Continue discussions with New Mexico Gas to understand the timeline, system modifications and infrastructure needed to service the site for various load thresholds (50 MCF, 200 MCF).

05 **Existing Road Infrastructure** Develop a clear plan for relocating the existing road to extend contiguous and developable acreage from 22 acres to 40 acres.

06 **Height Variance:** Clarify if there is a height variance that would allow buildings over 45-feet on the site. This would likely be through the FAA due to the proximity to Roswell Air Center.

Program Background

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

Key components of the program include:

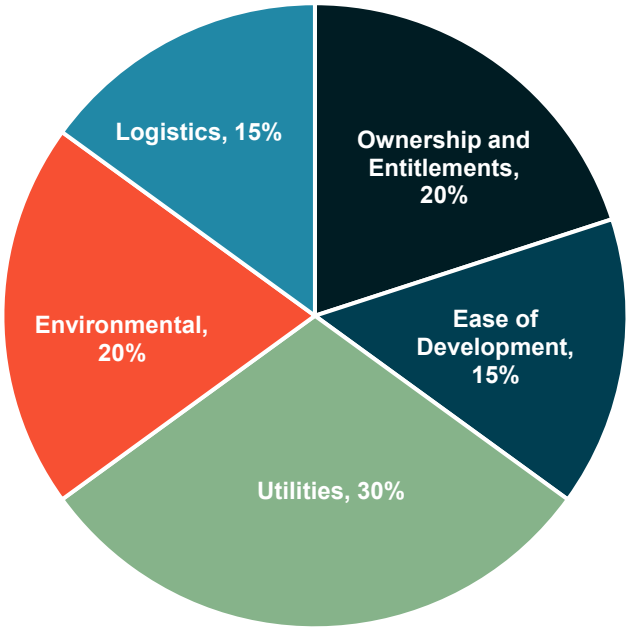
1. Site Readiness Evaluation: The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

2. Third-Party Validation: The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

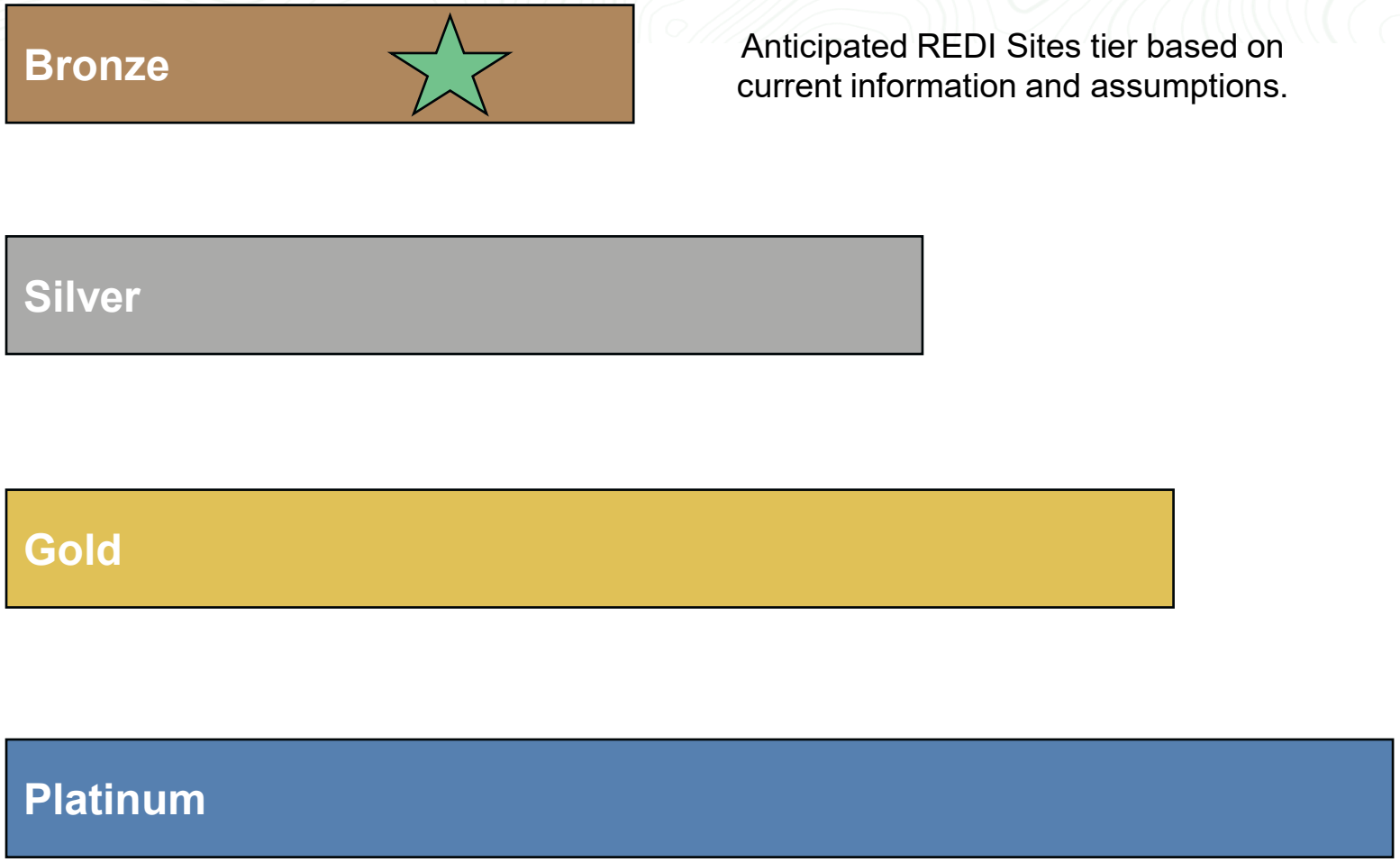
3. Improved Competitiveness: REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI SITES
Site Selectors Guild
Readiness Evaluation for Development and Investment

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier



Anticipated REDI Sites tier based on current information and assumptions.

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

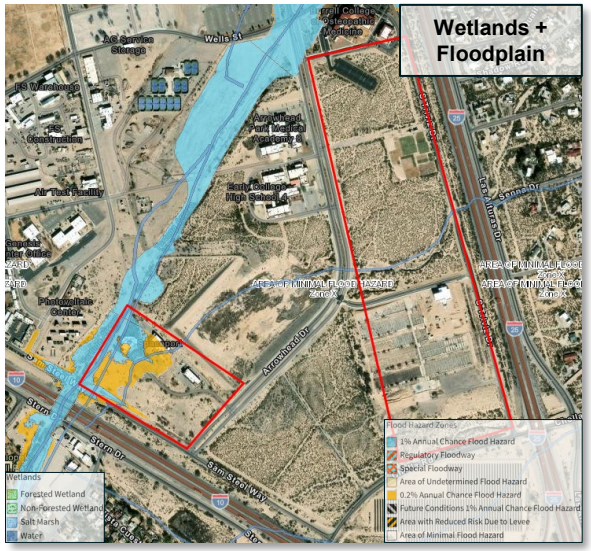
NEW MEXICO

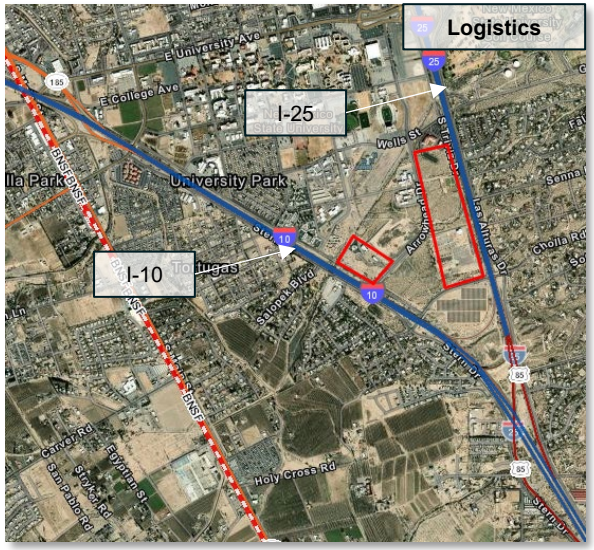
Arrowhead Park
Site Readiness Report

December 2024

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





Arrowhead Park Site Profile

Site Name: Arrowhead Park

Location: Las Cruces, Doña Ana County, New Mexico

Total Acreage: +/- 91, with 9 contiguous and developable

Ownership: Publicly owned (1 owner – New Mexico State University); For lease only.

Zoning: Within the Master Plan, some areas of the park are research-oriented and others are multi-family. The owner will not pursue heavy industrial projects, and there is no formal rezoning process. Although the park may be annexed into city limits, the state would maintain control of the park and its projects.

Developability Impacts: NWI shows a stream/arroyo bisecting the center of the site. FEMA shows the 100 and 500-year floodplain along the southwest acreage of the site. Research Park Circle cuts through the center of the southwest parcel.

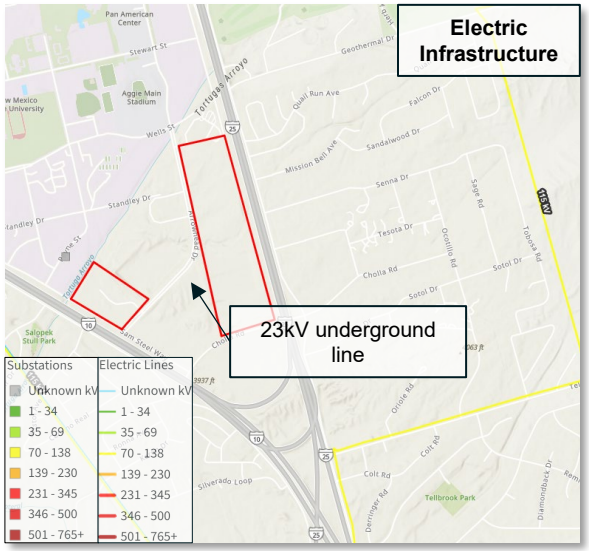
Due Diligence Studies Completed: An Endangered Species Study was conducted and anticipates minor impacts from the burrowing owl. A Cultural Resources Study was conducted in 2010 and found no concerns.

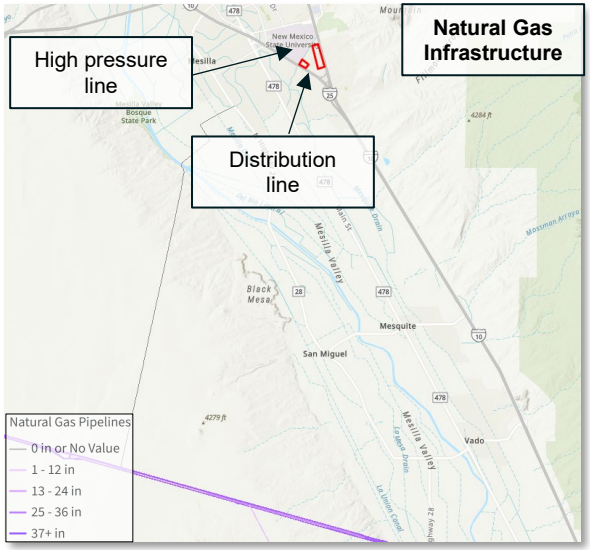
Interstate: 0.78-mile drive northeast to the I-25 on-ramp.

Highway: The nearest 4-lane highway is I-25.

Rail: Direct rail service is not feasible. An existing BNSF line is located 1.1 miles west of the site, on the opposite side of I-10.

Site Utilities





Arrowhead Park Site Profile

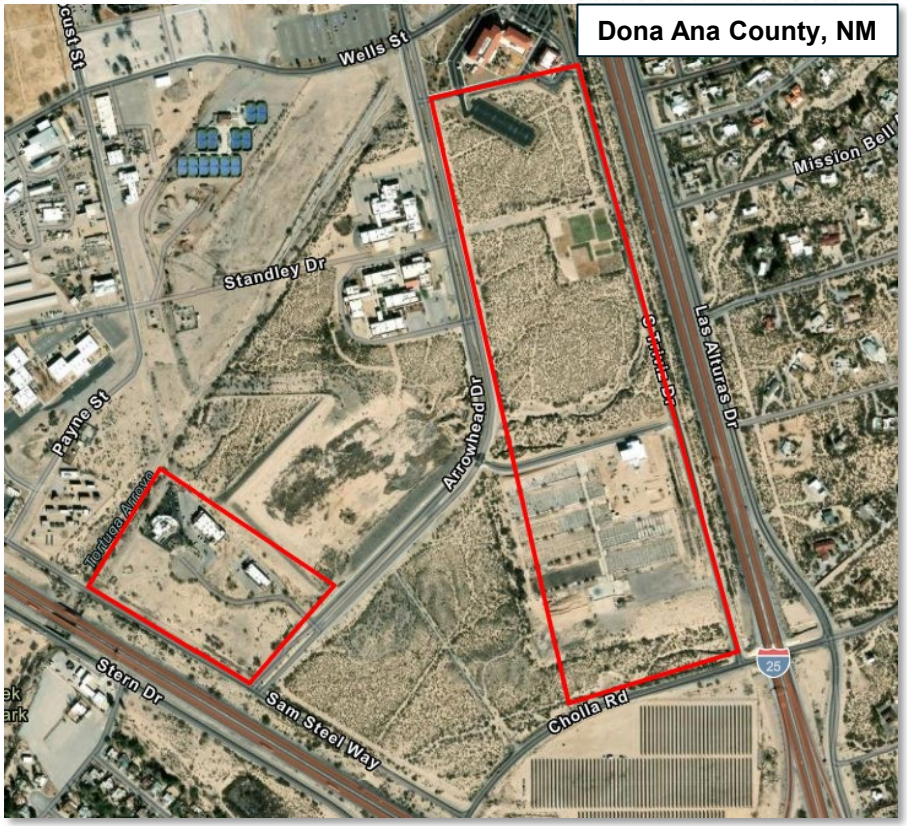
Electric: Site is served by El Paso Electric. There is an existing 23kV underground electric line along Arrowhead Drive and Film Street, between the two proposed sections. The North end of the park is fed from an NMSU-owned power solar and gas turbine. Excess capacities and requirements to serve 5, 10, or 50 MW are unknown.

Natural Gas: Site is served by City Gas. There is an existing gas line along Research Park Drive and Arrowhead Drive. An additional high-pressure line is located adjacent to the site along the western border. Arrowhead Park assumes all future developments will be electric only. The campus's goal is to electrify the entire park. While this is a goal of the campus, usage of natural gas will not be a deal breaker.

Water: Site is served by the city. There is an existing 12-inch water line along Arrowhead Drive and an additional 8-inch line adjacent to the site along the eastern border. The existing water system has sufficient capacity, but pressure can be an issue. Other projects in the park required booster pumps for adequate pressure.

Wastewater: Currently, NMSU has its own municipal wastewater system on the site. The site is entirely gravity fed. The wastewater distribution system dumps into the city system. The existing wastewater system capacity is limited by the vault and pump. The vault is located along the western acreage and pumps to the north side of the campus. There is a design for the city to convert the park to city wastewater. The expected cost for this project is $1 MM. If funding is secured and the city serves the site, capacity will be increased as the city can bypass the vault and pump via direct connection.

Arrowhead Park



Advantages:

- Publicly owned site
- Established parked with development plan and existing utility infrastructure in place
- Cultural and Historical Resources study has been completed on the site.
- Zoning is mandated by the state and there is no formal rezoning process. Legislation will not allow heavy industrial in the park which aligns with the development plan goal.
- There is approx. 90 acres remaining in the park with 9 acres being the largest contiguous acreage. This would limit larger tenants but likely works fine for the type of end users the park is trying to attract.
- Site is less than 1 mile from the interstate.
- Site has ample existing access points into the site. Roads throughout the site are designed but not all are funded and built out.

Disadvantages:

- The Burrowing Owl has been identified on-site which is a listed Threatened and Endangered species. The park is aware and has a mitigation plan.
- This site is not well suited for industrial projects due to site size and surrounding use. However, industrial is not the goal of the park.
- Electric capacity is unknown
- Wastewater needs to be upgraded which will cost roughly $1M

NEW MEXICO SITE READINESS

Site Improvement Opportunities

Disclaimer: All content analyzed in the site improvement opportunities was provided to GLS by 11/21/24.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Electric Capacity: El Paso Electric has existing lines throughout the park however current excess capacity is unknown. Recommend working with electric provider to understand what the current excess capacity is and any timelines and infrastructure upgrades needed to support future growth in the park. Since there is a campus goal to be electric only, and limit natural gas, electricity capacity will be even more important as new tenants join the park.

02

Wastewater Plan: NMSU handles on-campus water and wastewater. The current pump is a limiting capacity factor at the park for wastewater. There has been conversations with the city to convert park tenants to the city water which would cost roughly $1M. Moving forward, it would be ideal if new tenants could be put on city water and wastewater to assist with continued growth demand. Recommend continuing these conversations and look for a funding stream.

Program Background

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

Key components of the program include:

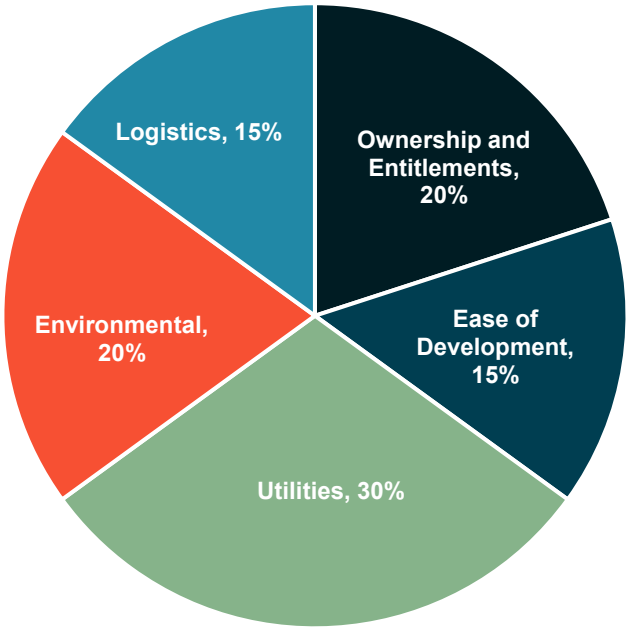
1. Site Readiness Evaluation: The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

2. Third-Party Validation: The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

3. Improved Competitiveness: REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI SITES
Site Selectors Guild
Readiness Evaluation for Development and Investment

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier

Bronze 

Anticipated REDI Sites tier based on current information and assumptions.

Silver

Gold

Platinum

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

NEW MEXICO

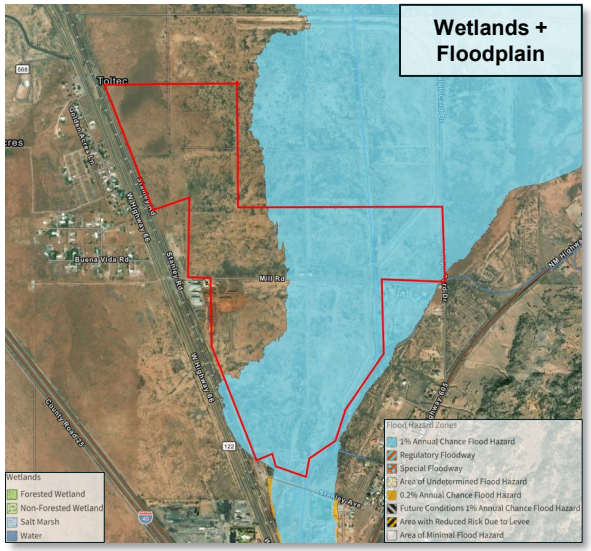
Milan Industrial Park

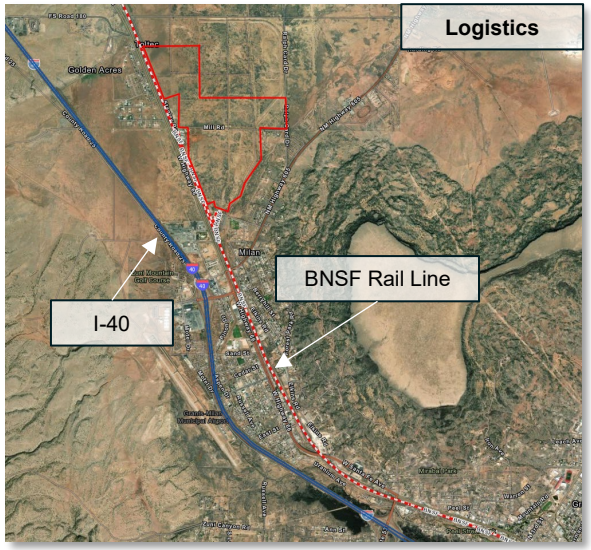
Site Readiness Report

October 2025

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





Milan Industrial Park Site Profile

Site Name: Milan Industrial Park

Location: Milan, Cibola County, New Mexico

Coordinates: (35.19465, -107.90057)

Total Acreage: +/- 493, with 180 contiguous and developable.

Ownership: Publicly owned (1 Owner – Village of Milan); For Sale or Lease; Asking price is $1,200 per acre ($591,984 total).

Zoning: Commercial, Agricultural, Industrial (Flexible Zoning); Rezoning is not required.

Developability Impacts: Current FEMA maps identify 100-year floodplain in the site's eastern acreage. However, the site was recently taken out of the floodplain, and FEMA maps are being updated. Similarly, NWI identifies the Rio San Jose wetland along the western acreage but that has also been diverted. A dirt road, Mill Road, and adjacent utility line easements run through the center of the site.

Due Diligence Studies Completed:

- Phase 01 ESA study completed in 2011 and found a recognized environmental condition (REC) associated with previous activity on the site. However, a Phase II ESA was completed in 2012 and found no impacts.

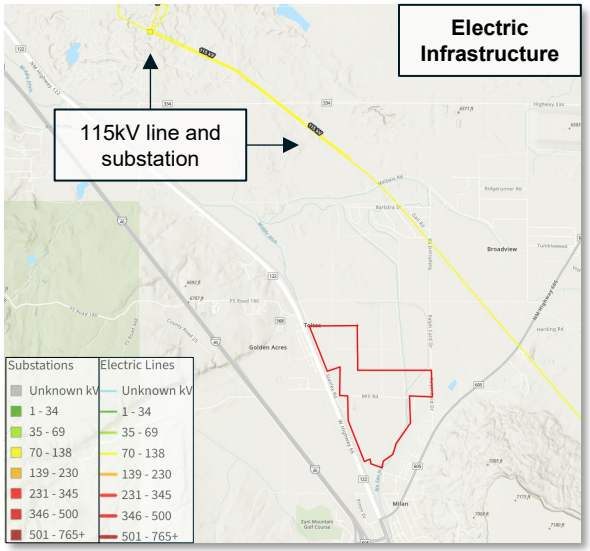
Air Quality Attainment: The county is in attainment for all criteria pollutants.

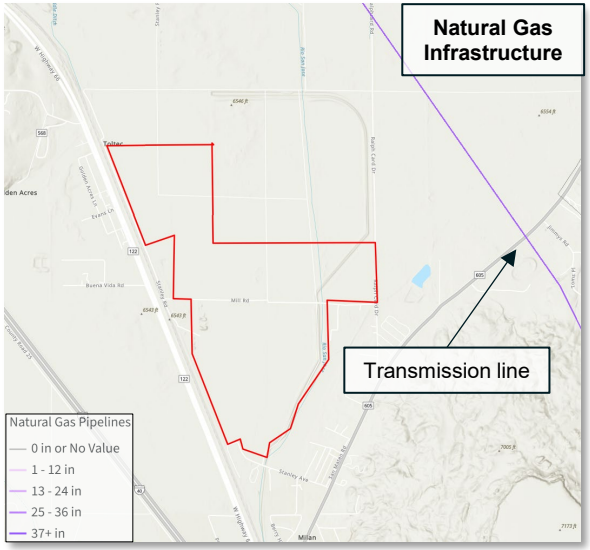
Interstate: 1.4-mile drive southwest to the I-40 on-ramp.

Highway: 0.9-mile drive east to the 4-lane highway NM Hwy 605 entrance.

Rail: An existing BNSF Railway line is located along the western boundary to the site. Improvements to accommodate on-site access include extending rail into the site using a private rail company. Cost and timeline is variable depending on exact site location but expected to take less than 6 months at a cost of $2MM per mile.

Site Utilities





Milan Industrial Park Profile

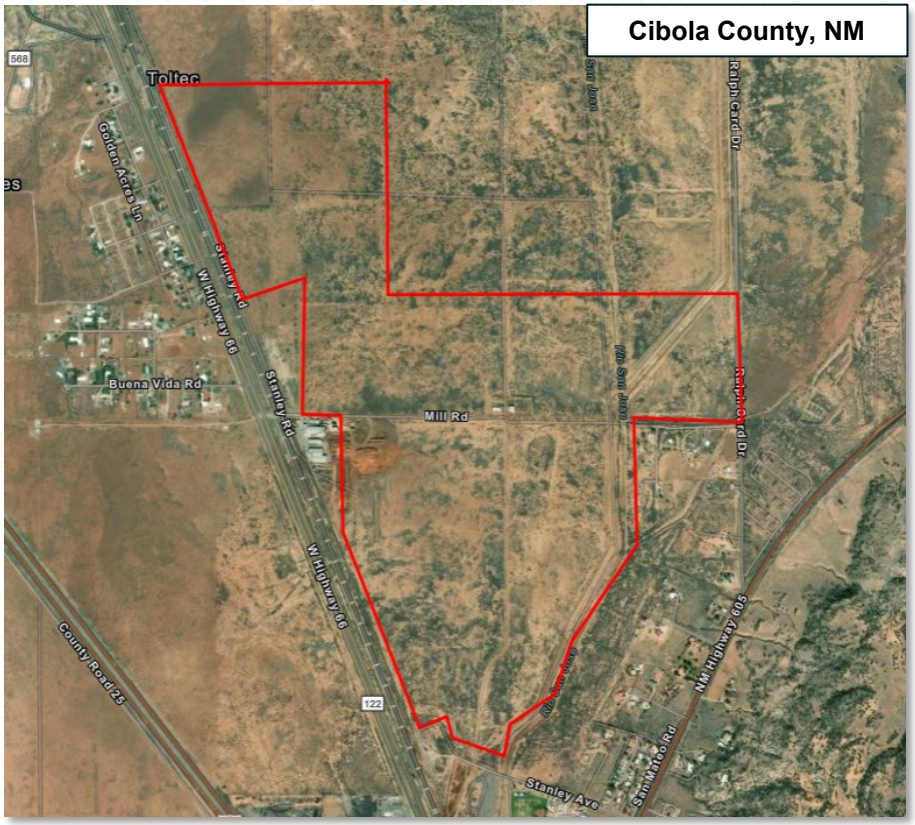
Electric: Site is served by Continental Divide Electric Cooperative. An existing 115kV distribution line is currently located along the western boundary of the site, and an existing 3-phase electric line is located along Mill Road through the site. The existing substation is located 3.3 miles north of the site. Improvements to serve up to 50 MW are unknown.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing small diameter line south of the site along Stanley Ave. An additional line runs along Ralph Card Dr. east of the site. To serve the site with 50 MCF/h, only a meter station is required. Improvements to serve 50 MCF/h are expected to take less than 6 months at a cost of up to $100,000. To serve the site with 100 to 200 MCF/h a main line extension and meter station are required. Improvements to serve 100 or 200 MCF/h are expected to take less than 12 months at a cost of $4.9MM.

Water: Site is served by the Village of Milan. There is an existing 10-inch water line south of the site along Stanley Ave. south of the site. The existing water system is expected to have approximately 760,000 GPD available in excess capacity. There are wells on-site for additional capacity. To serve the site with at least 200,000, an additional well may be required on-site. To serve 1 MGD to the site, additional wells are required.

Wastewater: Site is served by the Village of Milan. There is an existing gravity line that runs to a lift station along Stanley Ave. south of the site. The existing wastewater system is expected to have approximately 340,000 GPD available in excess capacity. To serve the site with 30,000 to 200,000 GPD, a lift station is required. To serve the site with 1 MGD, additional capacity is likely required.

Milan Industrial Park



Fatal Flaw Analysis	
Labor Intensive	**Capital Intensive**
No Identified Fatal Flaws	No Identified Fatal Flaws

Advantages:

- Publicly Owned Site (Village of Milan)
- Ability to sell or lease property
- Work has been completed to expand developable acreage, including removal of Rio San Jose and 100-year floodplain on-site
- Site is currently zoned for agriculture or industrial uses, and should not require rezoning for industrial uses
- Site is approximately 493 acres with approximately 192 acres contiguous and developable
- On-site BNSF rail service is possible
- Within 2 miles of I-40 and 4-lane NM 122

Disadvantages:

- Surrounding uses are primarily agricultural, commercial, and small residential; Moderate concerns of public acceptance
- FEMA maps not yet updated; Current maps show eastern acreage in 100-year floodplain
- Limited due diligence has been completed on the property
- Utility capacities are unknown

Site Improvement Opportunities

Disclaimer: All content analyzed in the site improvement opportunities was provided to GLS by 9/23/25.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

On-Site Rail Service: BNSF rail is adjacent to the site along its western boundary. To bring rail onto site, a contract with a private rail company is required. Recommend working with BNSF and private rail company to understand cost and timeline for on-site rail service (ex: on-site loop).

02

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I and II ESA has been completed, and a Cultural Resources Study, Geotechnical Report and Endangered Species Study may be unlikely to result in significant findings, completion of these additional studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

03

Utility Capacities: Utility infrastructure is adjacent to the site. Recommend working with all utility providers to understand current excess capacity, timelines, and infrastructure upgrades needed to handle various utility thresholds (5MW power, 30,000 GPD water, for example). New Mexico Gas provided feedback as follows: timeline and cost for 50 MCF is less than 6 months and $50,000-100,000; timeline and cost for 100 MCF is less than 1 year and $4.9M; timeline and cost for 200MCF is less than 1 year and $2.2M.

04

Confirm Zoning Ordinance: The site is currently zoned for Agriculture and Industrial. Recommend coordinating with zoning department to confirm exact zoning title and allowed uses on the site (ex: light industrial vs. heavy industrial users).

REDI Sites Overview

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

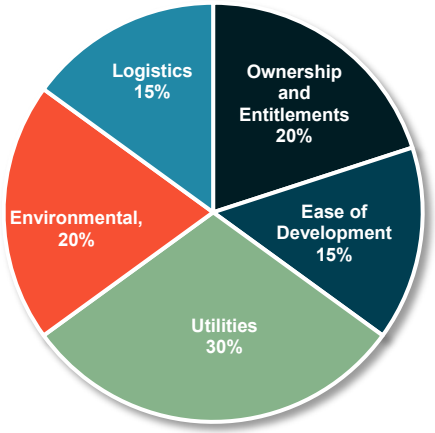
Key components of the program include:

1. **Site Readiness Evaluation:** The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

2. **Third-Part Validation:** The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

3. **Improved Competitiveness:** REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier

Bronze 

Anticipated REDI Sites tier based on current information and assumptions.

Silver

Gold

Platinum

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

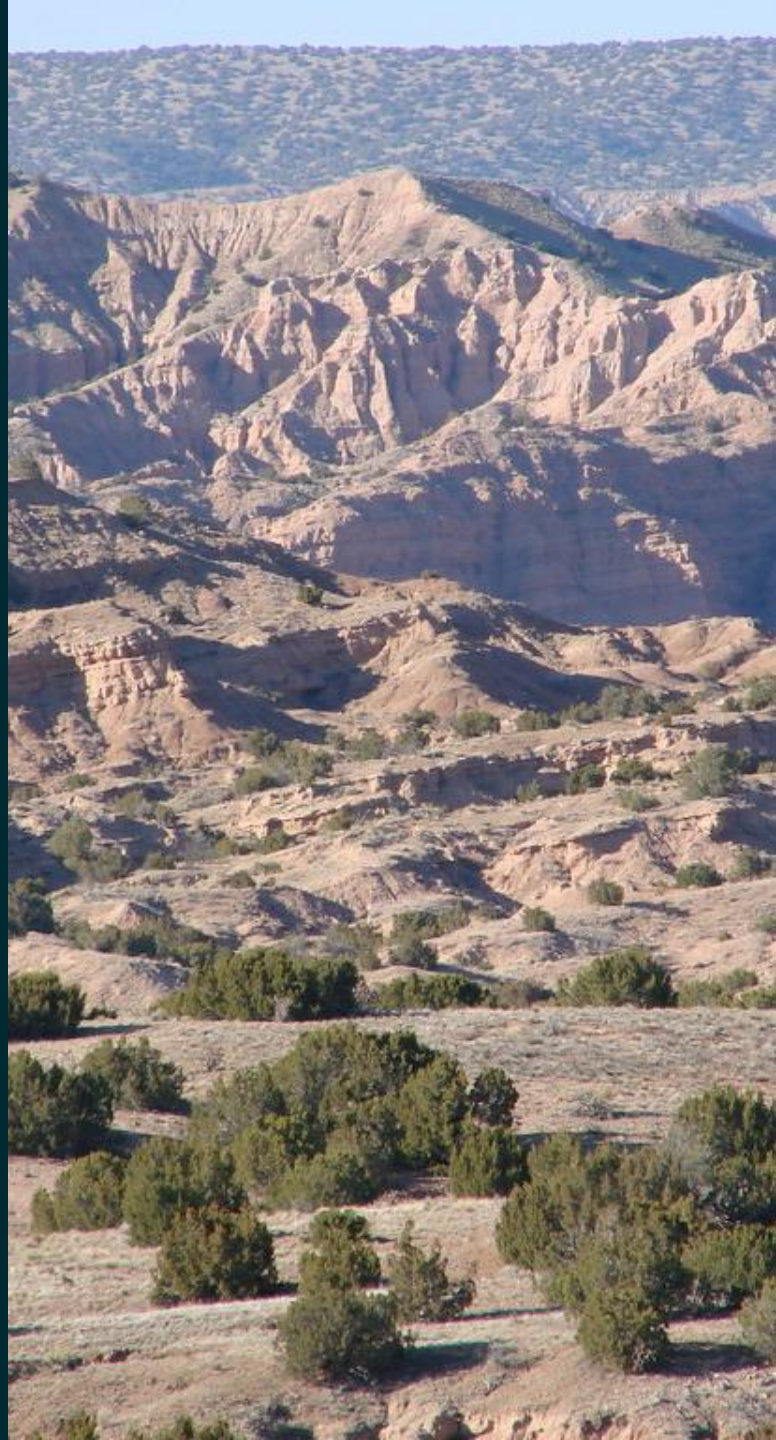
NEW MEXICO

Rancho Monte Vista

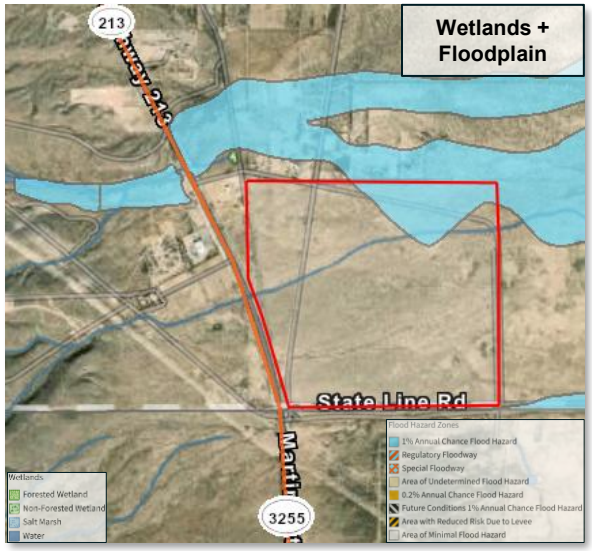
Site Readiness Report

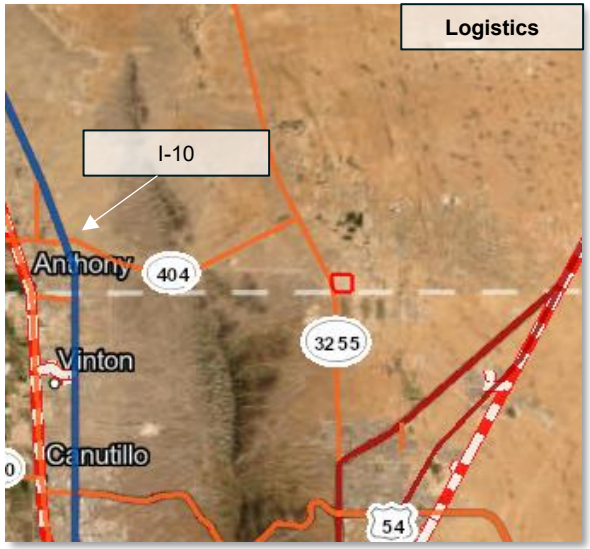
October 2025

GLS GLOBAL LOCATION STRATEGIES®



Site Characteristics





Rancho Monte Vista Site Profile

Site Name: Rancho Monte Vista

Location: Mesquite, Doña Ana County, New Mexico

Coordinates: (32.005458, -106.440444)

Total Acreage: +/- 207, with 68 contiguous and developable; The entire Rancho Monte Vista planned mix use park is 1,310 acres and can be used for industrial expansion.

Ownership: Privately owned (1 owner– Rancho Chaparral Development LLC); For Sale or Lease (Sale Preferred); Asking price is $174,240 per acre or $35,719,200 total. Price is negotiable depending on project.

Zoning: Unzoned/Rural; Rezoning is required through Doña Ana County

Developability Impacts: NWI identifies a stream on the northern acreage of the site. Some of the site's northern acreage is within FEMA 100-year floodplain. A dirt road (De Lara Estates Rd.) runs through the property, and GIS shows a natural gas transmission line running parallel to the road. A 115kV electric line runs through the site's northern acreage.

Due Diligence Studies Completed:

- A Phase I ESA was completed in 2025 and found no concerns.
- A Geotechnical Engineering Report was completed in 2025 and groundwater was not encountered; Soil profile consists mainly of sandy lean clay, clayey, and, silty sand, and poorly graded sand.

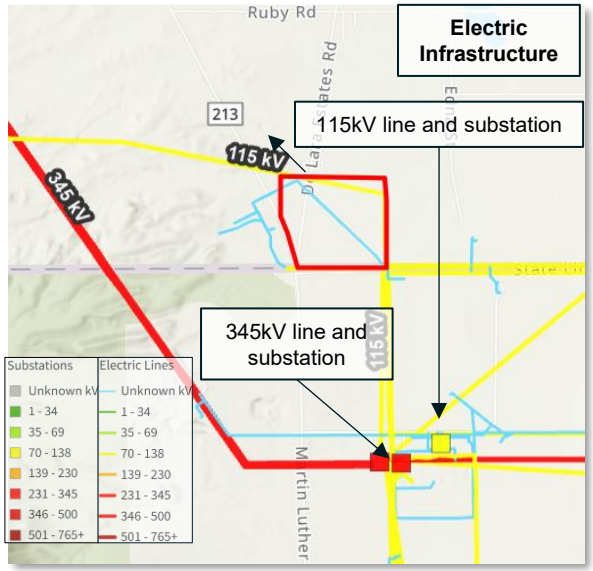
Air Quality Attainment: The county is in attainment for all criteria pollutants.

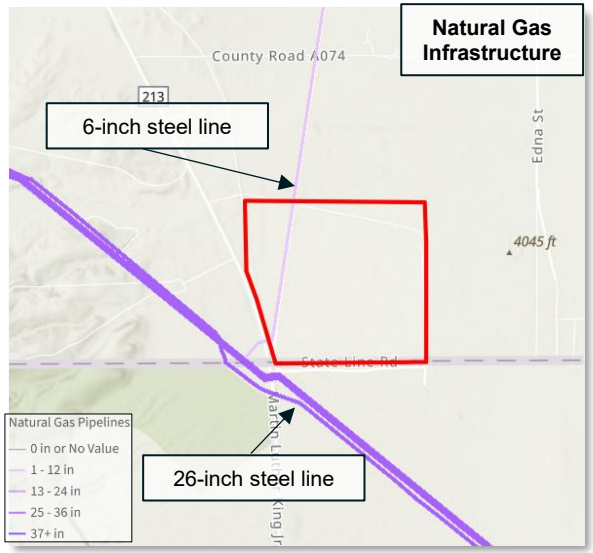
Interstate: 10.6-mile drive west to the I-10 on-ramp.

Highway: 6.5-mile drive south to the 4-lane highway US 54.

Rail: No on-site rail service is available.

Site Utilities





Rancho Monte Vista Site Profile

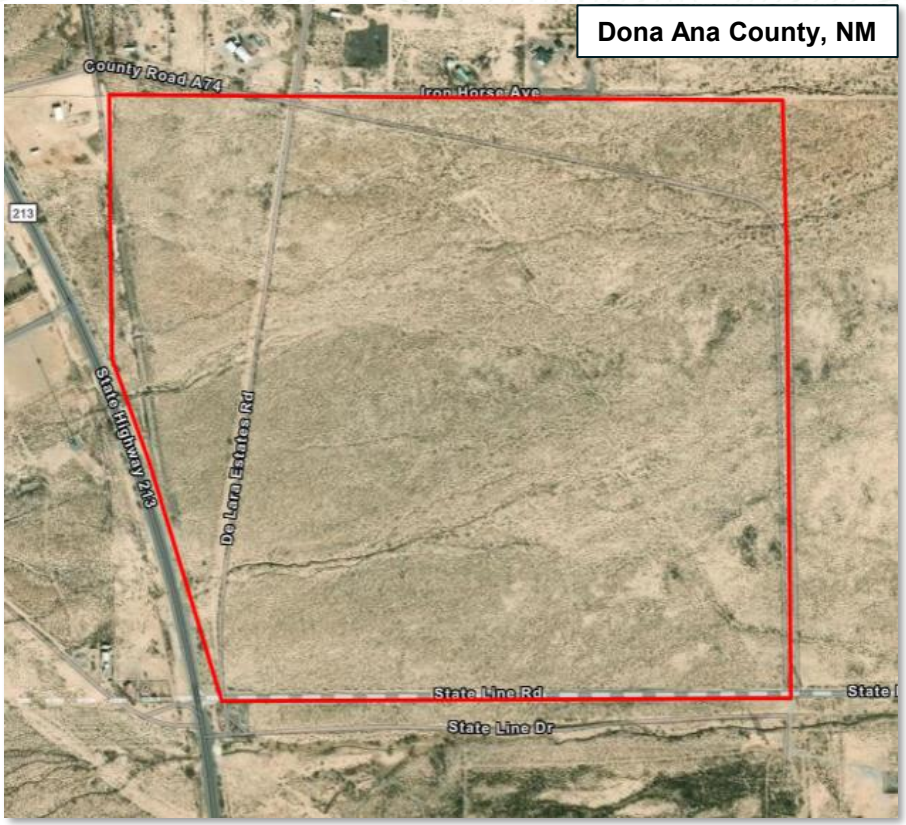
Electric: Site is served by El Paso Electric. There is an existing 13.8kV distribution line adjacent to the site. The existing Newman Power Substation is located 1.75 miles from the site. There is currently 4.7 MW available in excess power to serve the site. The site can currently be served with construction power. 5 MW can be served to the site within 12-18 months at no cost to the end user. To serve 10 MW to the site, additional substation with two transformers and new dedicated feeder or dual feeds is required. Infrastructure improvements to serve the site with 10 MW are expected to take 18-24 months at a cost of $5MM. To serve the site with 50 MW, a dedicated substation, transformer interconnections, and a 115/24kV or 13.8kV transformer with breakers are required. Infrastructure improvements to serve 50 MW are expected to take 24-36 months at a cost of $15-25MM.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing 6 and 8-inch line on-site. There is also an existing regulator station in Chapparal to reduce service from 800 psi to 60 psi. To serve the site with up to 200 MCF/h, only a meter station and dedicated line is required. Infrastructure improvements to serve up to 200 MCF/h are expected to take less than 6 months at a cost of $50,000-$100,000.

Water: Site is served by a private company, CBG Maintenance. There is an existing 12-inch water line located approximately 1 mile from the site. Three wells in the area are permitted to serve capacity in the area. To serve the site with 30,000-200,000 GPD, new wells are a likely solution. Infrastructure improvements to serve up to 200,000 GPD are expected to take 6-12 months. To serve the site with 1 MGD, a new system is required and in preliminary design.

Wastewater: Site is served by Doña Ana Utilities. The existing wastewater gravity line is located approximately 1.65 miles northeast of the site, at the intersection of McCombs Rd. and Oasis Dr. The existing wastewater plant is located approximately 1.3 miles east of the site with limited capacity. Plans are in process to purchase 91 acres adjacent for wastewater plant and capacity station. To serve the site with at least 30,000 GPD a wastewater plant expansion is likely required. A plant expansion is expected to take 36-60 months. An alternative solution is a septic system.

Rancho Monte Vista



Advantages:

- Ability to sell or lease; Sale is preferred
- No sensitive receptors (residential, parks, schools, etc.) within 0.5 miles; Highly suitable for Heavy Industrial
- Site is approximately 207 acres with the current largest contiguous and developable acreage being approximately 68 acres
- Additional acreage is available within larger industrial park; Park not yet built out (1300+ acres)
- A Phase I ESA and Geotechnical Study have been completed with no major findings
- 5 MW can be served with minimal improvements
- Natural gas is adjacent to the site and can serve up to 200MCF within 1 year for approx. $50,000-100,000

Disadvantages:

- Rezoning required; Currently zoned Rural
- In planning stages for project of 4,500 homes within the park; This would increase risk to Industrial end users (“NIMBYism”)
- NWI-identified stream and utility lines run through site
- FEMA 100-year floodplain along site’s northern border
- Limited water and wastewater capacity currently available; 3-5 years for additional capacity

NEW MEXICO SITE READINESS

Site Improvement Opportunities

Disclaimer: All content analyzed in the site selection simulation was provided to GLS by 09/12/25.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Water Capacity: The existing water system has limited remaining capacity. Wells are feasible in the area. Recommend discussions with water provider to understand feasibility of expanding the water system proactively, with estimated costs and timelines. Additionally, recommend discussions to determine what capacity wells can serve on the site (e.g., 50,000 GPD, 100,000 GPD, 500,000 GPD, 1 MGD,…).

02

Wastewater Capacity: The existing wastewater system has limited remaining capacity, with approximately 50 committed connections. However, additional acreage is being pursued to support a planned wastewater treatment plant expansion. Recommend continued coordination with the county to monitor progress on the expansion, confirm the anticipated additional capacity available to serve the site, and explore opportunities to align project timelines to support future site development.

03

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA has been completed, and a Cultural Resources Study, Geotechnical Report and Endangered Species Study may be unlikely to result in significant findings, completion of these additional studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

Recommendations (cont.)

04

End User Suitability: While no formal plans have been finalized, there have been discussions regarding a potential residential development of 4,500+ homes within the larger industrial park area. Proximity to residential uses (within approximately 0.5 miles) may present challenges for future industrial recruitment due to potential zoning delays, public opposition, and general compatibility concerns ("NIMBYism"). Recommend coordination with the planning department to review the overall site plan and, if industrial use remains supported, ensure that future development plans are designed to minimize potential conflicts and preserve industrial viability.

05

Zoning: The site is currently zoned Rural, or otherwise unzoned for industrial uses. Pursuing industrial development under the current designation would require a zoning change, which can introduce risks related to extended timelines and potential public opposition. Once a site plan is established, recommend coordination with the zoning department to evaluate the feasibility of rezoning all or a portion of the property to an industrial designation to mitigate these risks for future end users.

REDI Sites Overview

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

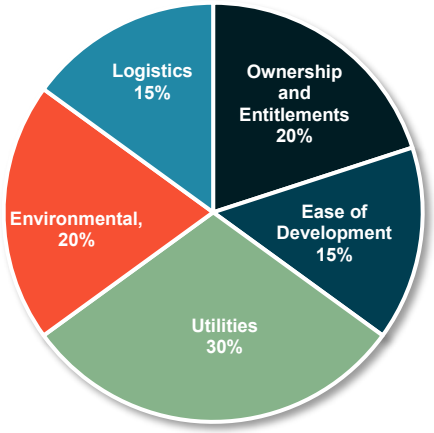
Key components of the program include:

1. **Site Readiness Evaluation:** The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

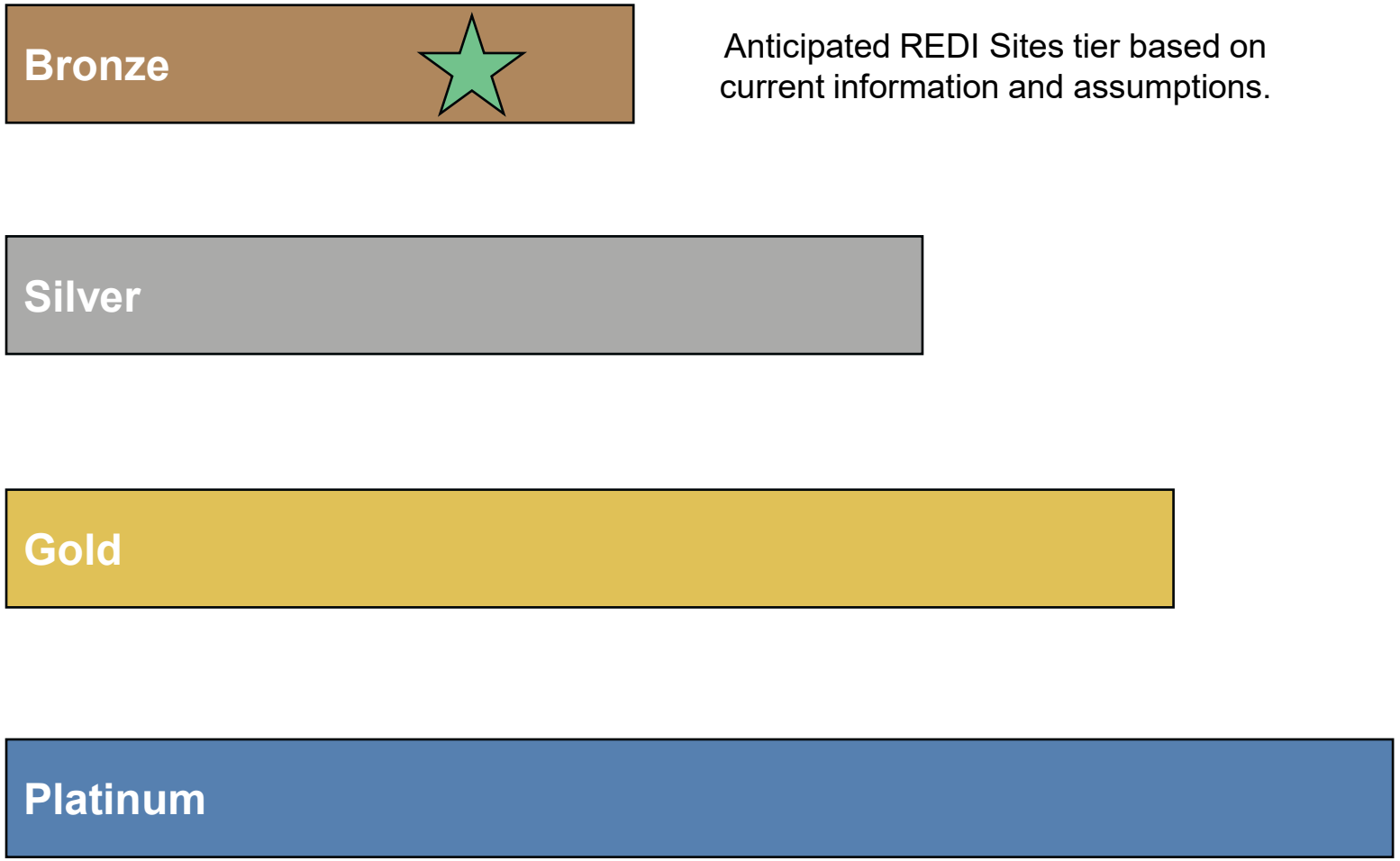
2. **Third-Part Validation:** The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

3. **Improved Competitiveness:** REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier



Anticipated REDI Sites tier based on current information and assumptions.

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

NEW MEXICO

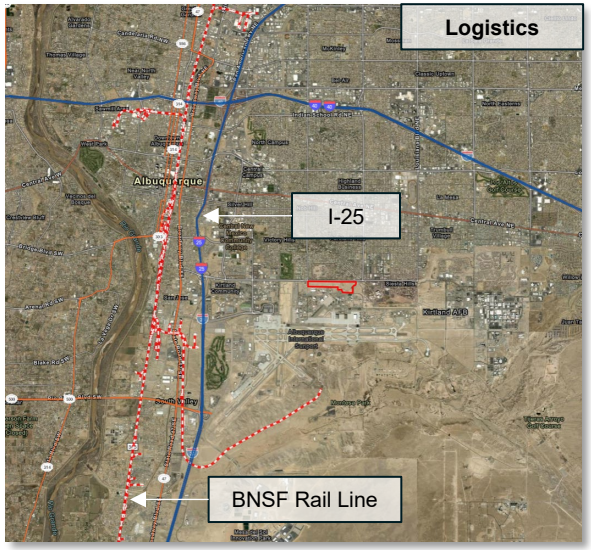
MaxQ @ Kirtland

Site Readiness Report

October 2025

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics



MaxQ @ Kirtland Site Profile

Site Name: MaxQ @ Kirtland

Location: Albuquerque, Bernalillo County, New Mexico

Coordinates: (35.056761, -106.601262)

Total Acreage: +/-70, with 9 contiguous and developable

Ownership: Publicly owned (1 owner – U.S. Government); For Lease Only (50-year leases); Asking lease rate is $2.50 per square foot.

Zoning: Mixed-Use (Allowable Uses Include Office, R&D, and Manufacturing); Rezoning is not required; Height restriction is 65 feet; Approval by Kirtland Air Force Base is required.

Developability Impacts: Existing uses on-site include a fitness center, athletic courts/fields, and research labs. Several paved roads and parking lots are on-site to serve existing users.

Due Diligence Studies Completed:

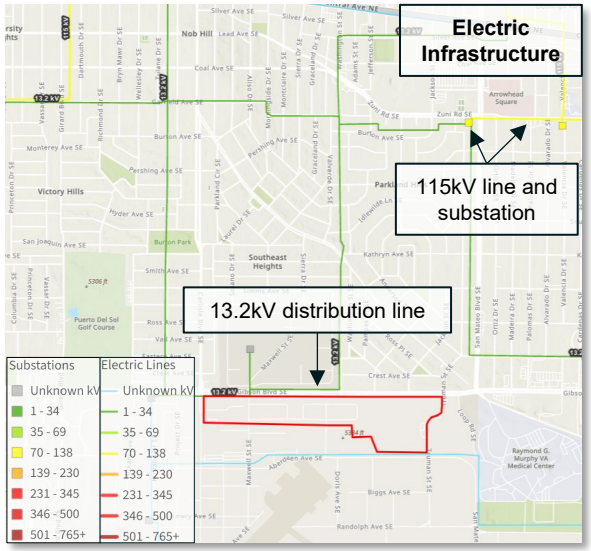
- Final Environmental Assessment completed in 2020 with no impacts related to threatened and endangered species or hazardous materials and wastes.
- **Air Quality Attainment:** The county is in maintenance for Carbon Monoxide (1971).

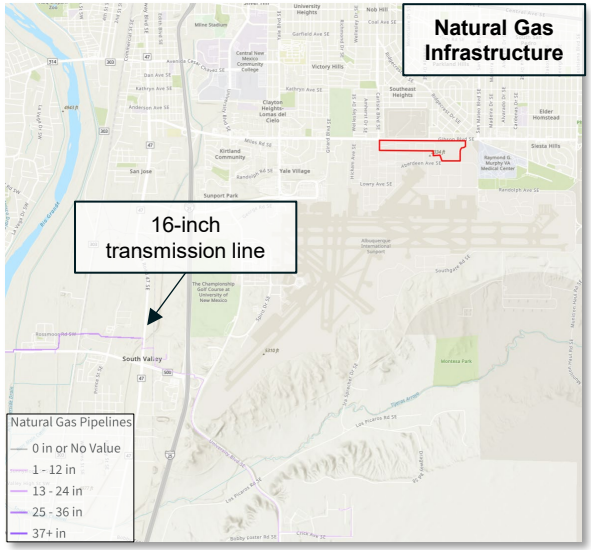
Interstate: 2.0-mile drive west to the I-25 on-ramp.

Highway: Adjacent to the 4-lane Gibson Blvd. SE.

Rail: On-site rail service is not available.

Site Utilities





MaxQ @ Kirtland Profile

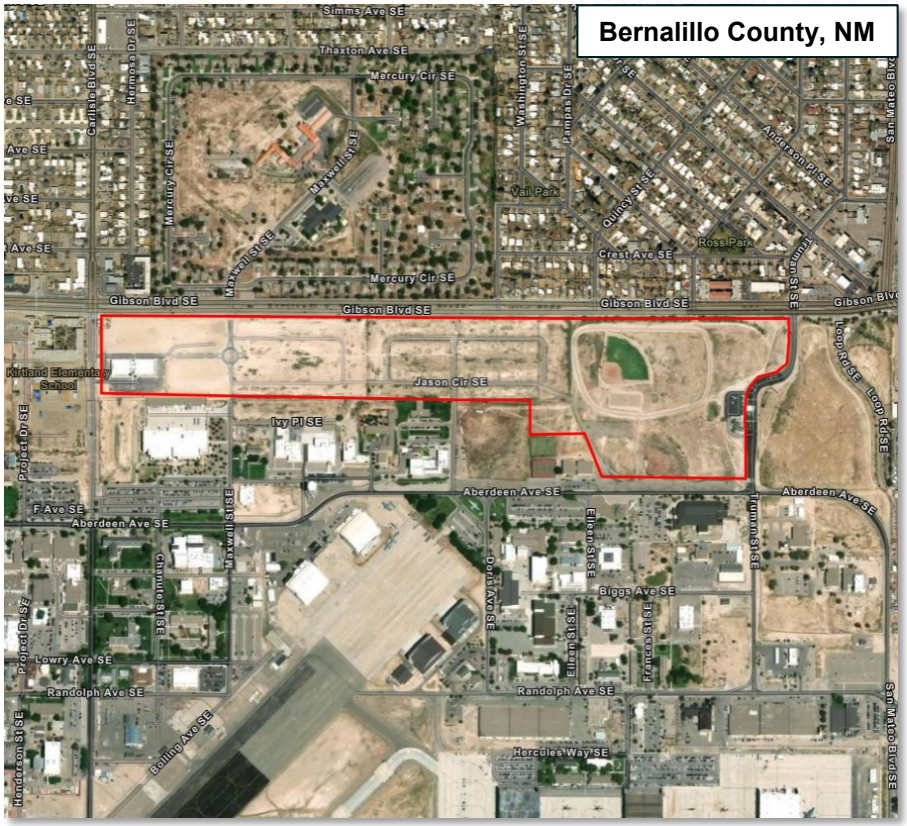
Electric: Site is served by PNM. An existing 13.2kV distribution line is currently located along the northern site boundary. The existing Cornell Substation is located 2 miles north of the site and has 8.5 MW available in excess capacity. The existing feeder line at the site can serve up to 2.3 MW. To serve the site with 5-10 MW, a new transformer and feeder from the Cornell Substation is required. Infrastructure improvements are expected to take 15 months at a cost of $3.5MM. To serve the site with 50 MW, a new substation is required. Infrastructure improvements to serve 50 MW are expected to take 24 months at a cost of $44MM.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing 10-inch line located along Gibson Blvd. adjacent north of the site and 2-inch PE plastic line on-site. To serve the site with 50 MCF/h, a small diameter main line extension is required. Infrastructure improvements to serve 50 MCF/h are expected to take less than 6 months. To serve the site with 100 MCF/h, a small main line extension and station are required. Infrastructure improvements to serve 100-200 MCF/h are expected to take less than 6 months at a cost of $50,000-100,000.To serve the site with 50 MCF/h, a small diameter MLX is required.

Water: Site is served by the Albuquerque Bernalillo County Water Utility Authority. There is an existing 36-inch main water line located along Gibson Blvd. adjacent north of the site and 12-inch water line on-site. The existing excess capacity available to serve the site is 200,000 GPD.

Wastewater: Site is served by the Albuquerque Bernalillo County Water Utility Authority. There is an existing 60-inch sewer main line located along Gibson Blvd. adjacent north of the site and a 15-inch sewer lien on-site. The existing excess capacity on the system available to serve the site is 200,000 GPD.

MaxQ @ Kirtland



Fatal Flaw Analysis	
Labor Intensive	**Capital Intensive**
Total Site Size	Total Site Size

Advantages:

- Publicly owned land
- Does not follow City of Albuquerque zoning, and should not require rezoning for industrial uses
- Due diligence studies have been completed on the site with no major findings
- Multiple site access points are in-place
- Adjacent to 4-lane Gibson Blvd. SE
- Within 2 miles of I-25 entrance and 3 miles of I-40 entrance

Disadvantages:

- On Airforce Federal Land; End uses require approval by Air Force Base
- For lease only; Restrictive for industrial users who often require full control of property
- Site is approximately 70 acres but due to development limitations, the largest contiguous and developable acreage is approximately 9 acres
- Site is within 0.5 miles of several residential neighborhoods, parks, and other sensitive receptors; Likely not suitable for heavy industrial users
- New transformers, feeder lines, and service lines are required for industrial electric demands
- Water and wastewater lines are adjacent, but existing capacities are limited

NEW MEXICO SITE READINESS

Site Improvement Opportunities

Disclaimer: All content analyzed in the site selection simulation was provided to GLS by 09/12/25.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Gas Service: A gas line is located within one mile of the site (~0.8 miles). Recommend continued discussions with natural gas provider to understand exact requirements to get natural gas service to the site, including costs, timeline, and permitting requirements. New Mexico Gas provided the following cost and timelines: to serve 50MCF- 200MCF it will take less than 6 months and cost $0-$100,000.

02

Electric Capacity: There is limited electric capacity in the area. Recommend to continue working with the electric provider to understand timeline and infrastructure needed to service the site for various thresholds. PNM provided the following cost and timelines: to serve 5MW or 10MW it will take 15 months and cost $3.5M; to serve 50MW it will take 24 months and cost $44M.

03

Water and Wastewater Infrastructure: The existing water and wastewater systems have an expected 200,000 GPD of capacity available to serve the site. Recommend working with water provider to understand feasibility of expanding water and wastewater capacity, and, if feasible, infrastructure needed to get service for the site for various thresholds larger than 200,000 GPD (500,000 GPD, 1 MGD, …).

04

End-User Suitability: Due to site size and surrounding uses (residential, parks, etc.), moderate to heavy industrial users are likely not a fit for the site. Recommend finalizing target industry discussions to understand what the Air Force Base is willing to support and discussing potential rezoning to Industrial (if applicable) prior to marketing the site if light industrial or non-commercial uses are both targeted and supported.

REDI Sites Overview

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

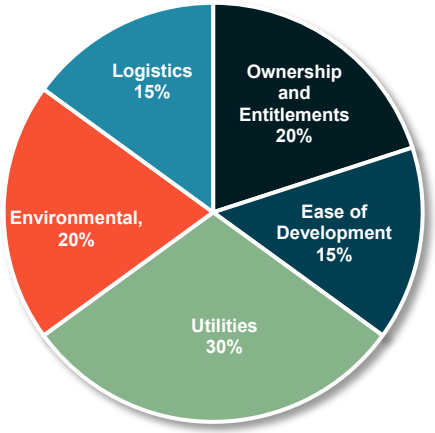
Key components of the program include:

1. **Site Readiness Evaluation:** The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

2. **Third-Part Validation:** The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

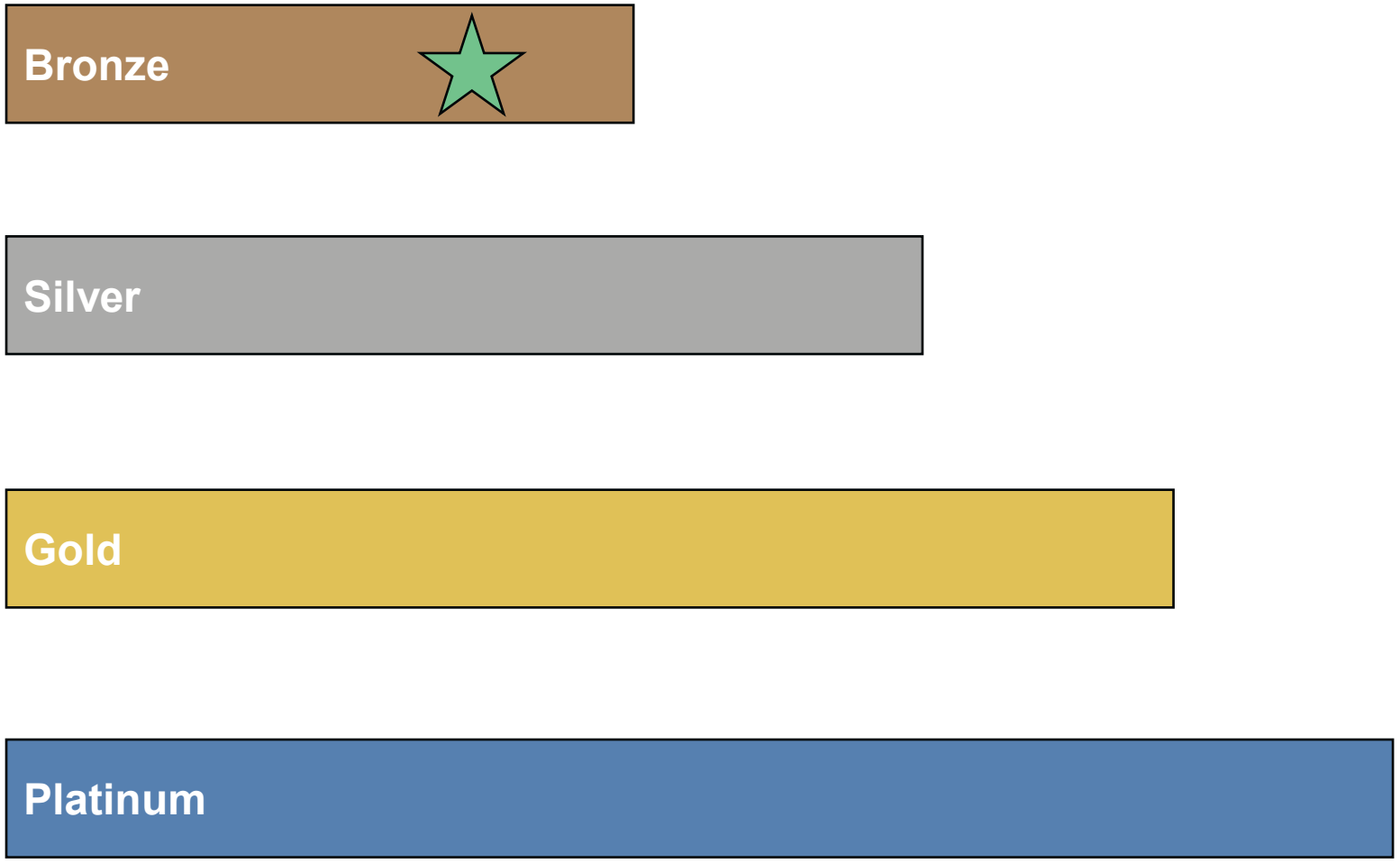
3. **Improved Competitiveness:** REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier

Site is not expected to qualify for REDI Sites Designation.



Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

NEW MEXICO

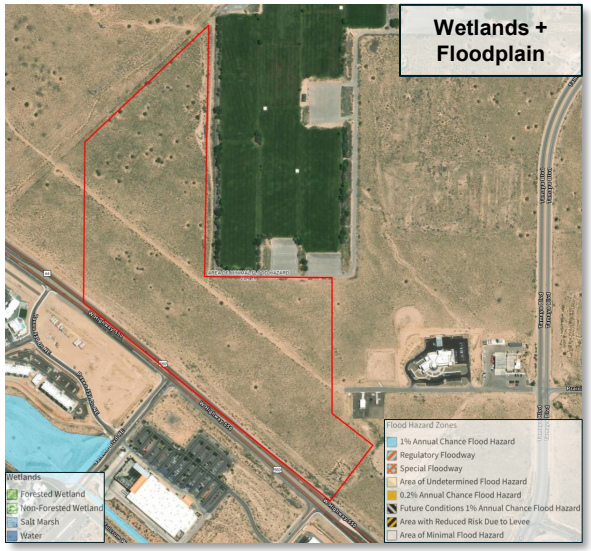
Tamaya Ventures Site 1, 3, 11 and 13

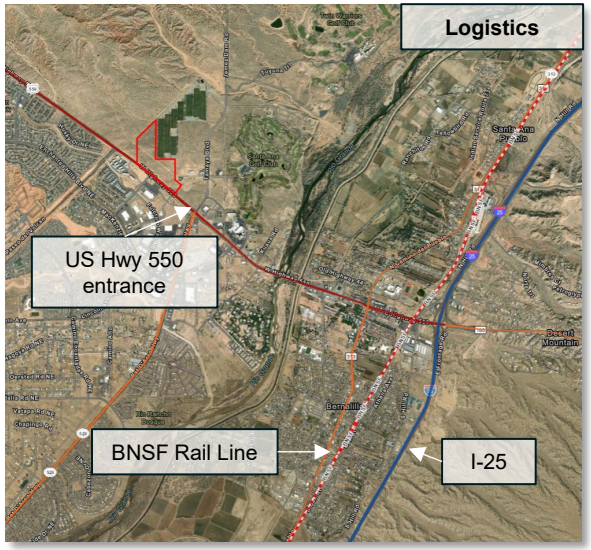
Site Readiness Report

October 2025

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





Tamaya Ventures Site 1, 3, 11 and 13 Site Profile

Site Name: Tamaya Ventures Site 1, 3, 11 and 13

Location: Barnalillo, Sandoval County, New Mexico

Coordinates: (35.33487, -106.57432)

Total Acreage: +/- 64 (rounded to the nearest whole number), with 56 contiguous and developable.

Ownership: Publicly owned (1 Owner – Pueblo of Santa Ana with master business lease with Sandoval Investments DBA Tamaya Ventures); For Lease (25+ years).

Zoning: Commercial; Rezoning is required and process will be through Tamaya Ventures.

Developability Impacts: A 115kV electric line bisects the site's northern acreage.The site is gently rolling (~3.6% grade).

Due Diligence Studies Completed:

- Cultural Resources study completed in 2024; results not provided.

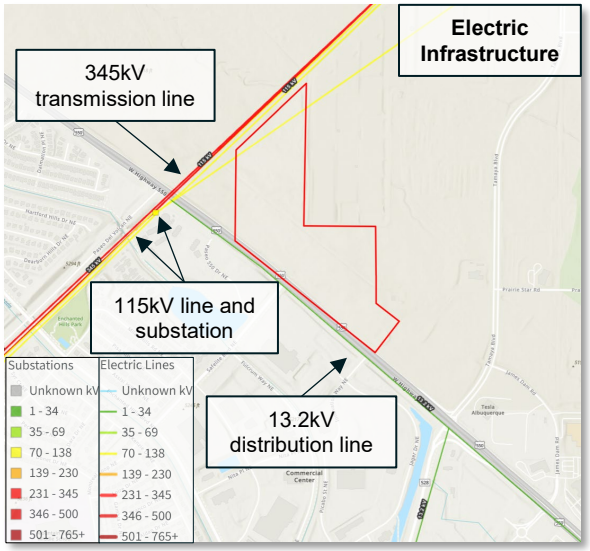
Air Quality Attainment: The county is in attainment for all criteria pollutants.

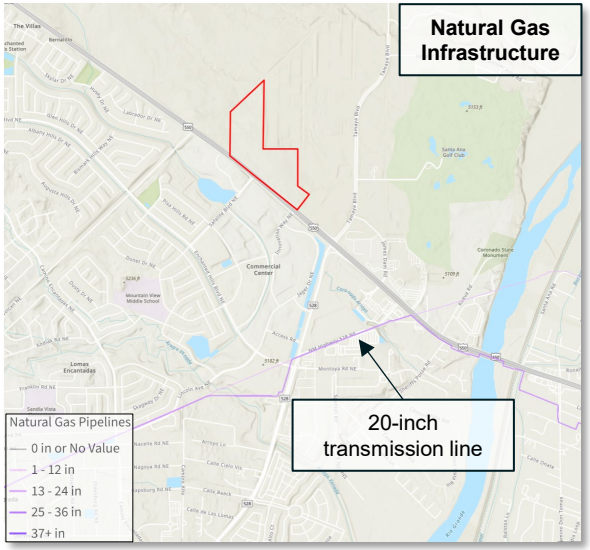
Interstate: 3.0-mile drive east to the I-25 on-ramp.

Highway: 0.5-mile drive south to the 4-lane highway US Hwy 550 entrance.

Rail: On-site rail service is not available.

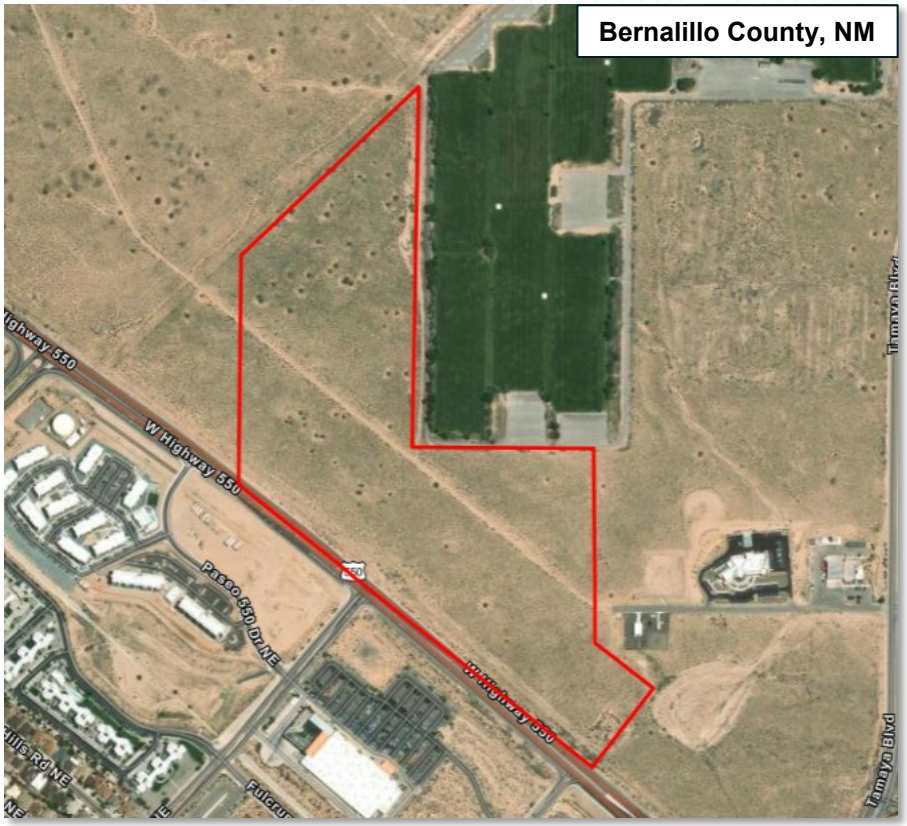
Site Utilities





Tamaya Ventures Site 1, 3, 11 and 13 Profile
Electric: Site is served by PNM. An existing 12.47kV line is located near the site. To serve the site with 5-10 MW, a new transformer and feeder is required. A feeder will require 3-4 acres on-site. To serve the site with 10 MW. To serve the site with 50 MW, a new substation is required.
Natural Gas: Site is served by New Mexico Gas Company. An existing high-pressure distribution line is located approximately 0.25 miles from the property. To serve the site with 50 MCF/h, a line extension is required. Improvements to serve the site with 50 MCF/h are expected to take 12-24 months at a cost of $228,677. To serve the site with 100 MCF/h, a main line extension and meter station is required. Improvements to serve the site with 100 MCF/h are expected to take 1-2 years at a cost of $250,000. To serve the site with 200 MCF/h, a transmission extension is required. Improvements to serve the site with 200 MCF/h are expected to take 12-24 months at a cost of $1.4MM.
Water: Site is served by Santa Ana Pueblo Utility. A water line is currently being built out adjacent to the site, along Tamaya Blvd. The water system being built out is expected to be a modular system with capacity up to 3 MGD. The system is being designed to serve several small users and the nearby soccer fields.
Wastewater: Site is served by the Santa Ana Pueblo Utility. The existing wastewater treatment plant can be expanded to up to 1 MGD in capacity. Up to 200,000 GPD can currently be serve to the site. To serve 1 MGD, additional equipment such as pumps or lift station may be required for additional capacity.

Tamaya Ventures Site 1, 3, 11 and 13



Fatal Flaw Analysis	
Labor Intensive	**Capital Intensive**
Total Site Size	Total Site Size

Advantages:

- Publicly-owned by Pueblo Of Santa Ana under a master business lease with Tamaya Ventures
- Surrounding land could be available for additional growth opportunities
- No known use restrictions on the site as it relates to height or noise
- 3 miles to I-25 entrance
- Adjacent to 4-lane US Hwy 550

Disadvantages:

- For ground lease only; Restrictive for industrial users who often require purchase
- Site is approximately 65 acres but due to development limitations, the largest contiguous and developable acreage is approximately 56 acres
- Rezoning likely required; Current zoning is Commercial
- Surrounding use is primarily commercial and residential; Not suitable for heavy industrial users
- Utility capacities are unknown

NEW MEXICO SITE READINESS

Site Improvement Opportunities

Disclaimer: All content analyzed in the site selection simulation was provided to GLS by 09/12/25.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Gas Infrastructure: Recommend to continue working with gas provider to confirm location to nearest natural gas line, feasibility of natural gas service, available capacity, and cost and timelines to serve the site and different thresholds. New Mexico Gas provided cost and timeline estimates of: to serve 50MCF and 100MCF it will take 1-2 years and cost $230,000-$250,000; to serve 200MCF it will take 1-2 years and cost $1.4M.

02

Water and Wastewater Capacities: Water and wastewater infrastructure is planned to be built out adjacent to the site. Recommend working with water and wastewater provider to understand current excess capacity, timelines, and infrastructure upgrades needed to handle various thresholds (50,000 GPD, 250,000 GPD, 1 MGD,…).

03

Electric Capacity: There is limited electric capacity in the area. Recommend to continue working with the electric provider (once annexation is complete) to better understand timeline and infrastructure needed to service the site for various thresholds. PNM provided cost and timeline estimates of: to serve 5MW or 10MW it will take 18 months and $22M; to serve 50MW it will take 24 months and $44M.

04

Site Access: Future plan is to access the site via Tamaya Blvd. Recommend finalizing a site plan that includes site access, preferably access for truck traffic and passenger traffic, with estimated cost and timelines for buildout.

05

End-User Suitability: Due to site size and surrounding uses (soccer field/tourism), moderate to heavy industrial users are likely not a fit for the site. Recommend finalizing target industry discussions and discussing potential rezoning (if applicable) prior to marketing the site if light industrial or non-commercial uses are both targeted and supported.

Recommendations (cont.)

05

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the entire site's acreage. Studies have been completed on a portion of the site completed with no significant findings, therefore, studies are unlikely to result in significant findings. Still, completion of studies on full acreage can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

REDI Sites Overview

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

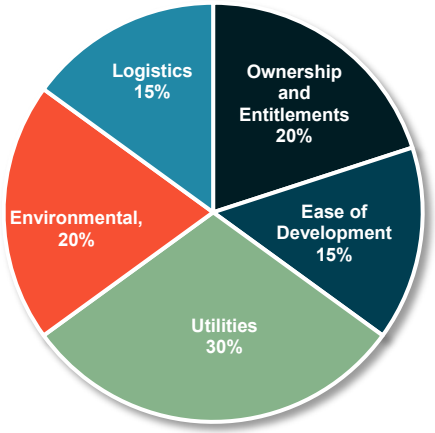
Key components of the program include:

1. **Site Readiness Evaluation:** The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

2. **Third-Part Validation:** The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

3. **Improved Competitiveness:** REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier

Anticipated REDI Sites tier based on current information and assumptions.

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

NEW MEXICO

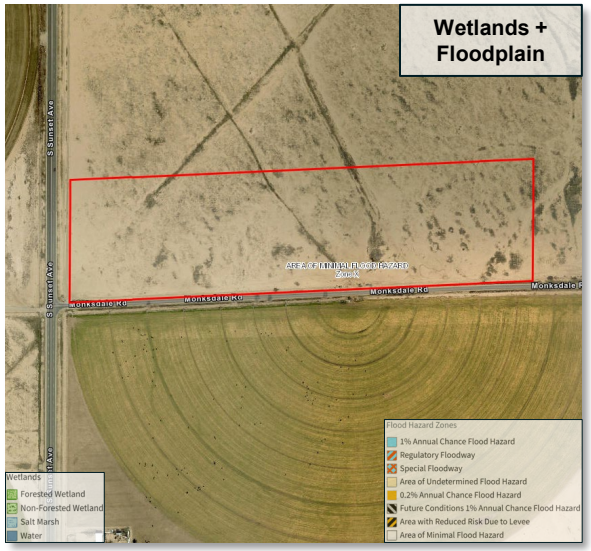
Sunset Ready Site

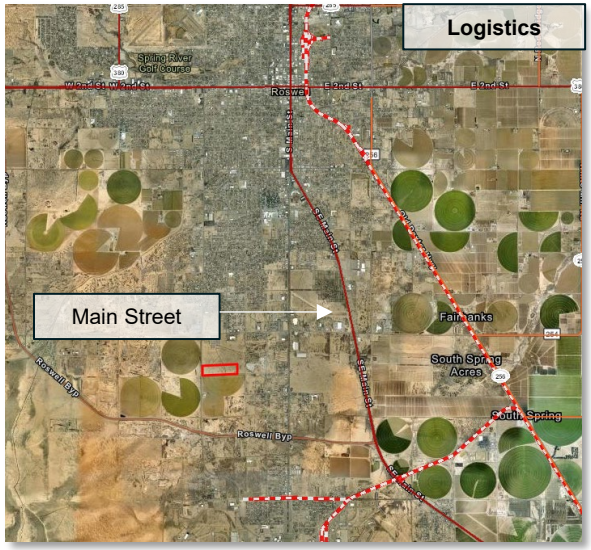
Site Readiness Report

December 2024

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





Sunset Ready Site Profile

Site Name: Sunset Ready Site

Location: Roswell, Chaves County, New Mexico

Total Acreage: +/- 30 (rounded to the nearest whole number), with 30 contiguous and developable

Ownership: Publicly owned (1 owner – City of Rosell); For Sale or Lease; Asking lease rate is $3-5 per square foot.

Zoning: I-2 – Heavy Industrial; Rezoning is not required. There is a 45-foot height restriction.

Developability Impacts: There are no anticipated developability impacts on the proposed 30-acre site.

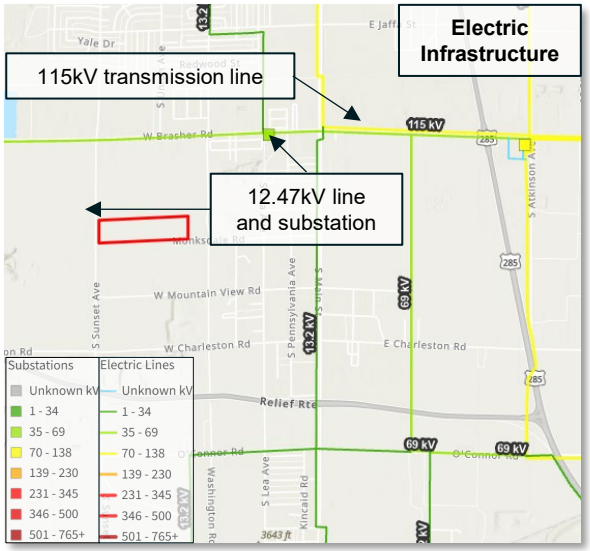
Due Diligence Studies Completed: A Phase I ESA was completed on the property in October 2024 and found no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property. A Geotechnical Engineering Report was completed on the property in October 2024 and found sandy lean clay, silty gravel with sand, and silty sand with gravel. Groundwater was not encountered. An Archaeological Study was completed on the site in October 2024 and found no previously recorded sites, no recorded sites, and no historic built resources. Any future site development is recommended to proceed.

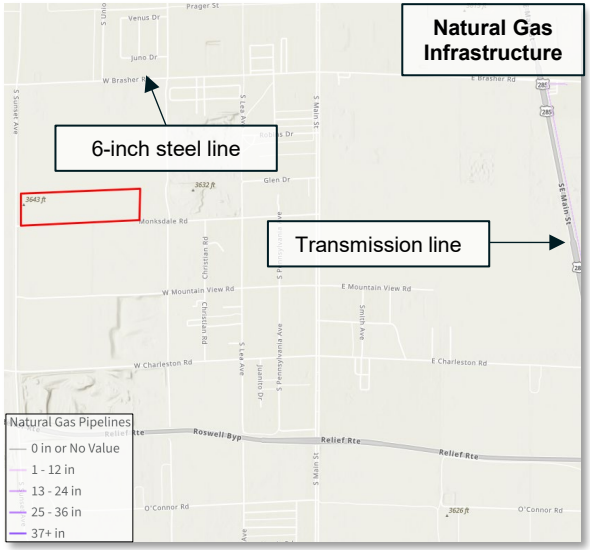
Interstate: 157-mile drive south to the I-20 on-ramp.

Highway: 2.7-mile drive east to the 4-lane highway, Main Street, entrance.

Rail: Direct rail access is not feasible on the site. The nearest rail line is approximately 3 miles east of the site, on the other side of the 4-lane highway.

Site Utilities





Sunset Ready Site Profile

Electric: Site is served by Xcel Energy. An existing 12.47kV distribution line is currently located along the western boundary of the site. The existing substation is located north of the site along Brasher Road. Distribution-level electricity can serve the site up to 20 MW. To serve the site with more than 20MW, transmission-level service and a new substation are required. An existing 115kV transmission line is located near the site, an existing 230kV transmission line is located 7 miles from the site, and an existing 345kV transmission line is located 34 miles from the site. Estimated cost and timelines to serve the site with more than 20 MW are currently unknown.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing 6-inch steel line located along Brasher Road. This line has a pressure of 45 psi. To serve the site, the line will need to be tapped then pass through at least one other property to extend to this site. To serve 50 MCF/hour, transmission-level service, additional easements, and a larger (2.5-mile or longer) extension is required. Estimated cost and timelines to serve the site with more than 50 MCF/hour are currently unknown.

Water: Site is served by the City of Roswell. There is an existing 10-inch water line located 2,000 feet, or approximately 0.4 miles, north of the site along Brasher Road. There is an existing 8-inch water line 0.25 miles north of the site west of the solar panel operation. To serve the site, a 0.25-mile extension is required. The existing system can serve the site with 2,500 gpm, or 3.6 MGD.

Wastewater: Site is served by the City of Roswell. There is an existing 8-inch sewer line located 2,200 feet, or approximately 0.4 miles, north of the site along Brasher Road. To serve the site, a lift station is required. Estimated cost and timelines to serve the site are currently unknown. The city's existing wastewater treatment plant has a total capacity of 8 MGD and excess capacity of 5 MGD.

Sunset Ready Site

Advantages:

- Publicly owned site
- Owner is willing to sell or lease
- Zoned for heavy industrial
- Due diligence has been completed on the site except a Threatened and Endangered Species assessment.
- Rectangular shaped site
- Could serve loads up to 20 MW without requiring a new substation
- Excess water capacity in the area could service the site once infrastructure is in place

Disadvantages:

- Site is 30 acres which will limit the types of heavy industrial projects that could locate here
- Church to the north of the property could be a deterrent for some industrial projects
- Electric loads over 20 MW would require a new substation, likely on-site
- Gas and water lines are located along Brasher, to the north of the property. Easements would need to be put into place to bring infrastructure to site.
- Wastewater is unknown and a lift station would likely be required on-site
- 45-foot height restrictions could be limiting to some industrial projects.

Site Improvement Opportunities

Disclaimer: All content analyzed in the site improvement opportunities was provided to GLS by 11/21/24.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Electric Capacity and Timelines: Xcel can serve loads up to 20MW with existing capacity in the area. Recommend understanding for loads up to 20MW, the timeline and route to push in electricity from the existing lines in the area. For loads over 20 MW, continue planning to understand the timeline and cost for a new substation.

02

Gas Infrastructure: There are multiple gas lines in the area including a 6 in steel main along Brasher and 2 in steel line near the subdivision. New Mexico Gas stated that a load of 50 MCF or higher would likely come off transmission and need to run from Charleston Road and down Monksdale to serve the site which would require easements. Recommend working with the gas provider to understand timeline, cost, and infrastructure needed to serve 50+MW users

03

Wastewater Infrastructure: Continue planning to identify a wastewater solution for the site. A lift station seems to be the solution, recommend understanding if this can be put in prior to a project or at the very least understanding timeline and cost to put in a lift station.

04

Height Variance: Recommend confirming if there is a height variance that would allow buildings over 45-feet on the site. This would likely be through the FAA due to the proximity to Roswell Air Center.

Program Background

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

Key components of the program include:

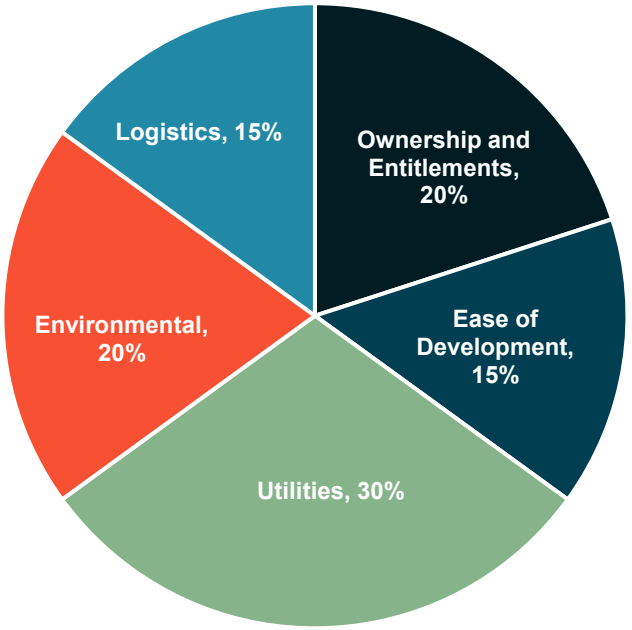
1. Site Readiness Evaluation: The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

2. Third-Party Validation: The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

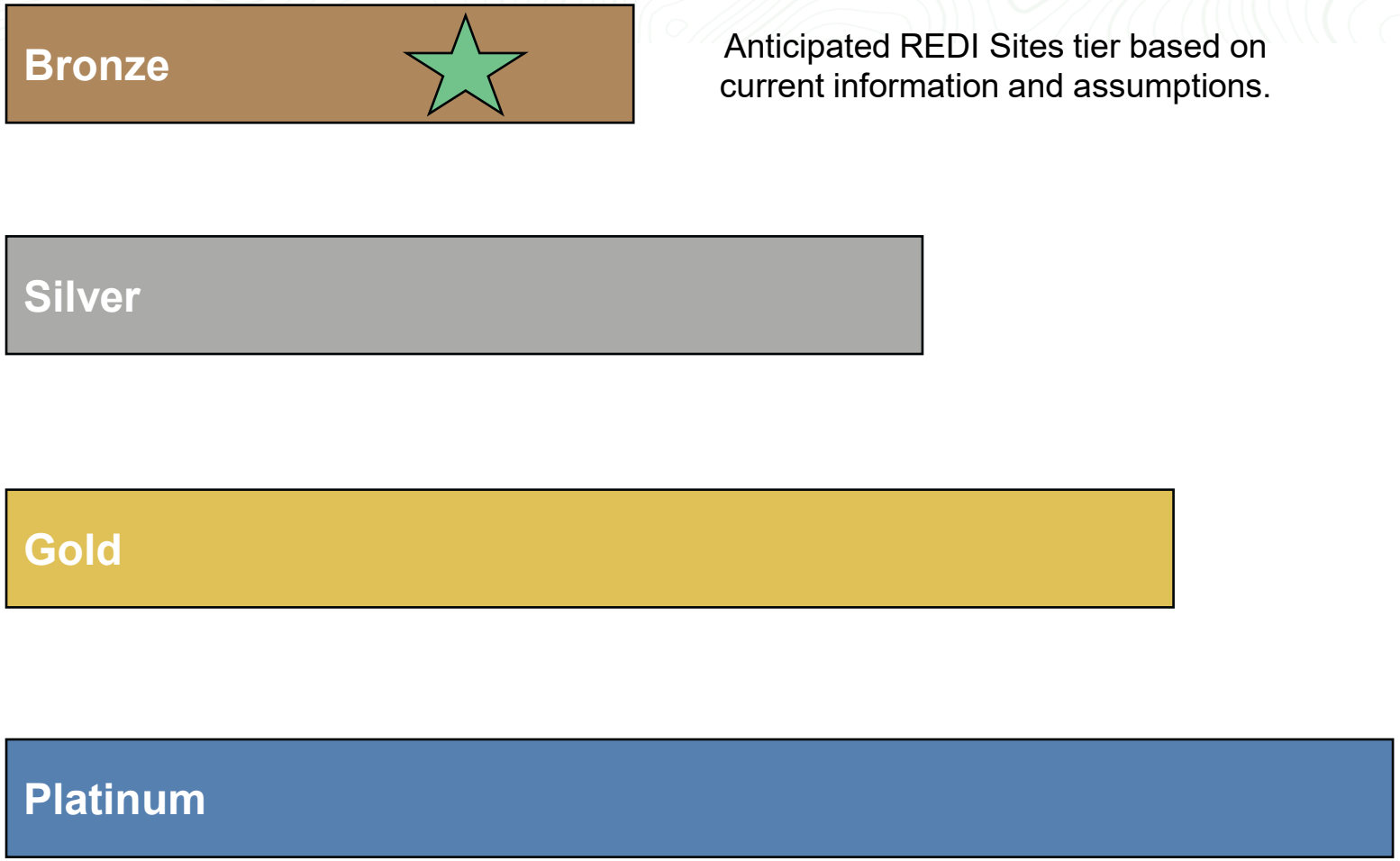
3. Improved Competitiveness: REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI SITES
Site Selectors Guild
Readiness Evaluation for Development and Investment

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier



Anticipated REDI Sites tier based on current information and assumptions.

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

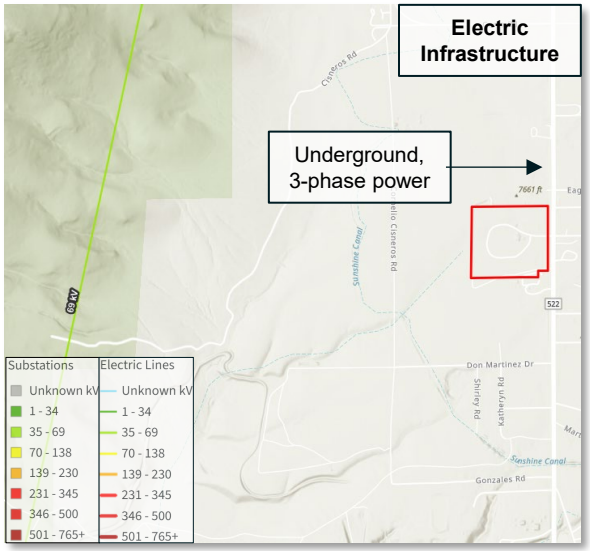
NEW MEXICO

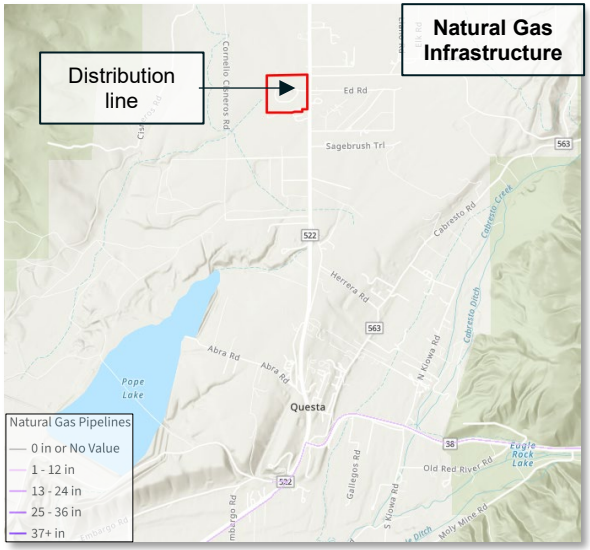
Village of Questa Business Park
Site Readiness Report

December 2024

GLS GLOBAL LOCATION STRATEGIES®

Site Utilities





Village of Questa Business Park Site Profile

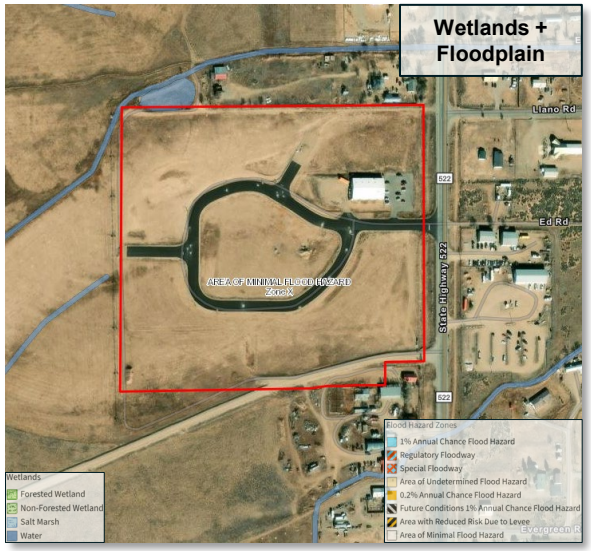
Electric: Site is served by Kit Carson Electric COOP. Underground, 3-phase power is adjacent to the site. Additionally, there is a transformer located at the corner of the property. Excess capacity and required infrastructure improvements are unknown at this time.

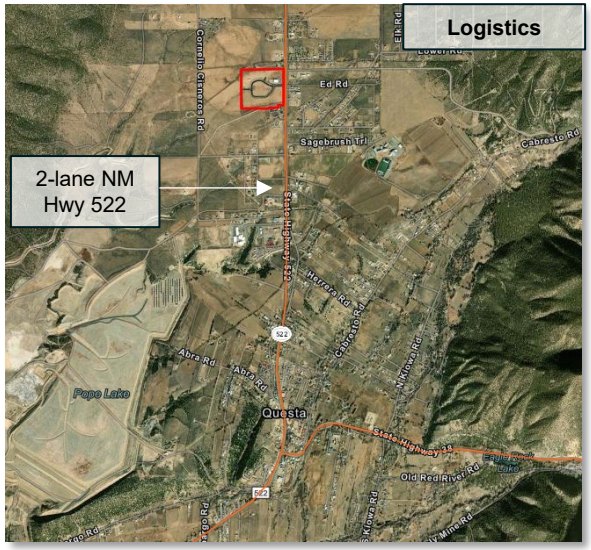
Natural Gas: Site is served by New Mexico Gas Company. An existing gas line recently located near the existing tenant on the site's eastern acreage. Excess capacity and required infrastructure improvements are unknown at this time.

Water: Site is served by The Village of Questa. There is an existing 6-inch water line located around Ed Road on the site. There is an existing 1-inch water meter on the site. There is a water tank in the area currently being used, as well as a smaller water tank designated to a certain area. The Village is adding an additional well by Summer 2025. The funding has been secured and the next step is to start the procurement process. Extra water rights should be available when the new well is complete. Additionally, Chevron has water rights in the area. It is unknown if they can be used for a user on this site. Excess capacity and required infrastructure improvements are unknown at this time.

Wastewater: Site is served by The Village of Questa. There is an existing 8-inch sewer line located around Ed Road on the site. A gravity line goes to the corner of the property, then a force main served the site. Excess capacity and required infrastructure improvements are unknown at this time.

Site Characteristics





Village of Questa Business Park Site Profile

Site Name: Village of Questa Business Park

Location: Questa, Taos County, New Mexico

Total Acreage: +/- 30, with 10 contiguous and developable

Ownership: Publicly owned (1 owner – Village of Questa); Lease is preferred.

Zoning: B2 – General Highway and Serving District; Office park and light industrial uses are preferred. Existing tenants include Taos Bakes, a current distributor and former manufacturing center for baking. The city would like to see a 4-acre convention center in the center of the park with food-related manufacturing users surrounding.

Developability Impacts: A paved access road, Ed Road, loops around the entirety of the center of the site. The plan is to have a convention center in the center of the site, limiting the developable acreage to areas outside the looped Ed Road.

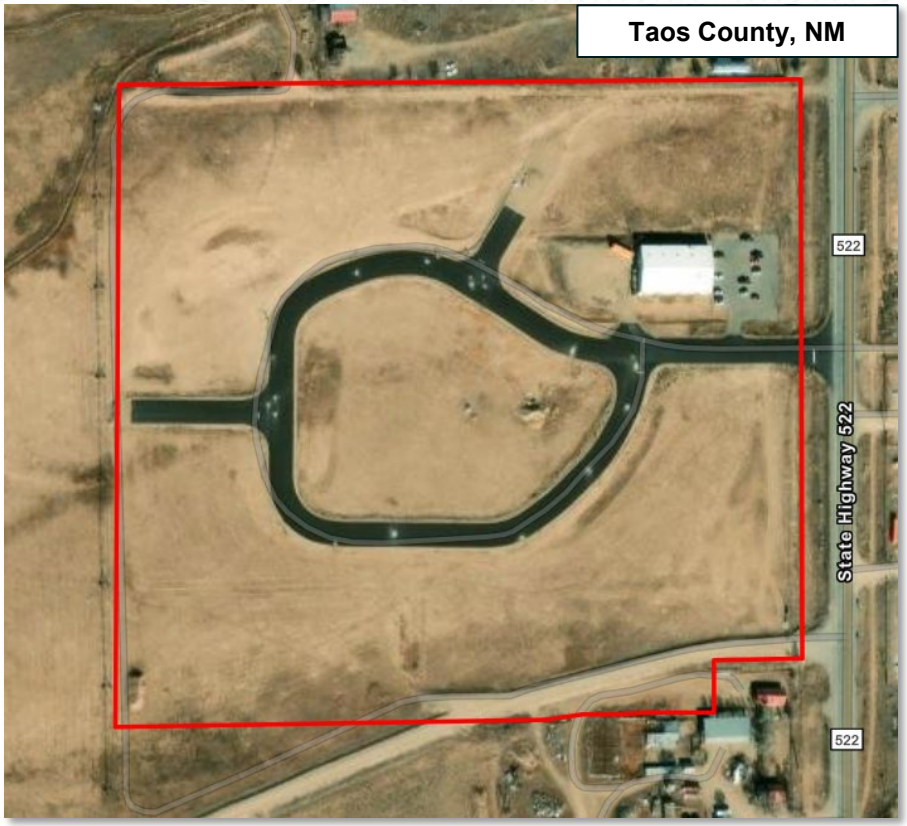
Due Diligence Studies Completed: An Environmental Assessment was completed in August 2017 and found no effects from historical or archaeological resources, wildlife, species, or hazardous or toxic substances. A Geotechnical Evaluation Report was completed in April 2019 and found surface soil depths of 2 to 9 feet consist of loose to medium dense clayey sand and soft to stiff sandy lean clay. Near surface soils are of medium to high plasticity. The materials underlying the surface materials and extending to the full depth of exploration consisted of poorly grades sand with silt and poorly graded sand with clay. Groundwater was not encountered.

Interstate: 75-mile drive east to the I-25 on-ramp.

Highway: The nearest 4-lane highway is I-25.

Rail: Direct rail access is not feasible. The nearest rail line is located 31 miles northwest of the site.

Village of Questa Business Park



Advantages:

- Publicly owned site
- Adjacent to Highway 522
- Existing access into and throughout site
- Zoned B-2, general highway and serving district; can accommodate office or light industrial which aligns with local vision
- A Phase I ESA and Geotechnical report has been done on the site when the road was put in
- Utility infrastructure at site

Disadvantages:

- 30 acres, largest contiguous acreage is approx. 10 acres
- Utility capacities unknown

Site Improvement Opportunities

Disclaimer: All content analyzed in the site improvement opportunities was provided to GLS by 11/21/24.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Site Plan: The sites current zoning accommodates light industrial and there is an existing light industrial operation in the park. There is a plan to potentially put a convention center in the middle of the site which might deter industrial growth but could still make sense for office-related users. Recommend further local discussions on what they want for the site. Knowing the excess utility capacities will also help understand if office versus light industrial would make sense.

02

Utility Capacities: Utility infrastructure is at the site due to existing tenants of the park. Recommend working with all utility providers to understand current excess capacity, timelines, and infrastructure upgrades needed to handle various utility thresholds (5MW power, 30,000 GPD water, 50 MCF gas for example). It sounds like based on new water rights coming online, water access should not be a concern. Also recommend understanding the utility capacity of convention centers of a similar size to see what would be remaining if a convention center was to go on the site.

Program Background

Site Selectors Guild: REDI Sites Program

The Site Selectors Guild has established the first nationwide site readiness program, known as the Ready for Economic Development Investment (REDI) Sites Program.

The REDI Sites Program ensures that participating sites have completed a rigorous evaluation process to meet high standards in terms of infrastructure, utilities, zoning, and other key criteria that make sites viable for corporate investment.

Key components of the program include:

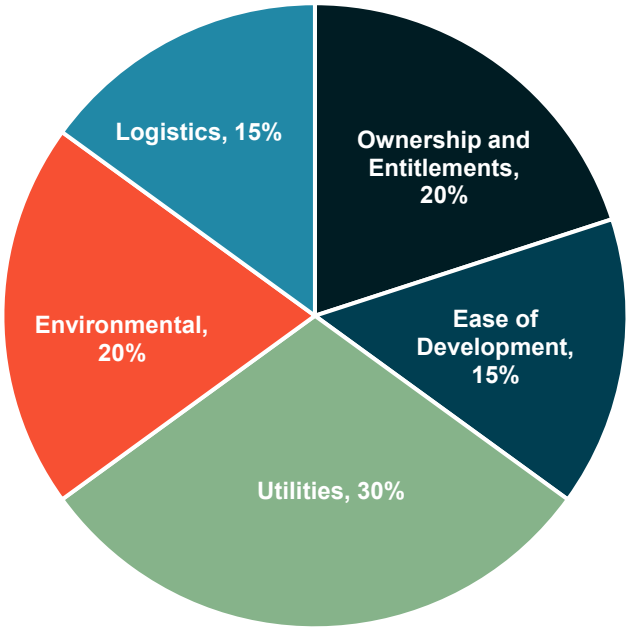
1. Site Readiness Evaluation: The program assesses a site's preparedness for economic development, including its utilities, transportation access, environmental assessments, and legal clearances.

2. Third-Party Validation: The review and designation process is carried out by third-party reviewers to provide independent verification of each site's readiness.

3. Improved Competitiveness: REDI sites are positioned as more attractive to prospective economic development projects due to the thorough vetting process they are subjected to, thus reducing uncertainty around typical site-related risks.

REDI SITES
Site Selectors Guild
Readiness Evaluation for Development and Investment

REDI Sites Program: Primary Evaluation Criteria



Anticipated REDI Sites Tier

Bronze 

Anticipated REDI Sites tier based on current information and assumptions.

Silver

Gold

Platinum

Disclaimer: GLS does not represent the Site Selectors Guild or participate in scoring of sites participating in the REDI Sites Program. The anticipated results are based on our interpretation of the Guild's criteria and our professional expertise as it relates to each site's attributes.

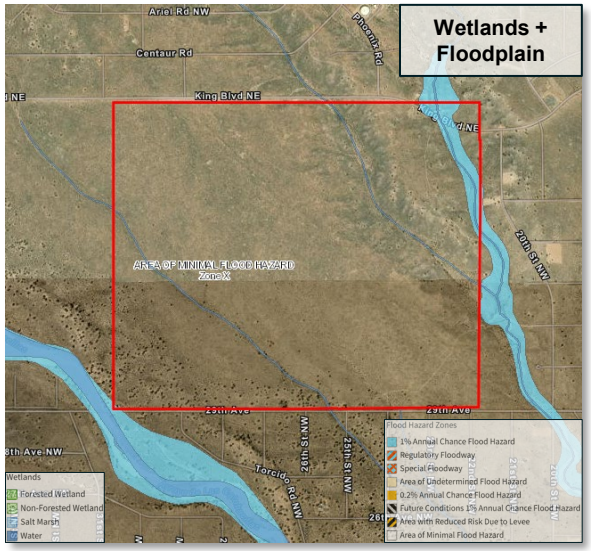
NEW MEXICO

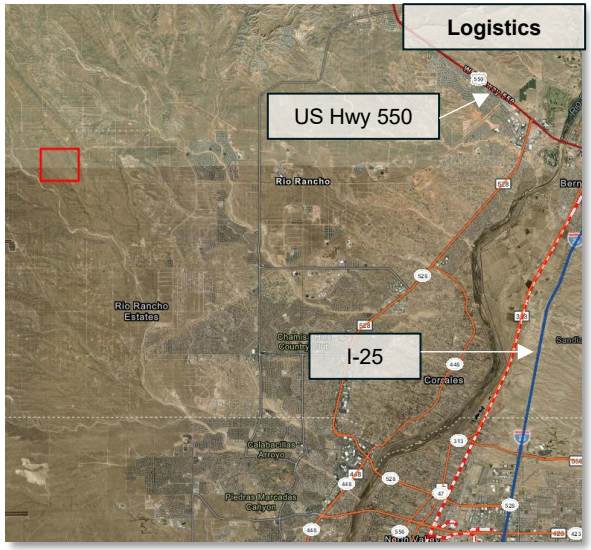
Section 36
Site Readiness Report

December 2024

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





Section 36 Site Profile

Site Name: Section 36

Location: Rio Rancho, Sandoval County, New Mexico

Total Acreage: +/- 529, with 315 contiguous and developable

Ownership: Publicly owned (1 owner – State of New Mexico Land Office, but Sandoval County has an Economic Development Lease on the site); For Sale or Lease; Asking price is TBD.

Zoning: Site is currently unzoned – State and locality are open to any zoning on the site; Rezoning is required. The process can be expedited and goes before governing body; The city has a 65-foot height restriction, but the site is outside of city limits and not expected to be annexed.

Developability Impacts: NWI identified three blueline streams running diagonally through the site. FEMA shows 100-year floodplain in the northeast corner of the site (+/- 15 acres). King Blvd. NE is a dirt road and crosses the northeast corner of the site, along the floodplain.

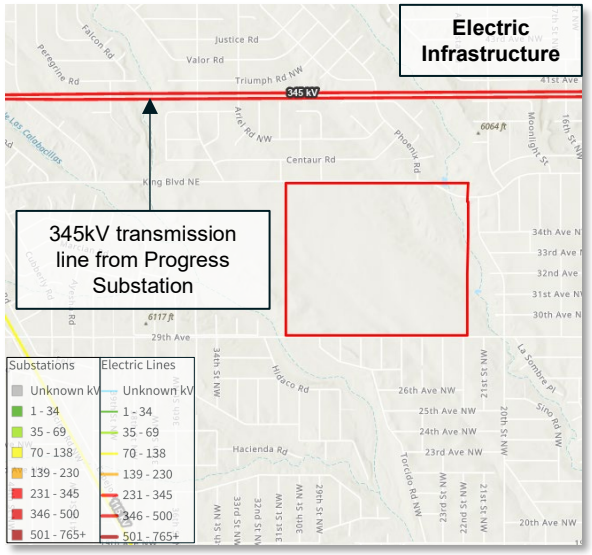
Due Diligence Studies Completed: No due diligence studies have been completed on the site.

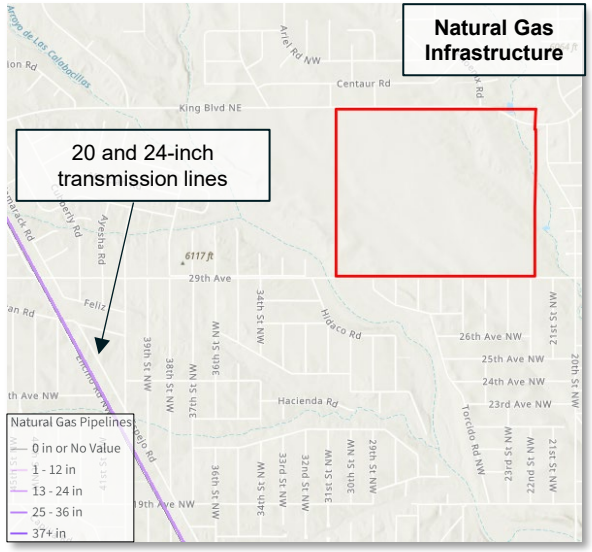
Interstate: 18-mile drive east to the I-25 on-ramp.

Highway: 14-mile drive east to the 4-lane US Hwy 550 entrance.

Rail: Direct rail access is not feasible. The nearest rail line is 14 miles east of the site.

Site Utilities





Section 36 Site Profile

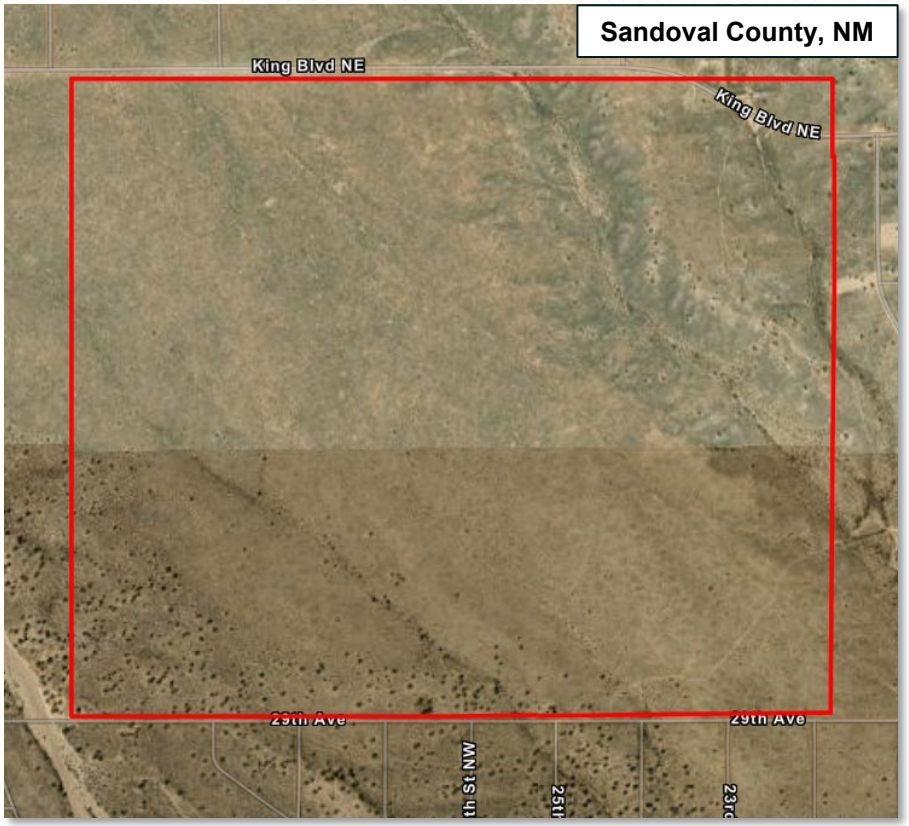
Electric: Site is served by Public Service Company of New Mexico (PNM). The nearest substation is the Progress Substation approximately 4 miles from the site. The nearest distribution line is 84 feet from the site. The system does not have any excess capacity available to the site. To get construction power to the site, a new transformer at Progress Substation and a new 5-mile feeder are required. Infrastructure improvements to get construction power to the site are expected to take 24 months. To serve 5 MW, a new transmission line, two new transformers, and two feeders are required. Infrastructure improvements to serve 5 MW are expected to take 24 months. No additional improvements are required to serve 10 MW. To serve 50 MW, an expansion of the Progress Substation, three new transformers, and feeders are required. Infrastructure improvements to serve 50 MW are expected to take 36 months.

Natural Gas: Site is served by New Mexico Natural Gas Company. Existing 20 and 24-inch transmission lines are located 2 miles west of the site. To serve the site, a very high pressure line will be extended to the site from the transmission line. The extension can be done along the King Blvd. right of way.

Water: Site is served by The City of Rio Rancho. An existing well is located adjacent north of the site and is expected to be active in the next 36 months. The well will have a total capacity of 1 MGD. Existing distribution lines are near the site along King Blvd. To serve the site, the line will need to be redone to lead water to the site. To serve the site, the user will have to wait for the off-site well to become active. An on-site well is unlikely to be supported by the city, so it is unknown how a load greater than 1 MGD will be served.

Wastewater: Site is served by The City of Rio Rancho. There is not currently sewer infrastructure in the area. To serve the site, a line will need to be tied in at City Center. On-site septic could be done through the state, but this is unlikely to be supported by the city. Development of sewer to the site is in a 5-year plan, and should be evaluated further.

Section 36



Advantages:

- Publicly owned site
- Site is approx. 529 acre with largest contiguous acreage approx. 315 acres due to development impediments
- Solar project likely going nearby which could provide renewable energy to the site
- Willing to sell or lease but would have to go out to bid to sell
- Remote location could be an advantage for industries wanting buffer

Disadvantages:

- Site is remote
- Roads accessing the site are unpaved
- Site is not zoned, unsure if zoning is needed
- Electric infrastructure and capacity is not at site however infrastructure is near site
- Gas is approx. 2 miles from site; capacity is unknown
- Well water 3 years out from being active but once online, will have ample capacity to serve site
- Wastewater is not at site

Site Improvement Opportunities

Disclaimer: All content analyzed in the site improvement opportunities was provided to GLS by 11/21/24.

87

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Utility Capacities: It will take roughly 25-36 months for power capacity to be brought into the site dependent on the electric load. For loads up to 10MW a new transformer would be needed at the Progress Substation. For 50MW load, an expansion to the substation would be required. Recommend talking with PNM to understand any temporary or construction power solutions for immediate use. Work with New Mexico Gas to understand timeline and infrastructure needed to bring gas to the site and estimate capacity thresholds that could be accommodated at the site (3 MCF, 50 MCF, 100 MCF, etc.).

02

Due Diligence: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA, Cultural Resources Study, Geotechnical Report and Endangered Species Study may be unlikely to result in significant findings, completion of these studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

03

Wastewater Plan: Wastewater is currently not at the site. Recommend working with county and city to understand a path forward specifically regarding timeline, cost, and infrastructure upgrades needed.

04

Rezoning Process: Recommend zoning moving forward with the zoning process to allow for industrial use.

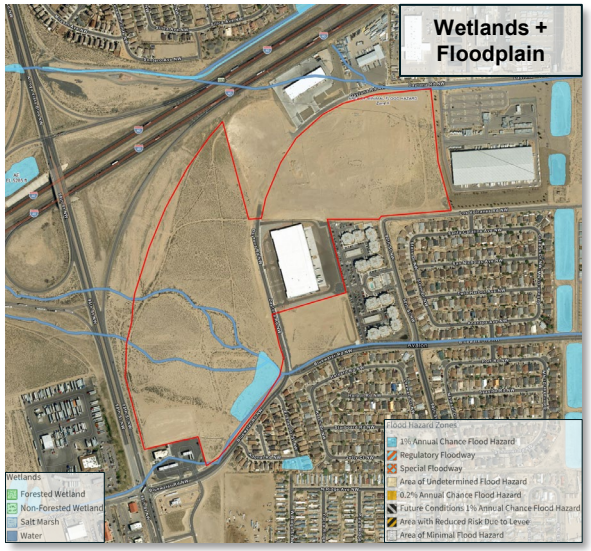
NEW MEXICO

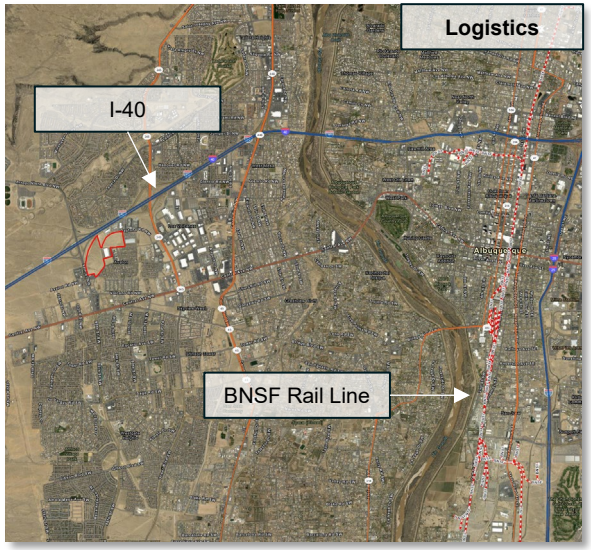
Westpointe 40
Site Readiness Report

October 2025

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





Westpointe 40 Site Profile

Site Name: Westpointe 40

Location: Albuquerque, Bernalillo County, New Mexico

Coordinates: (35.08496, -106.74123)

Total Acreage: +/- 93, with 24 contiguous and developable

Ownership: Privately owned (1 Owners – 98th & I-40 Land LLC); Asking price is $8.50 per square foot.

Zoning: Non-residential Business Park (NR-BP) with intended use for Light Industrial; Rezoning is not required; Height restriction is 65 feet.

Developability Impacts: Ashley Furniture HomeStore Distribution Center is an existing user on-site. NWI identifies a stream on the southern acreage of the site. A small portion of the site's southeastern acreage is in the FEMA 100-year floodplain. A paved access road in good condition, Dayton Rd., runs through the site.

Due Diligence Studies Completed:

- Phase 01 ESA study completed in 2022 with a historical recognized environmental condition (HREC) identified related to hazardous materials and/or petroleum products. However, trash piles, tiles, and syringes have already been removed. No additional remediation or studies are recommended.

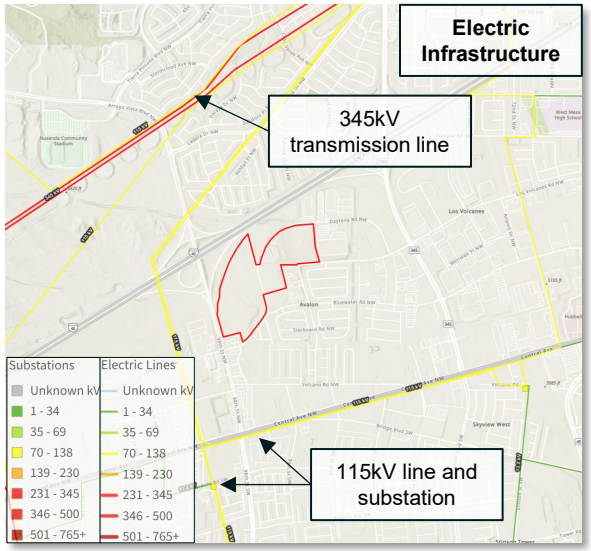
Air Quality Attainment: The county is in maintenance for Carbon Monoxide (1971).

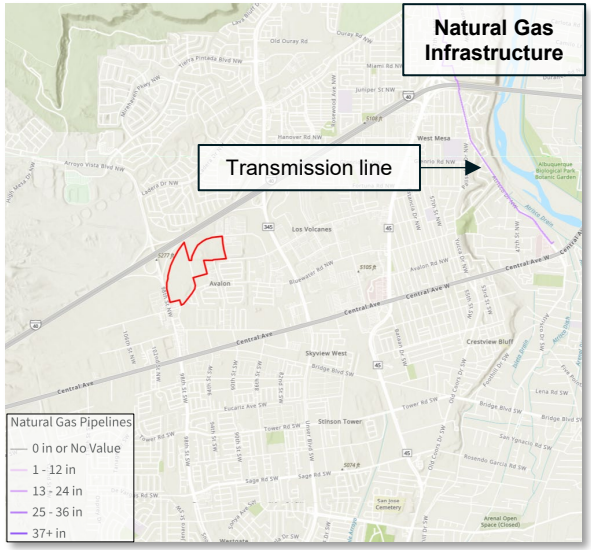
Interstate: 0.8-mile drive north to the I-40 on-ramp.

Highway: The nearest 4-lane highway is I-40.

Rail: On-site rail service is not available.

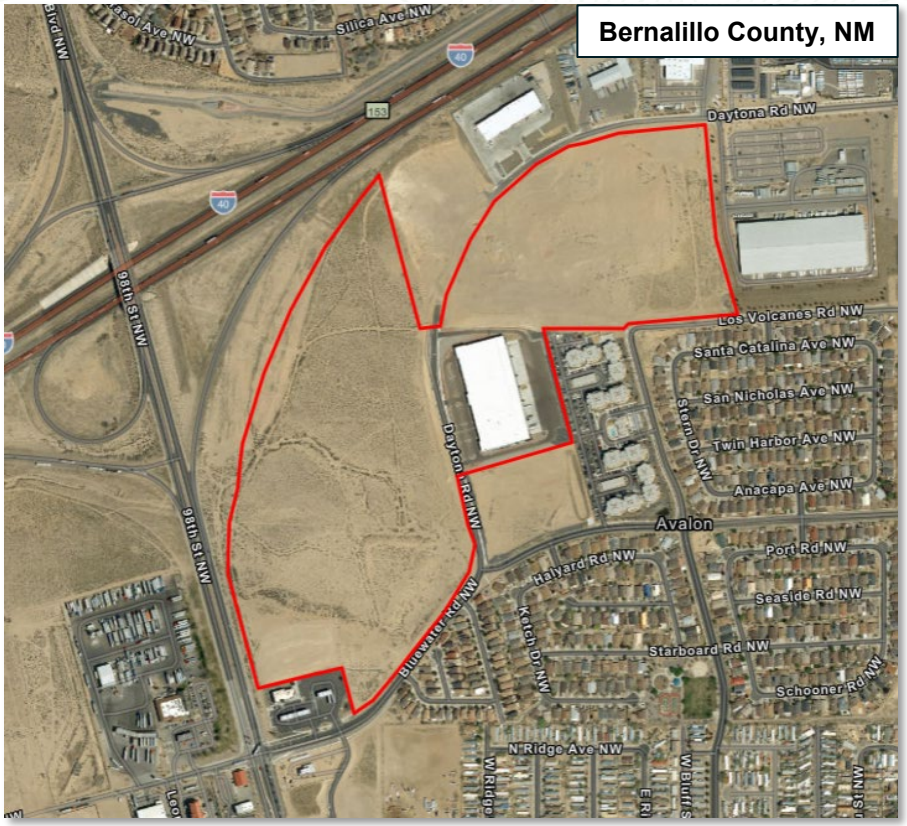
Site Utilities





Westpointe 40 Profile
Electric: Site is served by PNM. An existing 12.47kV distribution line is currently located 0.07 miles from the site. The existing Central Substation is located 0.8 miles southwest of the site and has 22.8 MW available in excess capacity. To serve the site with 5-10 MW, a new 115kV substation is required. Infrastructure improvements to serve 5-10 MW are expected to take 12 months at a cost of $30MM. To serve the site with 50 MW, a new 115kV loop-in and a 115kV substation with 3 transformers are required. Infrastructure improvements to serve 50 MW are expected to take 48 months at a cost of $119MM.
Natural Gas: Site is served by New Mexico Gas Company. There is an existing small diameter line located on-site along Daytona Road. To serve the site with 50 MCF/h, a meter station is required. Infrastructure improvements to serve 50 MCF/h are expected to take less than 6 months. To serve the site with 100-200 MCF/h, an MLX and station are required. Infrastructure improvements to serve 100-200 MCF/h are expected to take 6-12 months at a cost of $620,000.
Water: Site is served by Albuquerque Bernalillo County Water Utility Authority. There are existing 10-inch and 12-inch water lines located adjacent to the site. Existing excess capacity available to serve the site is unknown. Reservoir storage improvements and/or developer funded wells may be required to increase capacity.
Wastewater: Site is served by the Albuquerque Bernalillo County Water Utility Authority. There is an existing 8-inch sanitary sewer line located adjacent to the site. Existing excess capacity available to serve the site is unknown.

Westpointe 40



Fatal Flaw Analysis	
Labor Intensive	**Capital Intensive**
No Identified Fatal Flaws	Total Site Size; Community Support

Advantages:

- Natural gas can serve the site with at least 50 MCF/hour after a minor line extension
- Site access is in-place and suitable for Industrial traffic
- Within 1 mile of I-40 entrance

Disadvantages:

- Rezoning likely required; Current zoning is Non-Residential Business Park (NR-BP)
- There are large residential neighborhoods located within 0.5 miles of the site; Not suitable for Heavy Industrial
- Site is approximately 93 acres but due to development limitations, the largest contiguous and developable acreage is approximately 24
- Some areas of the site have sloping topography with up to 10% grade
- There are NWI-identified blue line streams in the southern acreage of the property
- A new substation is required to serve up to 5 MW of power
- Water and wastewater system excess capacities are unknown

Site Improvement Opportunities

Disclaimer: All content analyzed in the site selection simulation was provided to GLS by 09/12/25.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Water and Wastewater Capacity: Water and wastewater infrastructure is built-out adjacent to the site, however, excess capacity available to serve the site is currently unknown. Recommend discussions with water and wastewater provider to understand excess capacity available and infrastructure improvements required to serve different water and wastewater demands (100,000 GPD, 500,000 GPD, 1 MGD, ….).

02

Conduct Wetland Delineation: To mitigate risk of regulatory or environmental constraints, it is recommended that a full wetland delineation be conducted on the entire site's acreage. The presence of multiple NWI-identified blue line streams may increase likelihood of jurisdictional features across the site. Completion of a delineation for the full acreage can provide clarity on potential permitting requirements, reduce uncertainty for end users, and help better market developable acreage.

03

Extend Electric Capacity: To serve industrial demands (5 MCF/h and greater), construction of a new 115 kV substation will be required, with an estimated timeline of approximately 24 months and $30M. For 50MW the price increases to $52M. Recommend continued discussions with the electric provider to understand potential costs and funding opportunities for constructing a new substation, either proactively or upon end user announcement, across various demand thresholds.

04

Natural Gas Infrastructure: A short natural gas line extension is required to serve natural gas to the site (~0.25 miles). Recommend continued discussions with gas provider to understand cost and timeline associated with this line extension, as well as excess capacity available on the line. New Mexico Gas provided the following for timeline and costs: to serve 50 or 100MCF it will take less than 6 months; to serve 200MCF it will take 6-12 months and cost $620,000.

Recommendations (cont.)

05

Rezoning: Currently, the site is zoned Non-Residential Business Park (NR-BP). Once target end-users are established, recommend discussions with County or City Zoning Department to assess feasibility of preemptively zoning the site to Industrial-friendly zoning best suited for target end user (e.g., Light Industrial, Industrial, or Heavy Industrial). If preemptive rezoning the site is not feasible, recommend discussing estimated timeline and public comment periods associated with the rezoning process.

06

Conduct Due Diligence Studies: To mitigate risk of the unknown for a project, it is recommended that due diligence studies be conducted on the site. While a Phase I ESA has been completed, and a Cultural Resources Study, Geotechnical Report and Endangered Species Study may be unlikely to result in significant findings, completion of these additional studies can bring a site significantly closer to a state of investment-readiness and increase its speed-to-market for a project.

NEW MEXICO

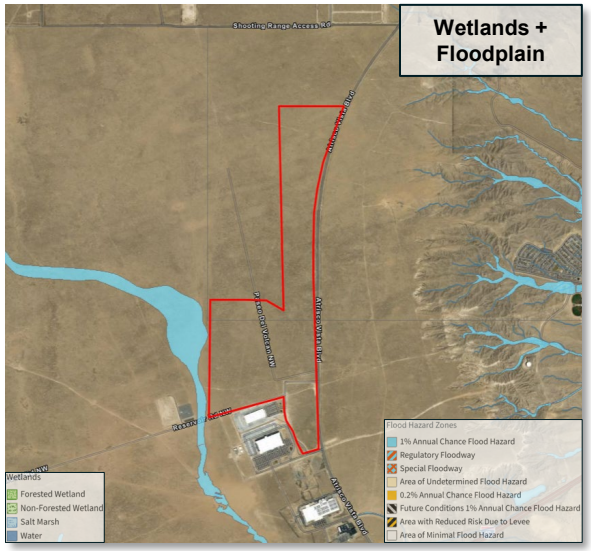
Upper Petroglyphs Industrial

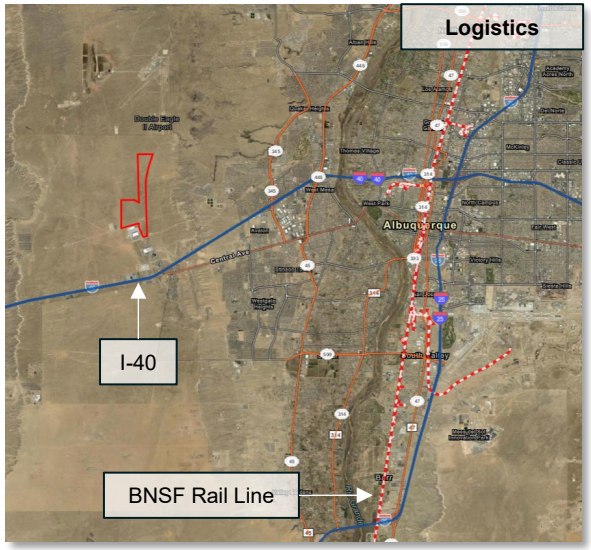
Site Readiness Report

October 2025

GLS GLOBAL LOCATION STRATEGIES®

Site Characteristics





Upper Petroglyphs Industrial Site Profile

Site Name: Upper Petroglyphs Industrial

Location: Albuquerque, Bernalillo County, New Mexico

Coordinates: (35.08842, -106.79835)

Total Acreage: +/- 694, with 280 contiguous and developable

Ownership: Privately owned (1 owner – Western Albuquerque Land Holdings LLC); For Sale or Lease.

Zoning: Primarily SD-UP-C-LI Special District-Urban Planned-Commercial-Light Industrial and some SD-UP-IP Special District-Urban Planned-Industrial Park; Rezoning is not required; Height restriction is 40 feet, but variance is feasible.

Developability Impacts: A 115kV electric transmission line runs through the site's southern acreage. A paved access road runs through the site's southern acreage, and a dirt road (Paseo Del Volcan NW) runs through the site.

Due Diligence Studies Completed:

- Phase 01 ESA study completed (year unknown) with impacts unknown.
- Cultural Resources study completed (year unknown) with impacts unknown.
- Endangered Species study completed (year unknown) with impacts unknown.

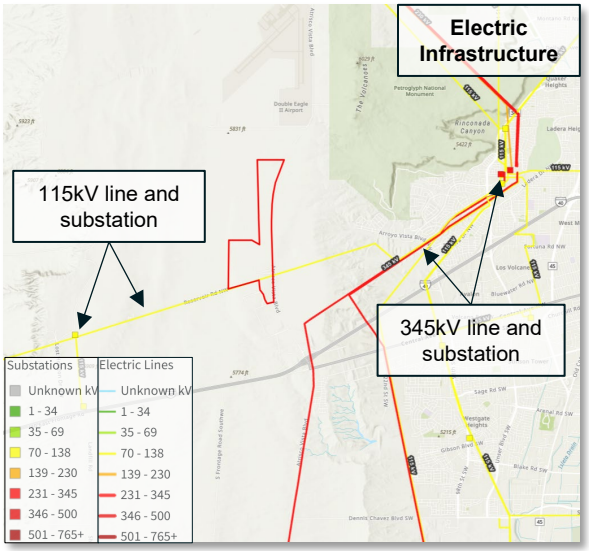
Air Quality Attainment: The county is in maintenance for Carbon Monoxide (1971).

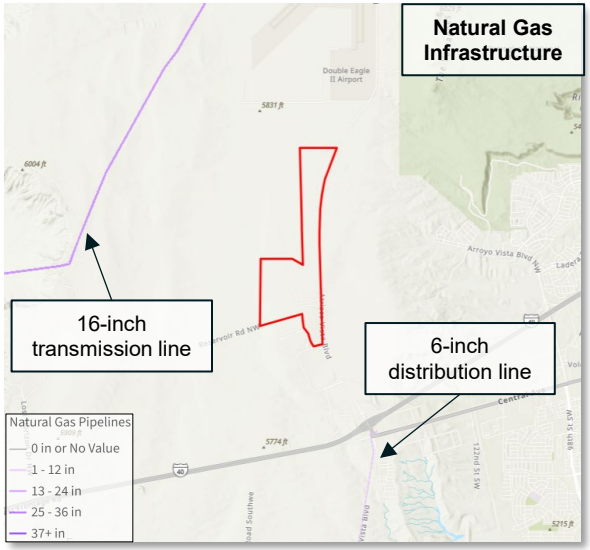
Interstate: 1.7-mile drive south to the I-40 on-ramp.

Highway: The nearest 4-lane highway is I-40.

Rail: No rail service.

Site Utilities





Upper Petroglyphs Industrial Profile

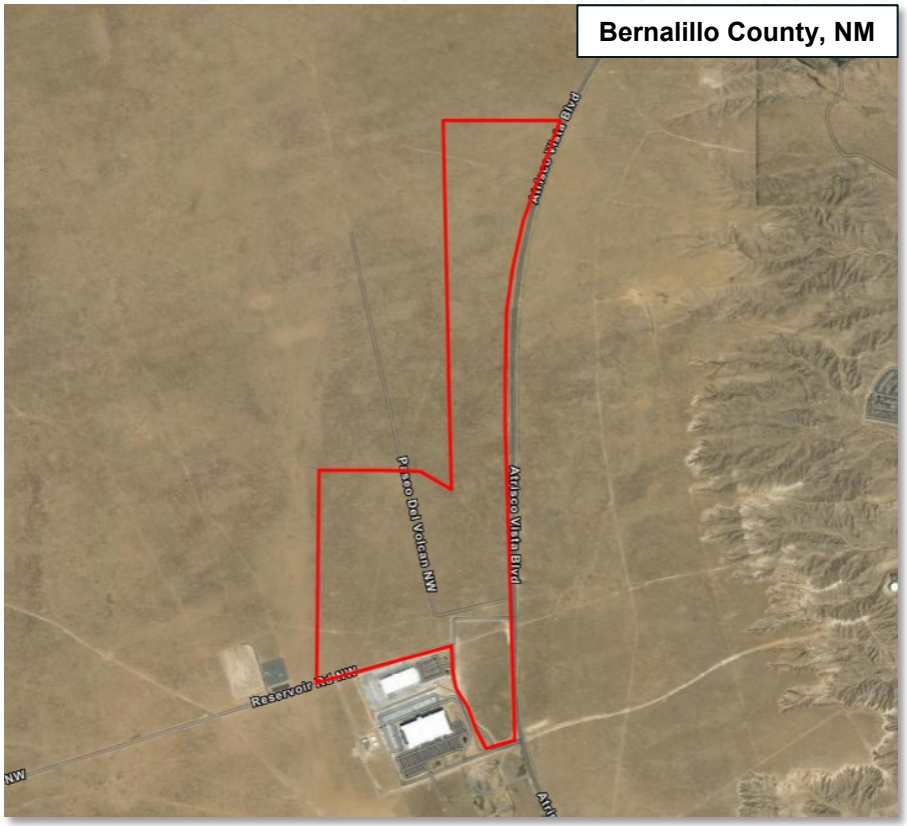
Electric: Site is served by PNM. An existing 115kV transmission line runs through the site. The existing Petroglyph Substation is 1 miles from the site and has 22.8 MW available in excess capacity. To serve the site with 5 MW or 10 MW, a new feeder extension from the Petroglyph Substation is required. Infrastructure improvements to serve 5 MW or 10 MW are expected to take 12 months at a cost of $5MM. To serve 50 MW, a new capacitor bank at Petroglyph Substation, 345/115kV transformer at Pajarito Substation, and a 115kV line from Pajarito Substation to Petroglyph Substation is required. Infrastructure improvements to serve 50 MW are expected to take 48 months at a cost of $119MM.

Natural Gas: Site is served by New Mexico Gas Company. There is an existing 4 or 8-inch line located at the southeast corner of the site, at the intersection of Atrisco Vista Blvd. and Ladera Dr. To serve the site with 50 MCF/h, a small line extension is required. Infrastructure improvements to serve 50 MCF/h are expected to take less than 6 months. To serve the site with 100 MCF/h, a main line extension and station is required. Infrastructure improvements to serve 100 MCF/h are expected to take 12-24 months at a cost of $5.5MM. To serve the site with 200 MCF/h, a main line extension and station are required. Infrastructure improvements to serve 200 MCF/h are expected to take 12-24 months at a cost of $7.2MM.

Water: Site is served by the Albuquerque Bernalillo Water Utility Authority. There is an existing 12-inch line and existing 24-inch line approximately 0.4 miles southeast of the site along Atrisco Vista Blvd. at the Amazon facility. The site will likely be served by the existing 12-inch line. The existing water system can currently serve large users. To serve the site, a short line extension is required. No additional improvements are anticipated to serve up to 1 MGD.

Wastewater: Site is served by the Albuquerque Bernalillo Water Utility Authority. There is an existing 21-inch interceptor approximately 0.4 miles southeast of the site along Atrisco Vista at the Amazon facility. The existing wastewater system can currently serve large users. To serve the site, a short line extension is required. No additional improvements are anticipated to serve up to 1 MGD.

Upper Petroglyphs Industrial



Fatal Flaw Analysis	
Labor Intensive	**Capital Intensive**
No Identified Fatal Flows	No Identified Fatal Flaws

Advantages:

- Ability to sell or lease property
- Site is currently zoned Light Industrial, and should not require rezoning for industrial uses
- Site is approximately 691 acres with approximately 280 acres contiguous and developable
- Very flat topography; No grading or clearing anticipated to be required
- Due diligence studies have been completed on the property
- 2.5 miles to I-40 entrance
- Natural gas on site with ability to serve 50 MCF/hour
- Sufficient water and wastewater available to the site; Only small line extensions required to serve 1 MGD of water and wastewater

Disadvantages:

- Height restriction of 40-feet; Variance likely required for industrial users (ex: Amazon received variance)
- Electric demands over 5 MW would require a new feeder station from the existing Petroglyph substation (~1 mile)

Site Improvement Opportunities

Disclaimer: All content analyzed in the site selection simulation was provided to GLS by 09/12/25.

100

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

Water and Wastewater Infrastructure: Water and wastewater lines with adequate capacity are located near the site to serve Amazon. Recommend coordinating with the water providers to proactively extend service to the Upper Petroglyphs Site, minimizing potential risks for end users related to schedule, costs, and permitting.

02

Electric Infrastructure: To support loads of 5 MW or greater, a ~1-mile line extension from the Petroglyph Substation will be required. Recommend to continue coordinating with the electric provider to evaluate funding options, project scope, costs, and timelines, as well as to confirm the capacity the new feeder could deliver to the site. PNM provided cost and timelines for the following: to serve 5MW or 10MW it will take 12 months and $5M; to serve 50MW it will take 48 months and cost $119M.

03

Site Access Plan: Existing industrial truck traffic serving the Amazon facility may raise concerns for prospective users at the Upper Petroglyphs Site regarding additional traffic volumes. Recommend coordinating with the locality and transportation departments to complete traffic studies and implement any necessary improvements (e.g., turn lanes, road widening) to accommodate future demand.

04

Height Variances: The site currently has a 40-foot height limit; however, variances are feasible, as demonstrated by the adjacent Amazon facility (~100 feet). Recommend engaging the zoning authority to establish a clear plan outlining the steps, costs, timelines, and public involvement required to secure a variance. Prospective industrial users are likely to need increased height allowances and will expect clarity on the approval process, supported by case studies (e.g., Amazon), to reduce perceived risk.

Recommendations (cont.)

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

05

End-User Suitability: The site is currently zoned Light Industrial. Given the adjacent Amazon Distribution Center and the potential for higher-intensity users, recommend engaging the community in discussions to identify target industries. If appropriate, pursue rezoning to a heavier industrial classification to better align with prospective end users.

06

Gas Service: Recommend continued discussions with natural gas provider to understand exact requirements to get natural gas service to the site, including costs, timeline, and permitting requirements. New Mexico Gas provided the following cost and timelines: to serve 50MCF it will take less than 6 months and cost is unknown; to serve 100MCF it will take 1-2 years and cost $5.5M; to serve 200MCF it will take 1-2 years and cost $7.2M.