



# Las Cruces Innovation and Industrial Park Las Cruces, New Mexico

*Certification Report  
June 2022*



THE GEOGRAPHY OF BUSINESS™





## CONTENTS

---

- 01** Overview
- 02** Certification Letter
- 03** Property Overview
- 04** Ownership + Availability
- 05** Site Characteristics
- 06** Zoning
- 07** Transportation
- 08** Utilities
- 09** Due Diligence
- 10** Buildable Area Map
- 11** Workforce

01

# Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site readiness, primarily site evaluation and certification services.

Contact: Lindsey Cannon, [lcannon@questsitesolutions.com](mailto:lcannon@questsitesolutions.com), (864) 551-0349

02

## Certification Letter



June 13, 2022

Cilicia Villegas  
Sr. Real Estate Services Specialist  
City of Las Cruces  
700 N. Main Street  
Las Cruces, NM 88005



Dear Ms. Villegas:

The Las Cruces Innovation and Industrial Park, located in Doña Ana County, New Mexico, has completed the Quest Site Solutions (Quest) Industrial Site Certification Program. Quest has conducted a thorough analysis of the property, and based on the information provided by the City of Las Cruces and our evaluation of the property, we are certifying the **Las Cruces Innovation and Industrial Park** as an **Industrial Park**.

Quest has developed a program to certify industrial sites and industrial parks as ready for industrial development. We have certified the Las Cruces Innovation and Industrial Park as meeting the following criteria:

- The park must be a minimum of 100 total acres, with at least one site 20+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park's developable acreage must be located outside of the 100-year flood zone or be able to be filled.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved prior to certification.
- The park's developable acreage must be free of wetlands or be able to be mitigated.
- The park's developable acreage must be free of federal threatened and endangered species or be able to be mitigated.
- The park's developable acreage must be free of areas of archaeological and historical significance or be able to be mitigated.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.

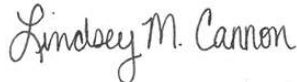
- The park must be directly served or be able to be served by a road(s) that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height).
- The park must be within 10 miles of a four-lane highway.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within 12 months.\*
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within 12 months.\*
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day within 12 months.\*
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day within 12 months.\*
- The park must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria can be found in Sections 3 through 10 of this report.

This certification will expire on **June 13, 2027**. Upon certification expiration, the property will need to submit for recertification.

We congratulate you and the team at the City of Las Cruces for your hard work on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon  
Director

*\* For utility capacity, 50% of the capacity must be able to be provided within six months with the remaining 50% capacity in the following six months. For example, 2.5 MW would need to be available within six months and the second 2.5 MW within the following six months for a total of 5 MW within 12 months.*

03

## Property Overview





# PROPERTY OVERVIEW

03

## LOCATION (LAT / LONG)

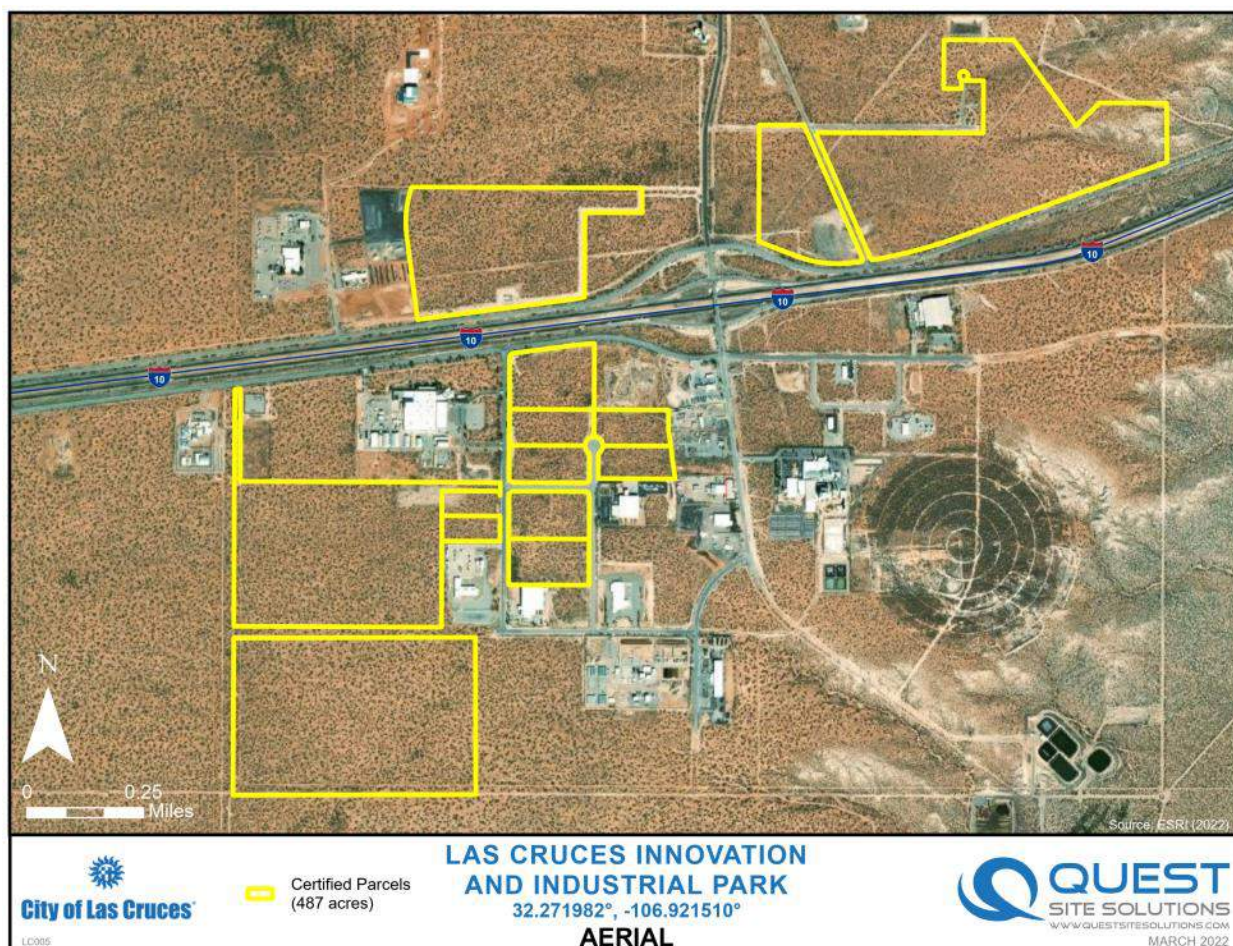
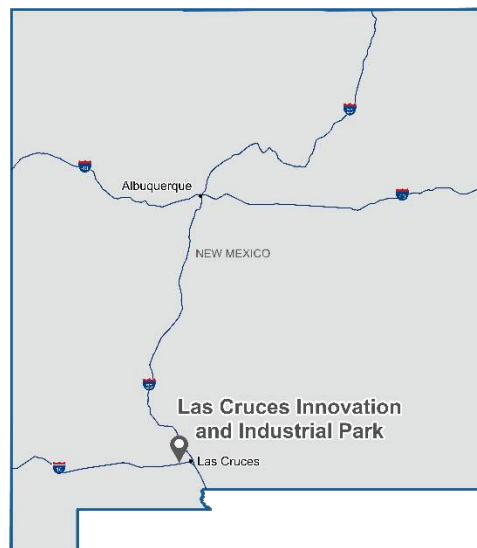
32.271982°, -106.921510°

## CONTACT INFORMATION

Cilicia Villegas  
Sr. Real Estate Services Specialist  
City of Las Cruces  
cvillegas@las-cruces.org  
(575) 528-3119

## SIZE/ACREAGE

486.5 total acres  
417.87 developable acres  
112.41 acres – largest parcel (I-4)



04

## Ownership + Availability



## OWNERSHIP + PRICE

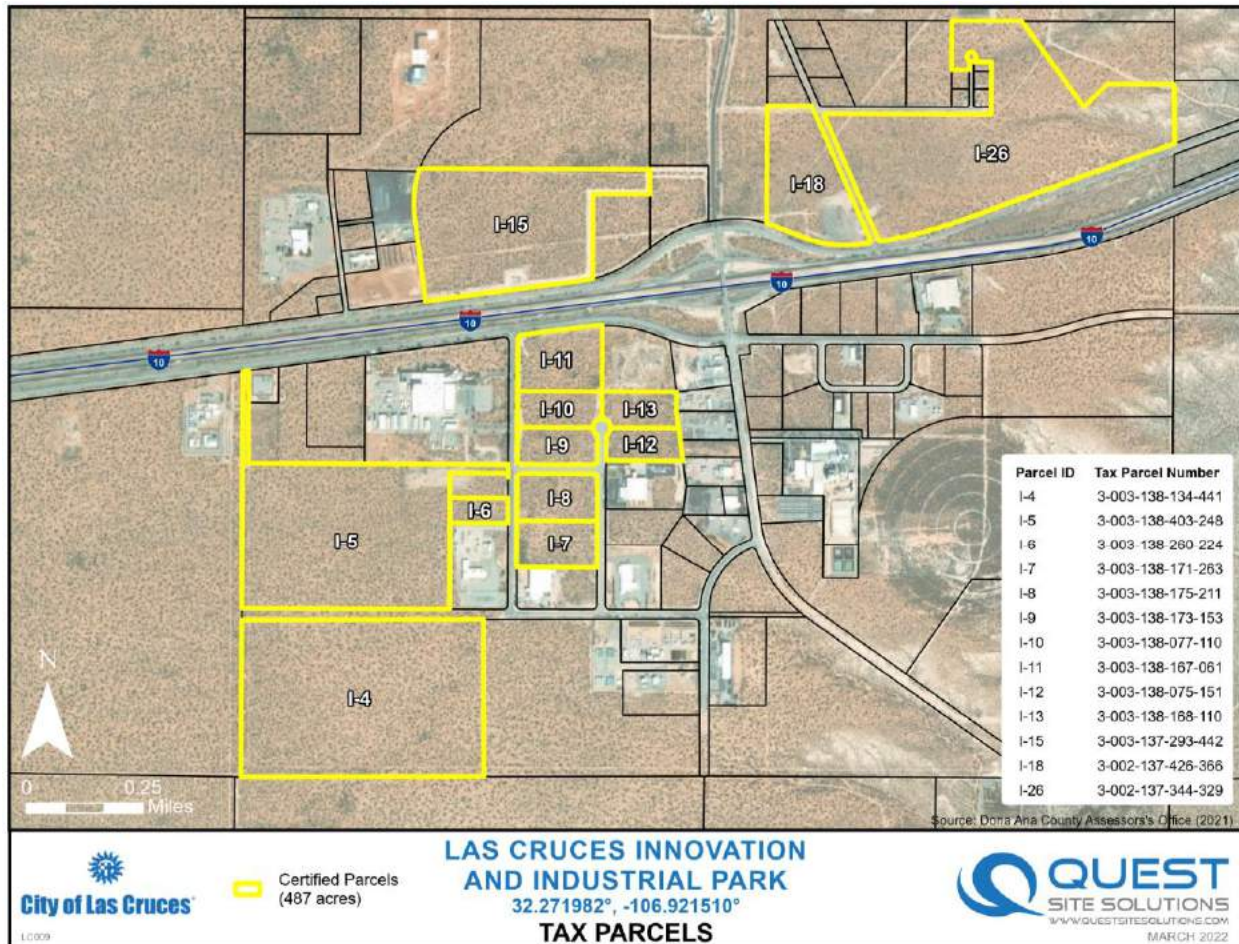
| Owner              | Parcel Identifier | Tax Parcel Number | Acres*       | Price                             |
|--------------------|-------------------|-------------------|--------------|-----------------------------------|
| City of Las Cruces | I-4               | 3-003-138-134-441 | 112.20       | \$9,643/acre<br>\$1,080,000 total |
|                    | I-5               | 3-003-138-403-248 | 104.06       | \$9,795/acre<br>\$1,020,000 total |
|                    | I-6               | 3-003-138-260-224 | 4.28         | \$36,850/acre<br>\$157,700 total  |
|                    | I-7               | 3-003-138-171-263 | 11.20        | \$33,500/acre<br>\$375,200 total  |
|                    | I-8               | 3-003-138-175-211 | 11.20        | \$33,500/acre<br>\$375,200 total  |
|                    | I-9               | 3-003-138-173-153 | 7.80         | \$33,500/acre<br>\$261,300 total  |
|                    | I-10              | 3-003-138-077-110 | 8.82         | \$33,500/acre<br>\$295,500 total  |
|                    | I-11              | 3-003-138-167-061 | 15.30        | \$34,673/acre<br>\$530,500 total  |
|                    | I-12              | 3-003-138-075-151 | 7.14         | \$33,500/acre<br>\$239,200 total  |
|                    | I-13              | 3-003-138-168-110 | 7.80         | \$33,500/acre<br>\$261,300 total  |
|                    | I-15              | 3-003-137-293-442 | 66.29        | \$11,165/acre<br>\$740,100 total  |
|                    | I-18              | 3-003-137-426-366 | 28.86        | \$12,180/acre<br>\$351,500 total  |
|                    | I-26              | 3-003-137-344-329 | 111.26       | \$9,643/acre<br>\$1,075,000 total |
|                    |                   |                   | <b>TOTAL</b> | <b>496.21</b>                     |

The Las Cruces Innovation and Industrial Park is available for sale or lease. A business must provide a measurable level of economic impact in the area to be considered for the property. Pricing is reviewed annually and is subject to change upon approval of City Council. Additionally, the sale of real estate will be by ordinance in accordance with NMSA 1978, § 3-54-1(A)-(I) and Municipal Code.

A company may be eligible for incentives based on criteria such as number of jobs, average annual salary, capital investment, and targeted industries.

*\*Acreage in the chart corresponds to the acreage on file with the Dona Ana Assessor's Office. Surveyed acreage may vary and are found in Section 5.*





*Support Documentation:*  
*Letter from City of Las Cruces – February 23, 2022*

## TITLE

The commitment for title insurance found title vested in the City of Las Cruces, a New Mexico municipal corporation.

The commitment for title insurance found the following exceptions that may impact the property:

- Reservations contained in the Patent Deed from the United States of America
- Easements, building setbacks, and other matters shown on the filed plat of subdivision
- Protective Covenants filed July 10, 1997 and amended May 10, 2007
- Easements to El Paso Electric Company
- Various Utility Easements
- Easement (type unknown)
- Lift Station Easement

Review the full commitment for title insurance for the full list of exceptions, including further details on the above items.

*Support Documentation:*  
*Commitment for Title Insurance – Stewart Title – November 10, 2021*



**05**

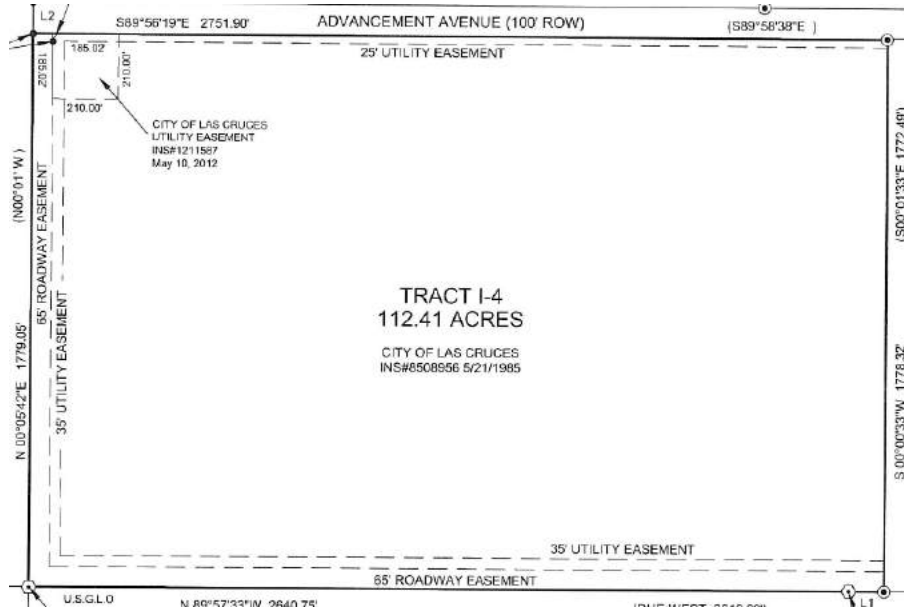
# Site Characteristics



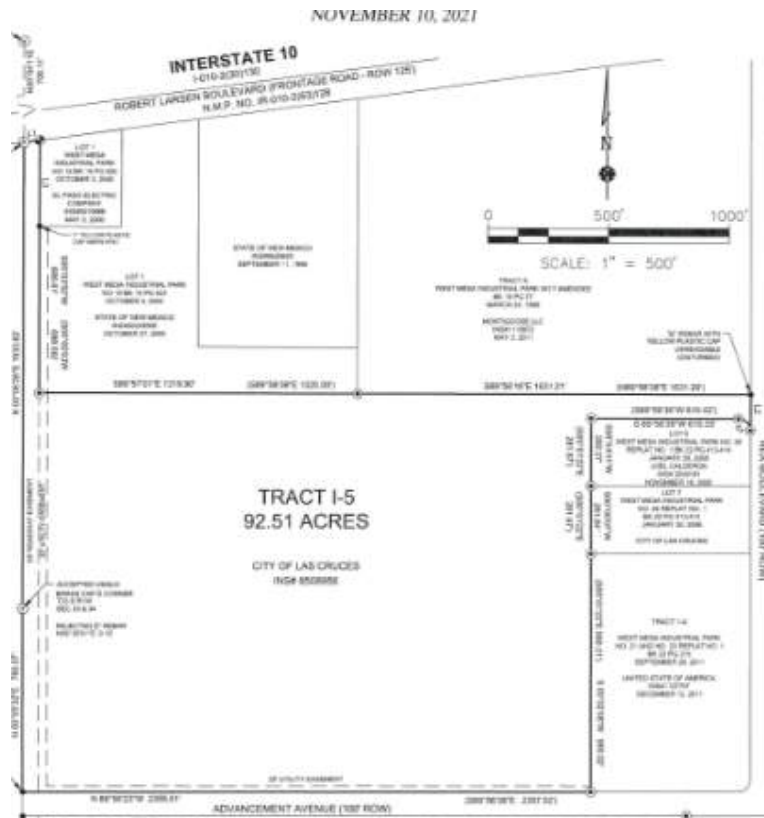
## SURVEY

Below are snapshots of the surveys for each parcel. See the individual survey files for full details. Parcels I-6 through I-13, I-18, and I-26 are located within a previously platted subdivision, and the Las Cruces City Surveyor confirmed there have been no changes to these parcels since they were platted.

Parcel I-4



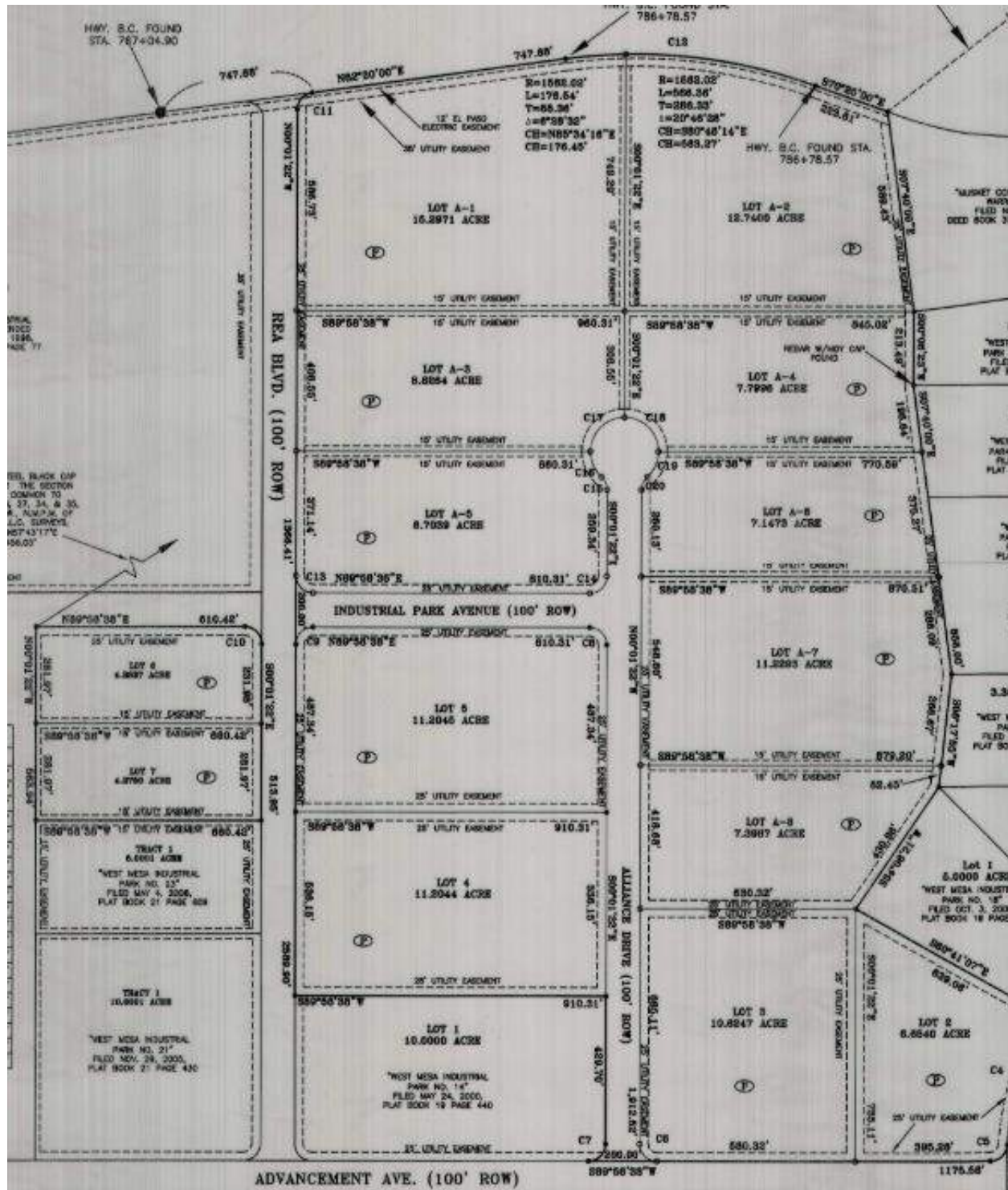
Parcel I-5



# SITE CHARACTERISTICS

05

Parcels I-6, I-7, I-8, I-9, I-10, I-11, I-12, and I-13



## 05

TRACT I-15  
67.00 ACRES

CITY OF LAS CRUCES  
BK 293 PG 925-926  
FEBRUARY 13, 1985

30' UTILITY EASEMENT  
S 88°43'48" E 3003.03'

S 89°56'37" E 2613.03'

N 89°58'39" W 658.99'

S 00°03'10" W 965.62'

SEE DETAIL A

30' UTILITY EASEMENT

NMSHD  
POT 779+00.00

S 82°24'23" W 1194.99'  
(S 82°20' W )

S 82°24'10" W 577.36'

NMSHD  
POT 327+00.00

240'

20' UTILITY EASEMENT

N 69°34'24" W 1157.69'

N 82°24'23" E 100.90'

S 00°02'57" W 100.90'

N 00°02'57" E 100.90'

S 74°56'49" E 1365.25'

USGLO 3" BRASS CA  
T23 S R.1W

UNITED STATES OF AMERICA

NMSI  
PT 71

CITY OF LAS CRUCES  
BK 279 PG 889

CITY OF LAS CRUCES

30' UTILITY EASEMENT  
S 88°43'48" E 3003.03'

S 00°01'18" W

N 07°18'25" W 937.90'

287.30'

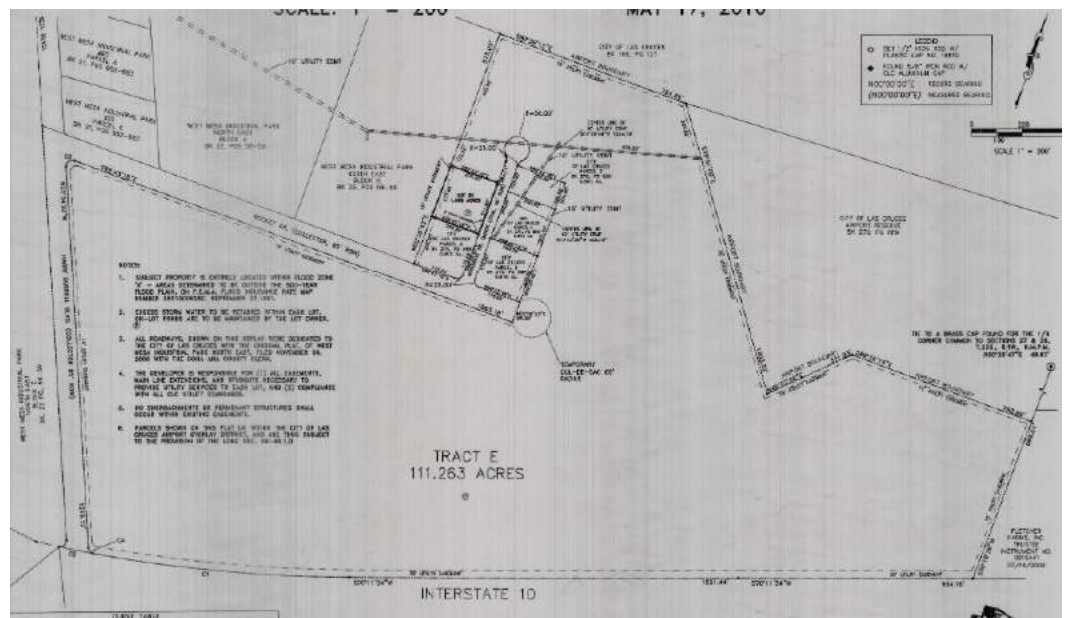
684.50'

N 07°18'25" W 937.90'

C3



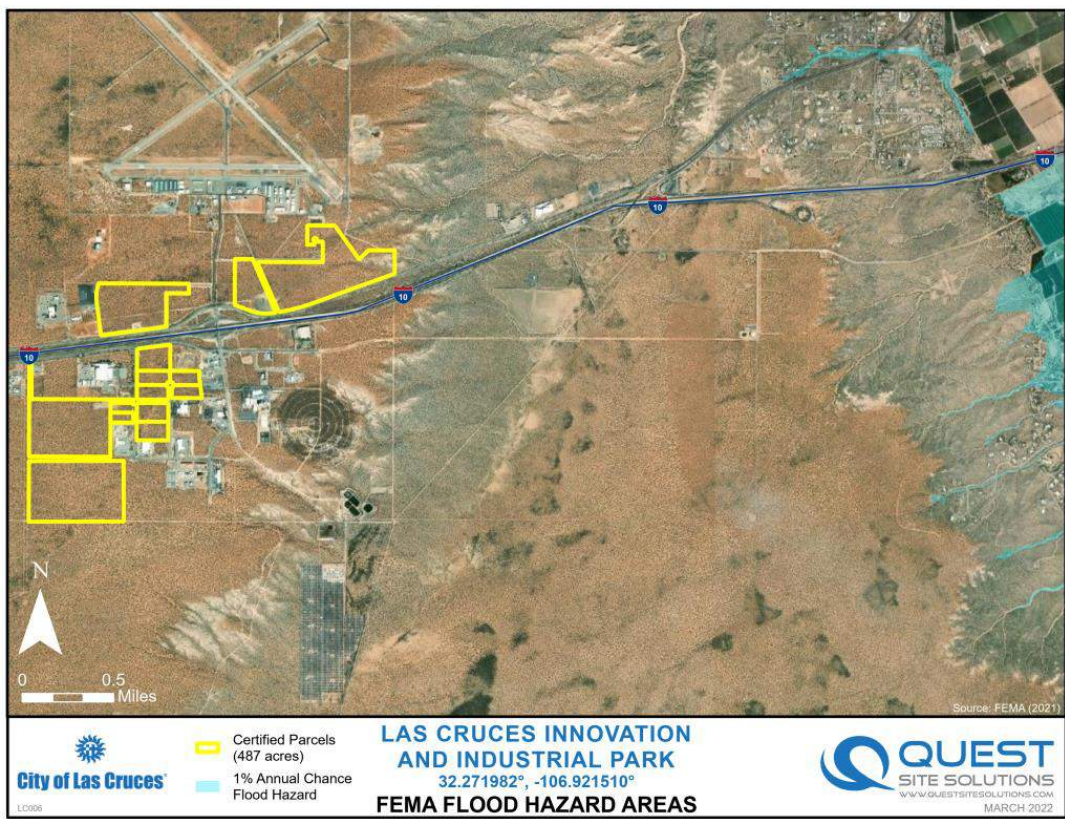
Parcel I-26



Support Documentation:  
Letter from City of Las Cruces Public Works – March 24, 2022

## FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones (Map #35013C1075G)



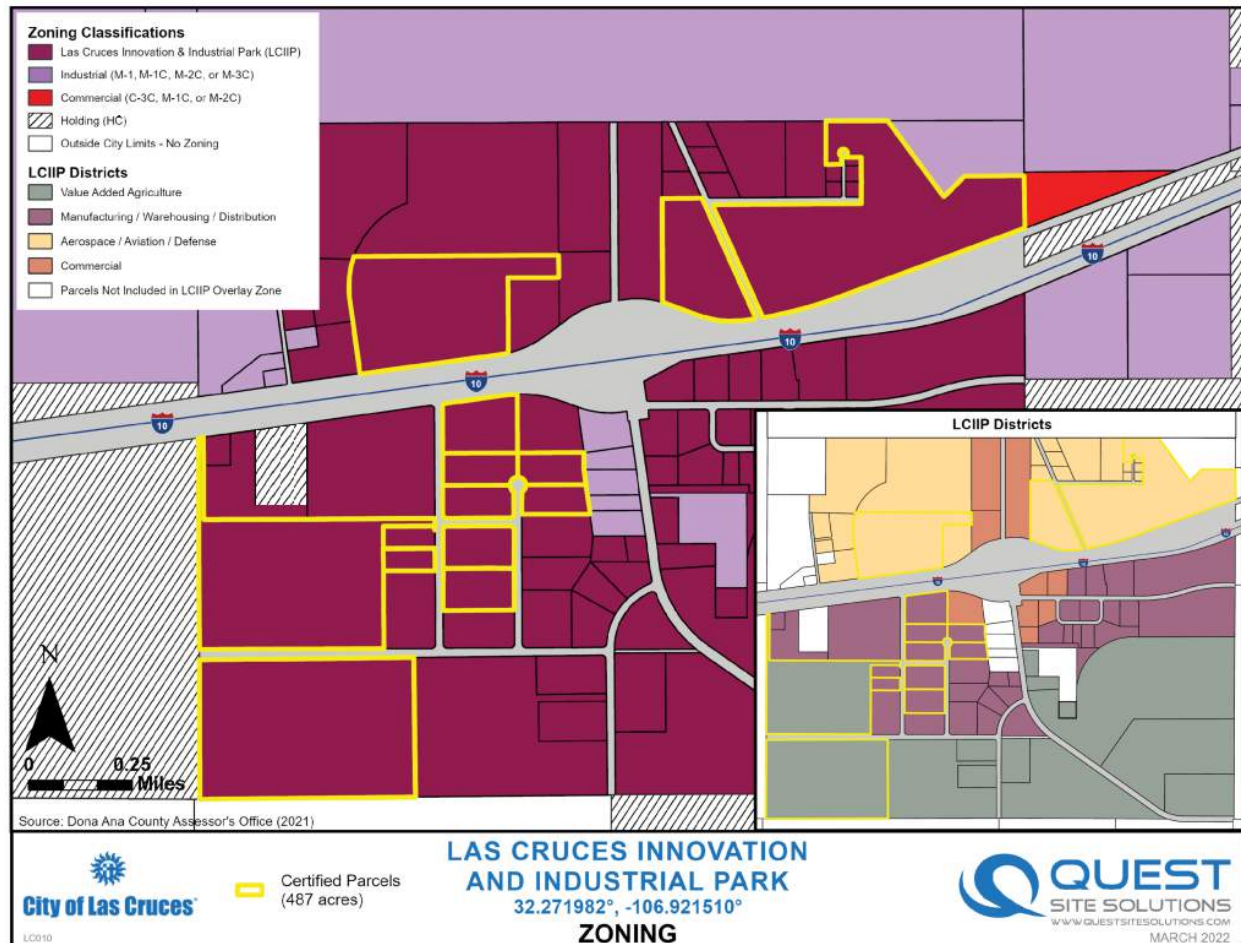
06

## Zoning



## CURRENT ZONING

The park has an overall zoning classification of Las Cruces Innovation and Industrial Park. Then within the zoning classification, the park has districts with the certified parcels being within either the value added agriculture, manufacturing/warehousing/distribution, or aerospace/aviation/defense districts.



## ADDITIONAL GUIDELINES

The park is regulated by a Master Plan and covenants which guide development within the park.

07

# Transportation







## AIRPORTS

- El Paso International Airport (ELP) - 59 miles

- Las Cruces International Airport (LRU) - Adjacent

08

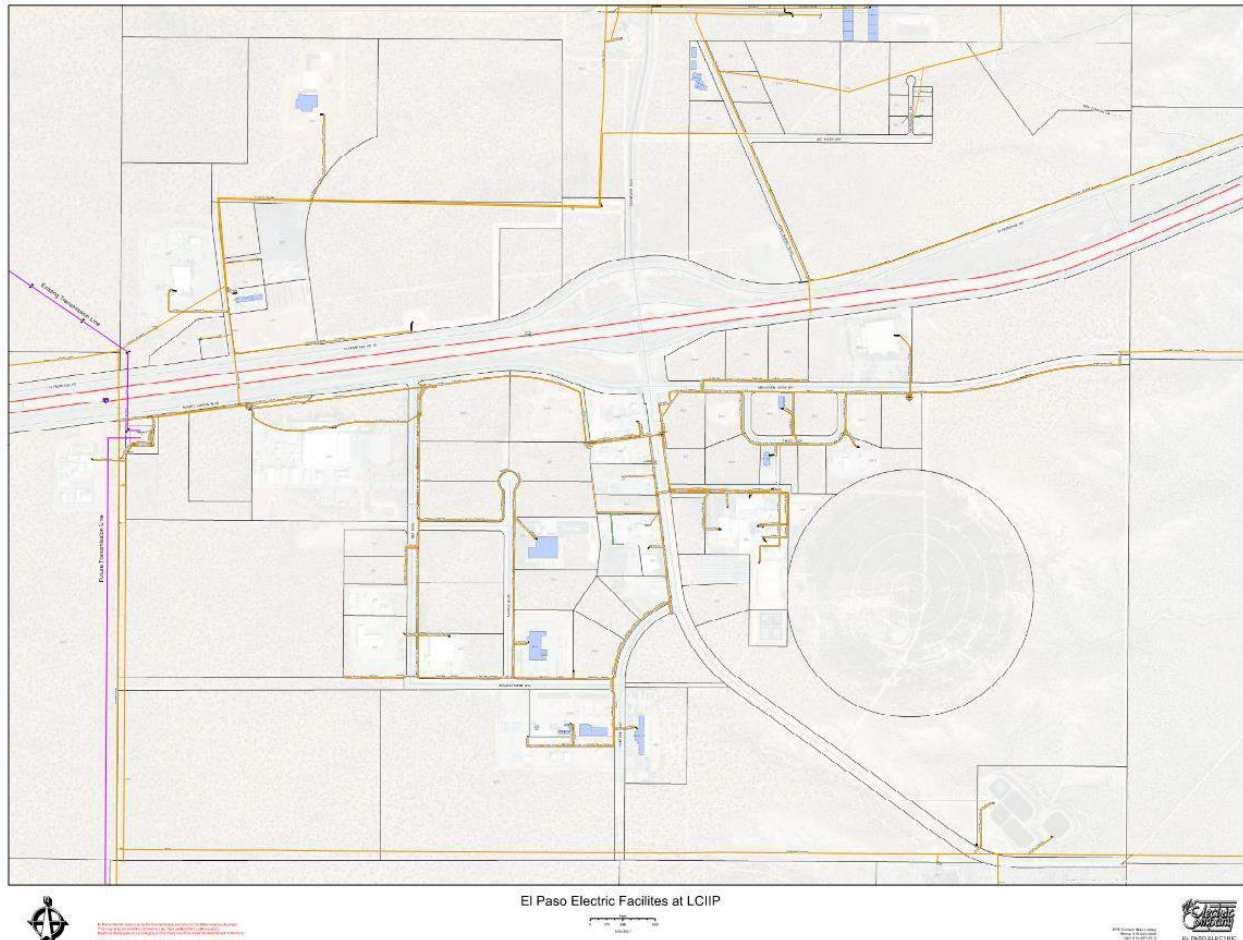
## Utilities



*Note #1: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.*

*Note #2: Due to the layout of the parcels within the park, utility information is also organized by specific parcels after the individual utility provider information.*

## ELECTRIC



Provider: El Paso Electric Company “EPE” (transmission and distribution)

### Service Details

- Existing Infrastructure
  - Distribution: 24 kV three-phase lines run throughout the park. Specific locations for each parcel are indicated at the end of Section 08.
  - Transmission: 115kV runs from the northwest into the substation
  - Substation: Airport Substation is located south of I-10 along Robert Larson Boulevard on the western boundary of the park west of the Alaska Structures facility.
- Available Capacity: 30 MVA total capacity with approximately 12 MVA available
- Improvements: EPE intends to improve redundancy and reliability by building a new 115 kV transmission line that extends south from the existing transmission line. This line will

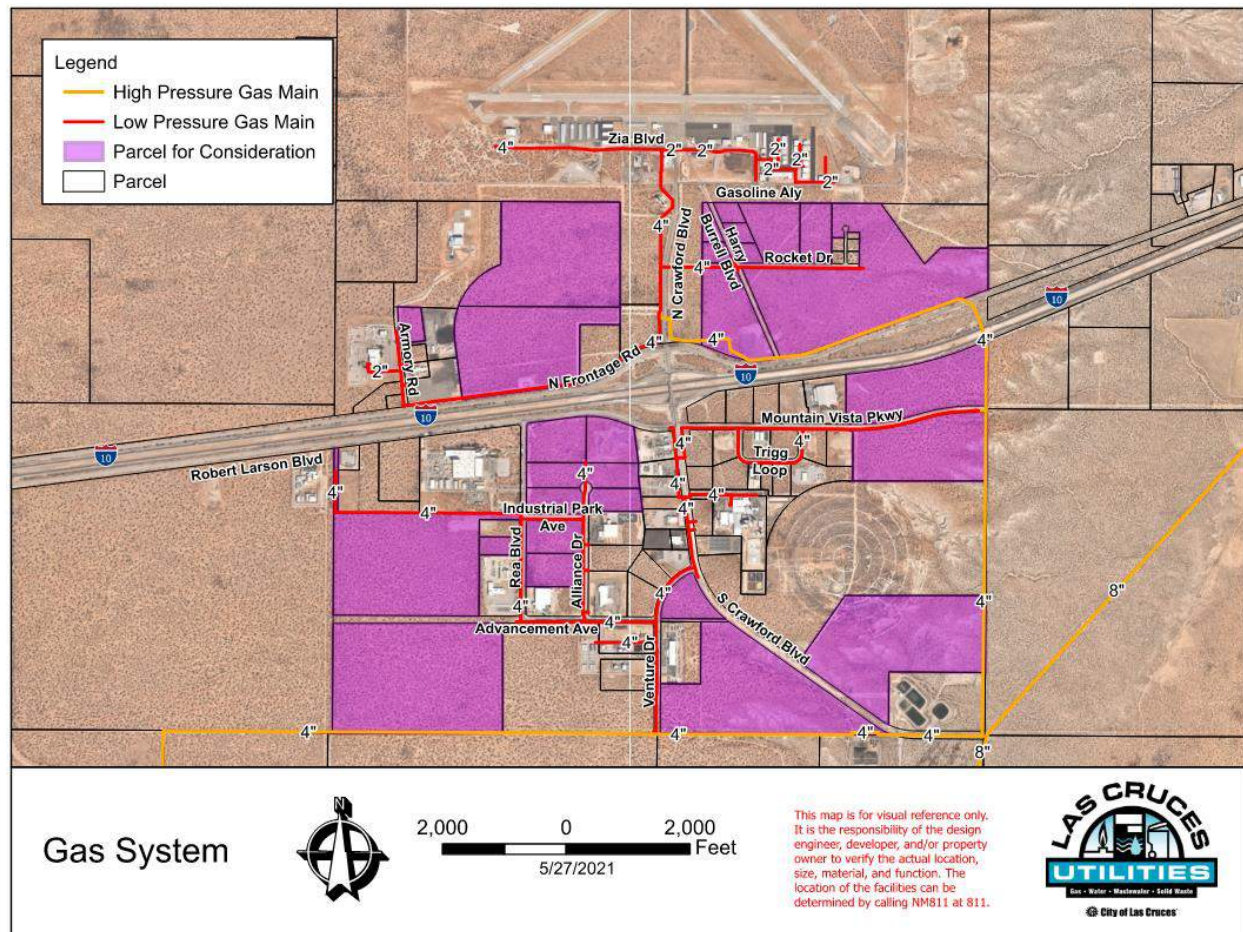


run parallel to the western boundary of parcels I-5 and I-4. There are also plans to upgrade the current 30 MVA substation with two 50 MVA transformers which would provide approximately 75 MVA of capacity.

Contact  
Cynthia Piña Ortwein  
Regional Vice President  
El Paso Electric Company  
cynthia.pina@epelectric.com  
(915) 521-4411

Support Documentation:  
Electric Questionnaire – May 27, 2021

## NATURAL GAS



Provider: Las Cruces Utilities (transmission and distribution)

### Service Details

- Existing Infrastructure: A 4-inch 125 psi high-pressure gas line and 2-inch or 4-inch low-pressure gas lines with pressures ranging between 30 and 60 psi are available depending on the parcel location. Specific locations for each parcel are indicated at the end of Section 08.



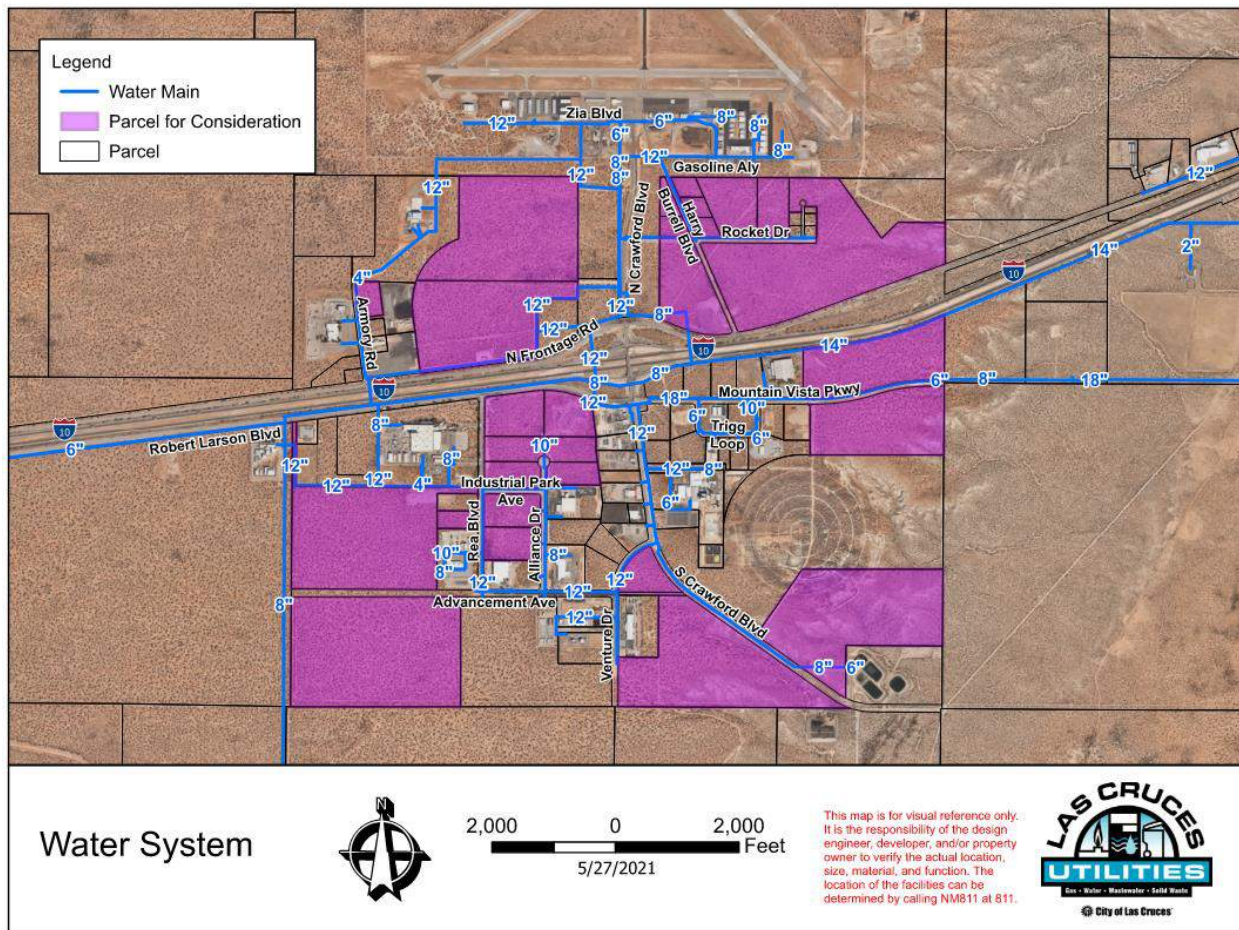
- Available Capacity: 95 million cubic feet per hour system-wide capacity
- Improvements: Utility lines are generally located in the right-of-way. Necessary improvements would consist of extending infrastructure to end-users and are parcel specific.

Contact:

Lucio Garcia, P.E.  
Deputy Director, Gas Utility  
Las Cruces Utilities  
lugarcia@las-cruces.org  
(575) 528-3521

Support Documentation:  
Natural Gas Questionnaire – June 10, 2021

## WATER



Provider: Las Cruces Utilities

Service Details

- Existing Infrastructure: 8-inch to 18-inch pressurized water lines

- Improvements: Utility lines are generally located in the right-of-way. Necessary improvements would consist of extending infrastructure to end-users and are parcel specific.

## Water Treatment

- Las Cruces water is provided by wells. The water is chlorinated at the wells. Several future wells are planned based on development and demand.

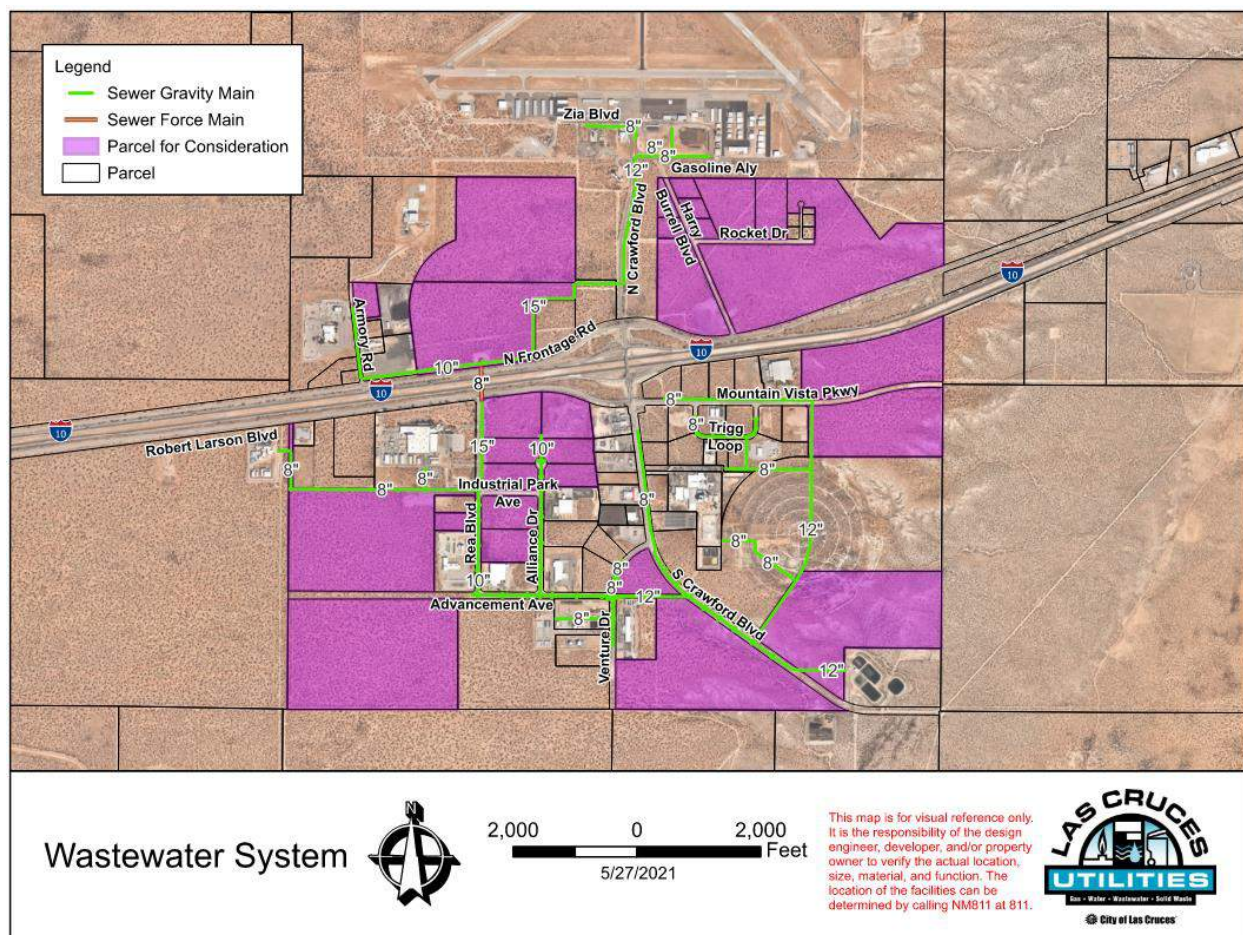
## Contact:

Ronald N. Borunda  
Interim Deputy Director Water Utility  
Las Cruces Utilities  
rborunda@las-cruces.org  
(575) 528-3557

## Support Documentation:

Water Questionnaire – May 28, 2021

## WASTEWATER



Provider: Las Cruces Utilities



## Service Details

- Existing Infrastructure: 8-inch to 12-inch gravity lines are available depending on parcel location. There is one lift station located on Parcel I-15 with 733 gallons per minute capacity. Specific locations for each parcel are indicated at the end of Section 08.
- Improvements: Utility lines are generally located in the right-of-way. Necessary improvements would consist of extending infrastructure to end-users and are parcel specific.

## Wastewater Treatment

- Plant: Las Cruces West Mesa Industrial Park Treatment Facility (southeast corner of industrial park)
- Total Permitted Capacity: 400,000 gallons per day
- Allocated Capacity: 120,000 gallons per day
- Average Utilization: 120,000 gallons per day
- Peak Utilization: 140,000 gallons per day
- Excess Capacity: 260,000 gallons per day (factoring in peak utilization)

## Contact:

John Mrozek  
Deputy Director, Wastewater  
Las Cruces Utilities  
jmrozek@las-cruces.org  
(575) 528-3850

## Support Documentation:

Wastewater Questionnaire – May 28, 2021

## TELECOMMUNICATIONS

Provider: Lumen

## Service Details

- Existing Infrastructure: The distance to existing fiber varies, but the longest distance is estimated at 3,000 feet.
- Improvements: Extend infrastructure to end-users.
- Estimated Cost: The costs to provide services depends on variables like what service is ordered, the billing schedule, and the distance.
- Estimated Schedule: This varies based on the product and the build distance, but a typical deployment is 30 to 90 days for fiber services after an order is placed.
- Note: Any new right-of-way would depend on what service is ordered and how the right of way changes over time due to the Department of Transportation. There are no additional rights-of-way right now.

## Support Documentation:

Telecommunications Questionnaire – May 21, 2021

## UTILITY SPECIFICATIONS BY PARCEL

| Parcel I-4  |                         |   |
|-------------|-------------------------|---|
| ELECTRIC    | Distribution Location   | Along the west and south property line  |
|             | Voltage of Distribution | 24 kV, three phase  |
|             | Transmission Location   | North of the parcel   |
|             | Substation Location     | North of the parcel alongside Robert Larson Blvd.   |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig   |
|             | Line Location           | Northeast corner of the site  |
|             | Improvements            | Minimal improvements since line is at property boundary; approximately 1 month  |
| WATER       | Line Size               | 8-inch  |
|             | Line Location           | Alongside the west property line  |
|             | Capacity                | 1,453 gallons per minute  |
|             | Improvements            | Connect the 12" main along Advancement Ave from Rea Blvd. to west property line approximately 3,200 linear feet.                                |
|             | Cost/Schedule           | Cost is estimated to be approximately \$400,000   |
| WASTEWATER  | Line Size               | 12-inch   |
|             | Line Location           | At the intersection of Advancement Ave and Rea Blvd approximately 350 feet east of the parcel   |
|             | Available Capacity      | 1,000 gallons per minute  |
|             | Improvements            | New line needs to be extended 350 feet from the intersection of Advancement Ave. and Rea Blvd. to this parcel; cost is estimated to be \$27,000 |

| Parcel I-5  |                         |   |
|-------------|-------------------------|---|
| ELECTRIC    | Distribution Location   | Along the west property line  |
|             | Voltage of Distribution | 24 kV, three phase  |
|             | Transmission Location   | North of the parcel   |
|             | Substation Location     | It is adjacent as the substation is immediately north alongside Robert Larson Blvd.                     |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig   |
|             | Line Location           | North side of the site  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month                      |
| WATER       | Line Size               | 8-inch and 12-inch  |
|             | Line Location           | 8-inch is located along the west property line and the 12-inch is located along the north property line |
|             | Capacity                | 8-inch: 1,453 gallons per minute<br>12-inch: 4,238 gallons per minute                                   |
|             | Improvements            | Not applicable as existing main lines are along west and north property lines                           |
|             | Cost/Schedule           | Minimal   |
| WASTEWATER  | Line Size               | 8-inch gravity  |
|             | Line Location           | Along the north property line of the parcel   |
|             | Available Capacity      | 340 gallons per minute  |
|             | Improvements            | Improvements would be minimal because the line is at property boundary                                  |



| Parcel I-6  |                         |   |
|-------------|-------------------------|---|
| ELECTRIC    | Distribution Location   | Along the east property line  |
|             | Voltage of Distribution | 24 kV, three phase  |
|             | Transmission Location   | Northwest of the parcel   |
|             | Substation Location     | Northwest of the parcel alongside Robert Larson Blvd.                 |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig   |
|             | Line Location           | On the east property line   |
|             | Improvements            | Minimal since the line is at property boundary; approximately 1 month |
| WATER       | Line Size               | 12-inch   |
|             | Line Location           | It is located along Rea Blvd (to the east of the property line)       |
|             | Capacity                | 4,235 gallons per minute  |
|             | Improvements            | Not applicable as main line is at the abutting street                 |
|             | Cost/Schedule           | Minimal   |
| WASTEWATER  | Line Size               | 10-inch gravity   |
|             | Line Location           | It is located along Rea Blvd (to the east of the property line)       |
|             | Available Capacity      | 618 gallons per minute  |
|             | Improvements            | Minimal because the line is at property boundary                      |

| Parcel I-7  |                         |  |
|-------------|-------------------------|--|
| ELECTRIC    | Distribution Location   | Along the west property line and partially along the south property line                     |
|             | Voltage of Distribution | 24 kV, three phase   |
|             | Transmission Location   | Northwest of the parcel  |
|             | Substation Location     | Northwest of the parcel alongside Robert Larson Blvd.  |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig  |
|             | Line Location           | On the east and west property lines  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month           |
| WATER       | Line Size               | 12-inch  |
|             | Line Location           | It is located along Rea Blvd (to the west of the property line)                              |
|             | Capacity                | 4,235 gallons per minute   |
|             | Improvements            | Not applicable as existing main lines are on the street                                      |
|             | Cost/Schedule           | Minimal since the main line is at the abutting street  |
| WASTEWATER  | Line Size               | 10-inch gravity  |
|             | Line Location           | It is located in Alliance Drive and Rea Blvd   |
|             | Available Capacity      | Alliance Drive sewer: 623 gallons per minutes and<br>Rea Blvd. sewer: 618 gallons per minute |
|             | Improvements            | Minimal because the line is at property boundary   |

| Parcel I-8  |                         |  |
|-------------|-------------------------|--|
| ELECTRIC    | Distribution Location   | Along the west property line   |
|             | Voltage of Distribution | 24 kV, three phase   |
|             | Transmission Location   | Northwest of the parcel  |
|             | Substation Location     | Northwest of the parcel along Robert Larson Blvd   |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig  |
|             | Line Location           | On the north, east, and west property lines  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month   |
| WATER       | Line Size               | 12-inch and 10-inch  |
|             | Line Location           | The 12-inch is located along Rea Blvd (to the west of the property line) and the 10-inch is located on north along Industrial Park Ave |
|             | Capacity                | Rea Blvd: 4,235 gallons per minute<br>Industrial Park Ave: 4,343 gallons per minute  |
|             | Improvements            | Not applicable as existing main lines are on adjacent streets  |
|             | Cost/Schedule           | Minimal since the main line is at the abutting streets   |
| WASTEWATER  | Line Size               | 10-inch gravity lines  |
|             | Line Location           | They are located in Alliance Drive (east) and Rea Blvd (west)  |
|             | Available Capacity      | Alliance Drive: 623 gallons per minute<br>Rea Blvd.: 616 gallons per minute  |
|             | Improvements            | Minimal because the line is at property boundary   |

| Parcel I-9  |                         |   |
|-------------|-------------------------|---|
| ELECTRIC    | Distribution Location   | Along the west, south, and east property lines  |
|             | Voltage of Distribution | 24 kV, three phase  |
|             | Transmission Location   | Northwest of the parcel   |
|             | Substation Location     | Northwest of the parcel along Robert Larson Blvd  |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig   |
|             | Line Location           | On the south and east property lines  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month                        |
| WATER       | Line Size               | 10-inch   |
|             | Line Location           | 10-inch lines are located along Alliance Drive (east) and Industrial Park Ave (south) property boundaries |
|             | Capacity                | Alliance Drive: 3,108 gallons per minute<br>Industrial Park Ave: 4,343 gallons per minute                 |
|             | Improvements            | Not applicable as existing main lines are on adjacent streets   |
|             | Cost/Schedule           | Minimal since the main line is at the abutting streets  |
| WASTEWATER  | Line Size               | 10-inch gravity line  |
|             | Line Location           | It is located in Alliance Drive (east)  |
|             | Available Capacity      | 600 gallons per minute  |
|             | Improvements            | Minimal because the line is at property boundary  |

| Parcel I-10 |                         |  |
|-------------|-------------------------|--|
| ELECTRIC    | Distribution Location   | Along the west property line and at the southeast corner                           |
|             | Voltage of Distribution | 24 kV, three phase   |
|             | Transmission Location   | West of the parcel   |
|             | Substation Location     | West of the parcel alongside Robert Larson Blvd                                    |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig  |
|             | Line Location           | On the east property line  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month |
| WATER       | Line Size               | 10-inch  |
|             | Line Location           | Southeast corner of the parcel   |
|             | Capacity                | 3,108 gallons per minute   |
|             | Improvements            | Not applicable as existing main line is adjacent                                   |
|             | Cost/Schedule           | Minimal since the main line is at the abutting street                              |
| WASTEWATER  | Line Size               | 10-inch gravity line   |
|             | Line Location           | It is located in Alliance Drive (east)   |
|             | Available Capacity      | 620 gallons per minute   |
|             | Improvements            | Minimal because the line is at property boundary                                   |

| Parcel I-11 |                         |  |
|-------------|-------------------------|--|
| ELECTRIC    | Distribution Location   | Along the west and north property lines  |
|             | Voltage of Distribution | 24 kV, three phase   |
|             | Transmission Location   | West of the parcel   |
|             | Substation Location     | West of the parcel alongside Robert Larson Blvd                                    |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig  |
|             | Line Location           | At the southeast corner  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month |
| WATER       | Line Size               | 10-inch  |
|             | Line Location           | Southeast corner of the parcel I-10  |
|             | Capacity                | 3,108 gallons per minute   |
|             | Improvements            | Not applicable as existing main line is adjacent                                   |
|             | Cost/Schedule           | Minimal since the main line is at the abutting street                              |
| WASTEWATER  | Line Size               | 10-inch gravity line   |
|             | Line Location           | Southeast corner of parcel   |
|             | Available Capacity      | 620 gallons per minute   |
|             | Improvements            | Minimal because the line is at property boundary                                   |

| Parcel I-12 |                         |  |
|-------------|-------------------------|--|
| ELECTRIC    | Distribution Location   | At the southwest corner of the parcel  |
|             | Voltage of Distribution | 24 kV, three phase   |
|             | Transmission Location   | Northwest of the parcel  |
|             | Substation Location     | Northwest of the parcel alongside Robert Larson Blvd                               |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig  |
|             | Line Location           | On the west property line  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month |
| WATER       | Line Size               | 10-inch  |
|             | Line Location           | Western boundary of the parcel   |
|             | Capacity                | 3,108 gallons per minute   |
|             | Improvements            | Not applicable as existing main line is adjacent                                   |
|             | Cost/Schedule           | Minimal since the main line is at the abutting street                              |
| WASTEWATER  | Line Size               | 10-inch gravity line   |
|             | Line Location           | It is located in Alliance Drive (west)   |
|             | Available Capacity      | 600 gallons per minute   |
|             | Improvements            | Minimal because the line is at property boundary                                   |

| Parcel I-13 |                         |  |
|-------------|-------------------------|--|
| ELECTRIC    | Distribution Location   | At the southwest and northeast corners of the parcel                               |
|             | Voltage of Distribution | 24 kV, three phase   |
|             | Transmission Location   | West of the parcel   |
|             | Substation Location     | West of the parcel alongside Robert Larson Blvd                                    |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 55 psig  |
|             | Line Location           | On the west property line  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month |
| WATER       | Line Size               | 10-inch  |
|             | Line Location           | Southwest corner of the parcel   |
|             | Capacity                | 3,108 gallons per minute   |
|             | Improvements            | Not applicable as existing main line is adjacent                                   |
|             | Cost/Schedule           | Minimal since the main line is at the abutting street                              |
| WASTEWATER  | Line Size               | 10-inch gravity line   |
|             | Line Location           | Located in Alliance Drive (west)   |
|             | Available Capacity      | 620 gallons per minute   |
|             | Improvements            | Minimal because the line is at property boundary                                   |



| Parcel I-15 |                         |   |
|-------------|-------------------------|---|
| ELECTRIC    | Distribution Location   | Along the north and south property lines  |
|             | Voltage of Distribution | 24 kV, three phase  |
|             | Transmission Location   | West of the parcel  |
|             | Substation Location     | Southwest of the parcel across I-10   |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 30 psig   |
|             | Line Location           | On the south property line  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month                            |
| WATER       | Line Size               | 12-inch   |
|             | Line Location           | Along the southern property line  |
|             | Capacity                | 4,103 gallons per minute  |
|             | Improvements            | Not applicable as existing main line is adjacent  |
|             | Cost/Schedule           | Minimal since the main line is at the abutting streets  |
| WASTEWATER  | Line Size               | 10-inch and 15-inch gravity lines   |
|             | Line Location           | 10-inch line runs along the southern boundary and 15-inch line runs along the southern and eastern boundaries |
|             | Available Capacity      | 10-inch: 345 gallons per minute<br>15-inch: 1,300 gallons per minute  |
|             | Improvements            | Minimal because the line is at property boundary  |

| Parcel I-18 |                         |   |
|-------------|-------------------------|---|
| ELECTRIC    | Distribution Location   | Along north property line and to the east across Harry Burrel Boulevard   |
|             | Voltage of Distribution | 24 kV, three phase  |
|             | Transmission Location   | West of the parcel  |
|             | Substation Location     | Southwest of the parcel across I-10   |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 30 psig   |
|             | Line Location           | On the north property line  |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month                              |
| WATER       | Line Size               | 16-inch and 8-inch  |
|             | Line Location           | 16-inch line runs along the northern boundary and 8-inch line runs through the southwest corner of the property |
|             | Capacity                | 16-inch line: 8,990 gallons per minute<br>8-inch line: 3,073 gallons per minute                                 |
|             | Improvements            | Not applicable as existing main lines are on adjacent streets   |
|             | Cost/Schedule           | Minimal since the main line is at the abutting streets  |
| WASTEWATER  | Line Size               | 12-inch gravity line  |
|             | Line Location           | Line is located in Crawford Boulevard, approximately 540 west of the parcel                                     |
|             | Available Capacity      | 1,125 gallons per minute  |
|             | Improvements            | Extend line 540 feet at an estimated cost of \$40,500   |

| Parcel I-26 |                         |  |
|-------------|-------------------------|--|
| ELECTRIC    | Distribution Location   | Along the west and south property line and cutting through the northern portion of the site north of Microwave Drive   |
|             | Voltage of Distribution | 24 kV, three phase   |
|             | Transmission Location   | West of the parcel   |
|             | Substation Location     | Southwest of the parcel across I-10  |
| NATURAL GAS | Line Size & Capacity    | 4-inch poly line at 30 psig  |
|             | Line Location           | Along Rocket Drive   |
|             | Improvements            | Minimal improvements since the line is at property boundary; approximately 1 month   |
| WATER       | Line Size               | 16-inch  |
|             | Line Location           | 16-inch line runs along Rocket Drive   |
|             | Capacity                | 16-inch line: 8,990 gallons per minute   |
|             | Improvements            | Not applicable as existing main line is adjacent   |
|             | Cost/Schedule           | Minimal since the main line is at the abutting streets   |
| WASTEWATER  | Line Size               | 8-inch and 12-inch gravity lines   |
|             | Line Location           | 8-inch line is located in Gasoline Alley, approximately 1,500 feet north of the parcel, and 2-inch line is located in Crawford Boulevard, approximately 1,100 west of the parcel |
|             | Available Capacity      | 8-inch: 345 gallons per minute<br>12-inch: 1,123 gallons per minute  |
|             | Improvements            | A new gravity sewer line and a regional lift station and force main will be needed at an estimated cost of \$250,000   |

09

## Due Diligence



## ENVIRONMENTAL

A Phase I Environmental Site Assessment identified no recognized environmental conditions, no controlled recognized environmental conditions, and no historically recognized environmental conditions in connection with the subject property.

*Support Documentation:*

*Phase I Environmental Site Assessment – Zia Engineering & Environmental Consultants, LLC – January 2022*

## WETLANDS

A Wetlands Determination did not identify any wetlands within the project area, but the study did identify two intermittent arroyos on parcel I-26 which are classified as riverine. These arroyos total approximately 0.65 miles averaging seven feet which covers approximately 0.55 acres. The Rio Grande is classified as a jurisdictional waterway, and the arroyos noted in the area have the potential for water to reach the Rio Grande which makes these waterways jurisdictional by association.

Mr. Justin Riggs with the U.S. Army Corps of Engineers Las Cruces Field Office was consulted, and as long as the arroyos are avoided, Justin Riggs stated “Consider this email as USACE awareness of the project...There is no further action required by the USACE unless the project changes in anyway.”

*Support Documentation:*

*Email from U.S. Army Corps of Engineers (Justin Riggs) – January 12, 2022*

*Wetland Determination - Zia Engineering & Environmental Consultants, LLC – January 27, 2022*

## SPECIES

### U.S. Fish and Wildlife Species Resource List

- Threatened and Endangered Species
  - Northern Aplomado Falcon (Bird) - Experimental population, Non-essential
  - Southwestern Willow Flycatcher (Bird) - Endangered
  - Yellow-billed Cuckoo (Bird) - Threatened
  - Monarch Butterfly (Insect) - Candidate
  - Sneed Pincushion Cactus (Flowering Plants) - Endangered
- Critical Habitats
  - There are no critical habitats within the project area.

While the site and surrounding areas contain suitable habitat for some of the listed species, no threatened or endangered species were identified during pedestrian surveys. Therefore, the project will have no effect on the listed species.

*Support Documentation:*

*Biological Resources Survey Report – Zia Engineering & Environmental Consultants, LLC – December 2021*

*IPaC Resource List– U.S. Fish and Wildlife – December 23, 2021*



## CULTURAL RESOURCES

A Cultural Resources Survey recommended all sites, except three (LA 167384, LA 167386 and LA 167387), as not eligible for inclusion in the National Register of Historic Places (NRHP). LA 167384, LA 167386, and LA 167387 were recommended as undetermined for the NRHP. It is recommended that LA 167384 and LA 167386 continue to hold an undetermined eligibility status as a rare Paleoindian component even though no such artifacts were located during the current survey. Site LA 167387 has largely been destroyed to the caliche layer and is recommended as not eligible.

It is recommended that sites LA 167384 and LA 167386 be avoided during any construction activities. LA 167384 is located on parcel I-10, and LA 167386 is located on parcel I-13. A construction buffer of 100 feet surrounding the site boundaries is recommended. If the sites cannot be avoided, then a testing plan should be developed to determine the site's eligibility and if determined eligible, excavate prior to construction.

LA 167384  
Parcel I-10



LA 167386  
Parcel I-13



The New Mexico Historic Preservation Division concurred with the eligibility recommendations. LA 167384 and LA 167386 should be avoided, or testing is recommended to determine whether either is eligible for the NRHP. If a federal agency becomes involved in the future and review under Section 106 is warranted, an agency may require additional work.

### Support Documentation:

Letter from New Mexico Department of Cultural Affairs Historic Preservation Division – February 21, 2022  
Cultural Resources Survey - Zia Engineering & Environmental Consultants, LLC – January 2022

## GEOTECHNICAL

A limited subsurface investigation included 17 soil borings to depths of approximately 25 feet below ground surface. The site is classified as Seismic Site Class D based on the field investigation and experience with the general area.



Support Documentation:  
Preliminary Geotechnical Engineering Report – Coz Engineering, LLC – December 26, 2021

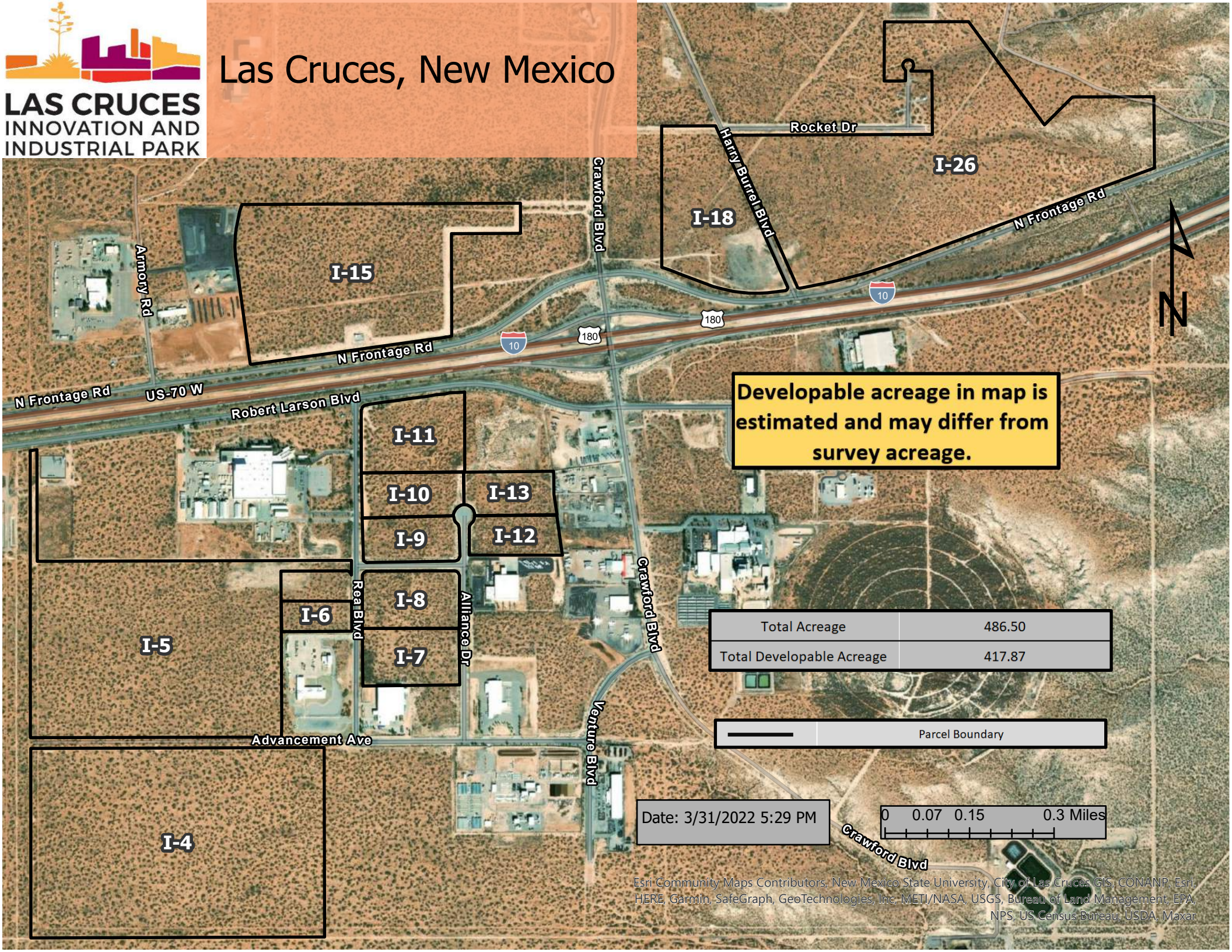
**10**

## **Buildable Area Map**



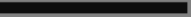




# Las Cruces, New Mexico

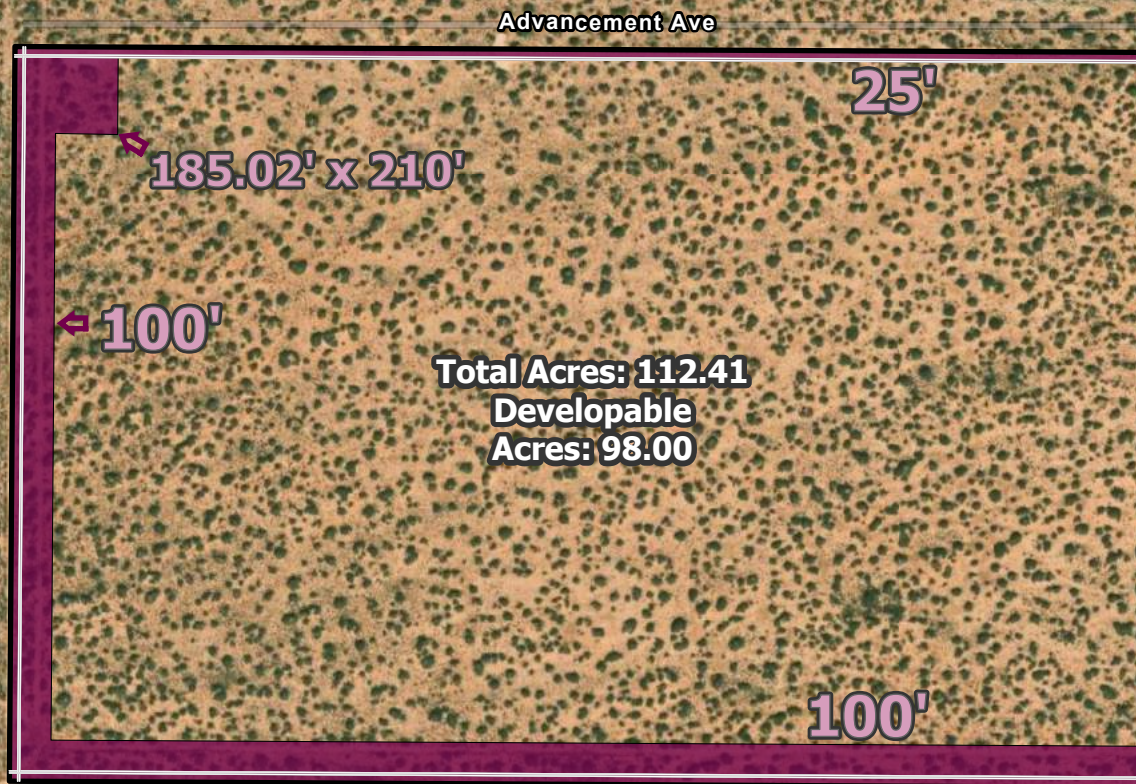




|   |                                   |               |
|---|-----------------------------------|---------------|
|  | 25 ft Setback                     | 20 ft Setback |
|  | Easements: See Map for Dimensions |               |
|  | Parcel Boundary                   |               |

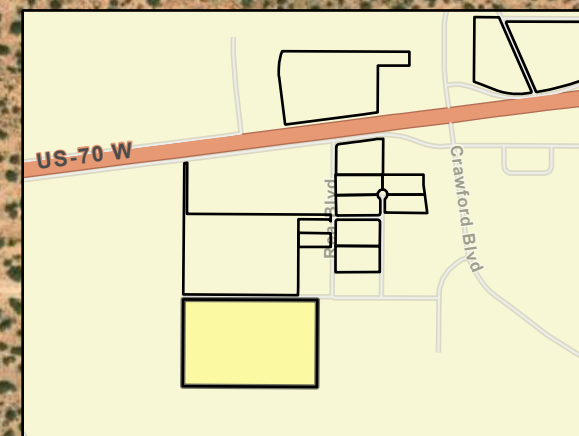
Developable acre estimates include 25ft setbacks for all sides. There may be slightly more acreage available once the configuration of the site development plan is determined

Developable acreage is map estimated and may differ from survey acreage.

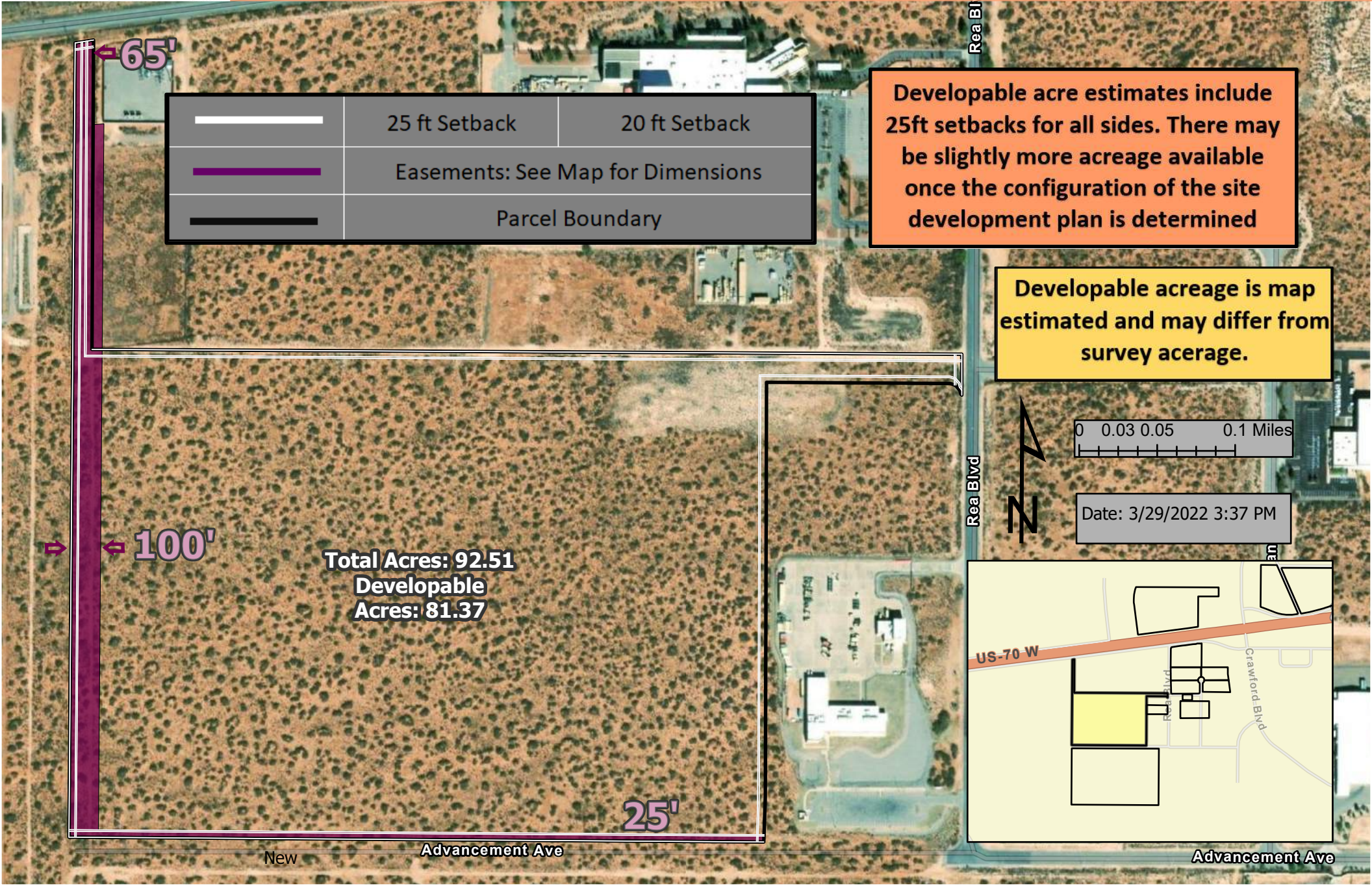


0 0.03 0.06 0.11 Miles

Date: 3/31/2022 11:12 AM





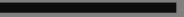








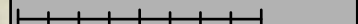
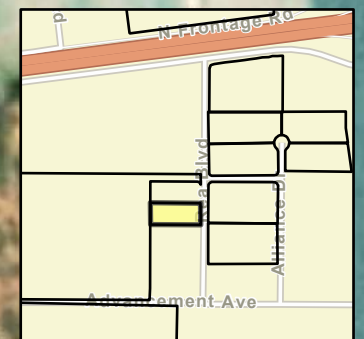
Developable acre estimates include 25ft setbacks for all sides. There may be slightly more acreage available once the configuration of the site development plan is determined

|   |                                   |               |
|---|-----------------------------------|---------------|
|  | 25 ft Setback                     | 20 ft Setback |
|  | Easements: See Map for Dimensions |               |
|  | Parcel Boundary                   |               |

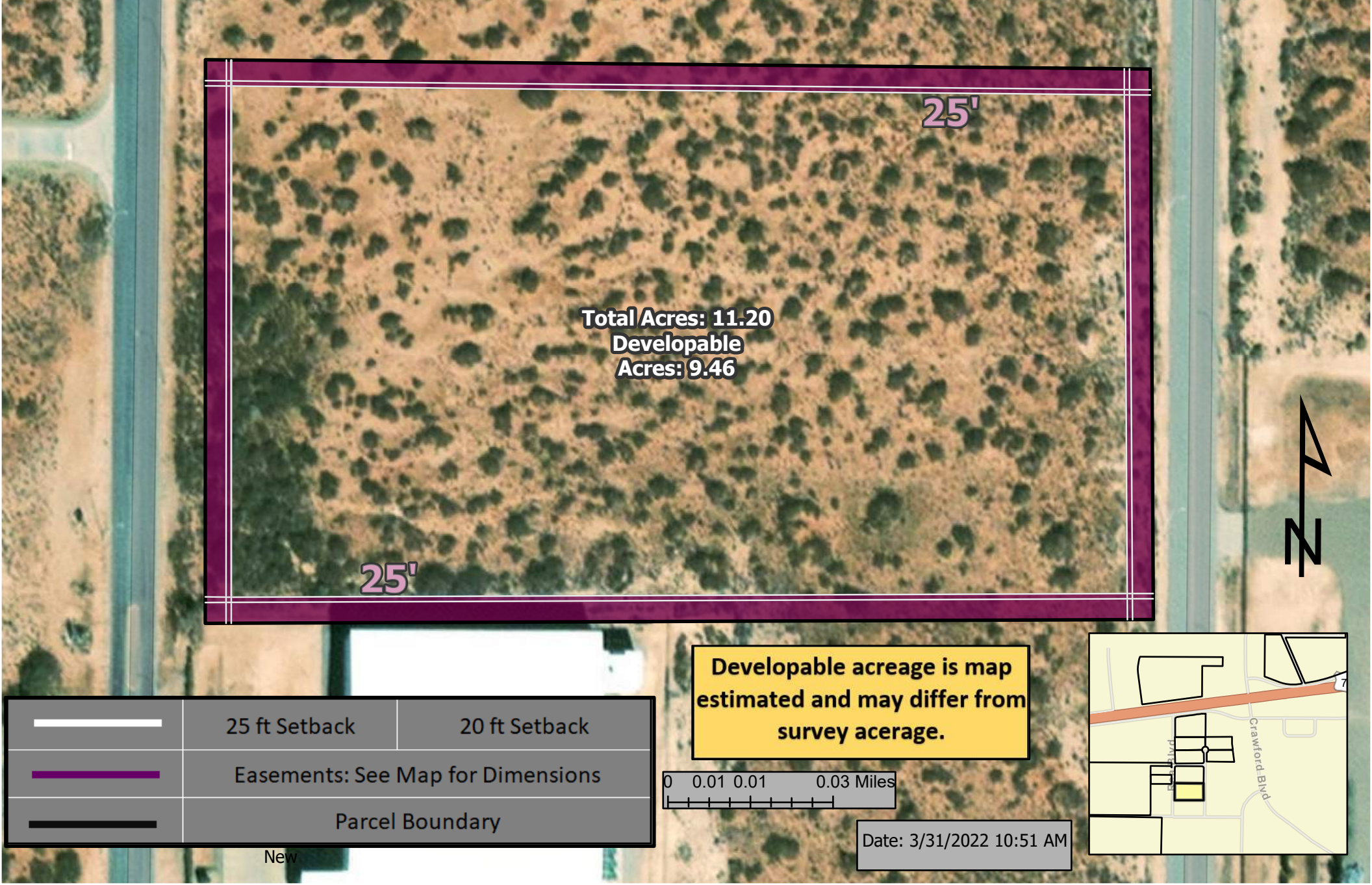
Developable acreage is map estimated and may differ from survey acreage.

Date: 3/31/2022 10:49 AM

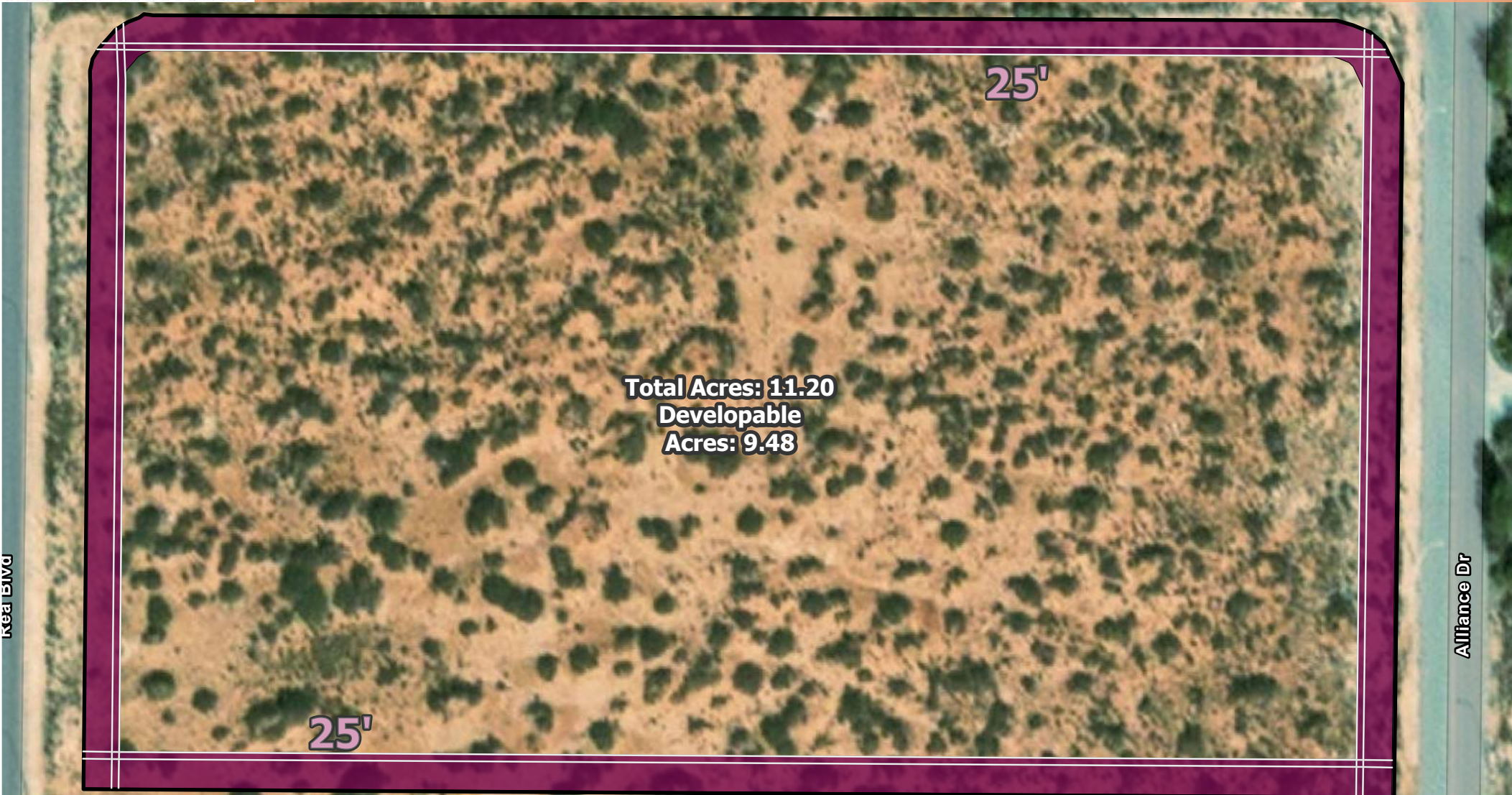
0 0.01 0.02 Miles








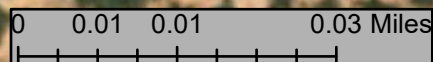






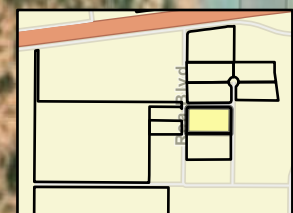


|  |                                   |  |               |
|--|-----------------------------------|--|---------------|
|  | 25 ft Setback                     |  | 20 ft Setback |
|  | Easements: See Map for Dimensions |  |               |
|  | Parcel Boundary                   |  |               |



Date: 3/29/2022 4:22 PM

**Developable acreage is map estimated and may differ from survey acreage.**







Las Cruces, New Mexico

Lot I-9



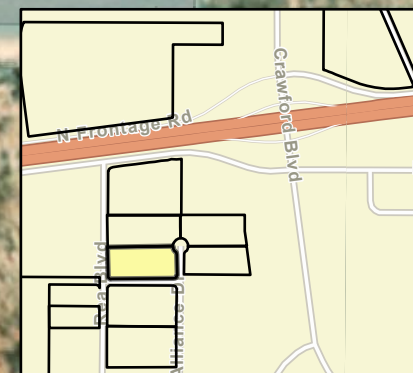
Industrial Park Ave

Industrial Park Ave

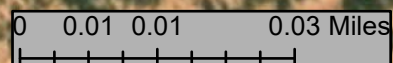
Developable acre estimates include 25ft setbacks for all sides. There may be slightly more acreage available once the configuration of the site development plan is determined

|  |                                   |               |
|--|-----------------------------------|---------------|
|  | 25 ft Setback                     | 20 ft Setback |
|  | Easements: See Map for Dimensions |               |
|  | Parcel Boundary                   |               |

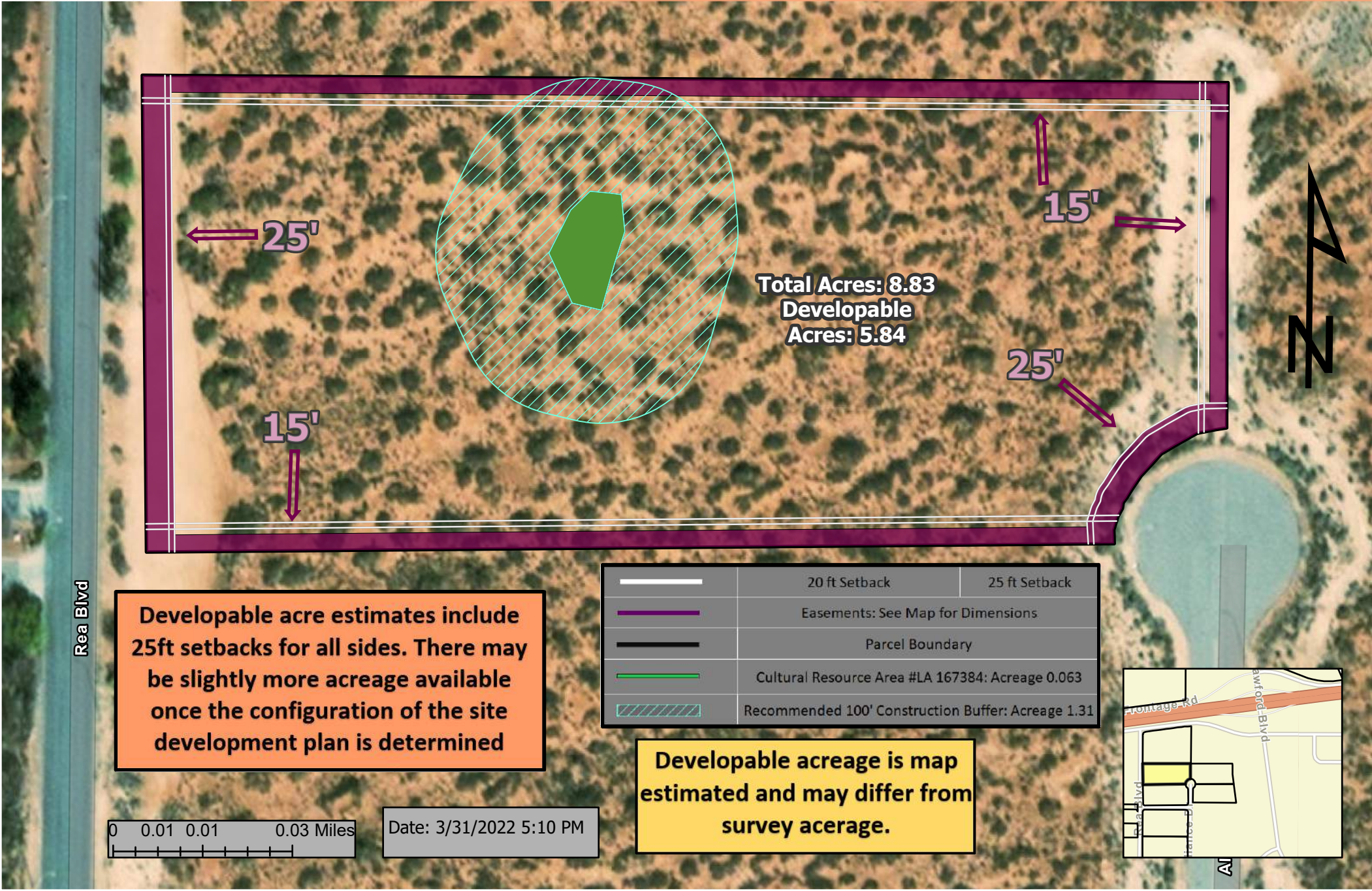
Developable acreage is map estimated and may differ from survey acreage.



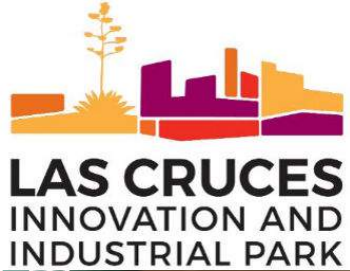
Date: 3/29/2022 4:31 PM











# Las Cruces, New Mexico

## Lot I-11

N Frontage Rd

US-70 W

Robert Larson Blvd

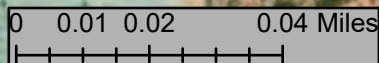
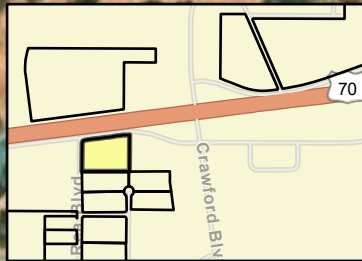
Robert Larson Blvd

Rea Blvd

|  |                                   |               |
|--|-----------------------------------|---------------|
|  | 25 ft Setback                     | 20 ft Setback |
|  | Easements: See Map for Dimensions |               |
|  | Parcel Boundary                   |               |

Developable acre estimates include 25ft setbacks for all sides. There may be slightly more acreage available once the configuration of the site development plan is determined

Developable acreage is map estimated and may differ from survey acreage.



Date: 3/31/2022 4:35 PM

Total Acres: 15.30  
Developable Acres: 12.78

47'

25'

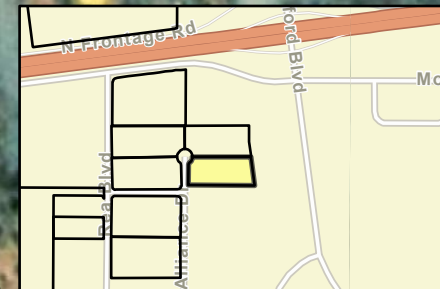
15'



Developable acreage is map estimated and may differ from survey acreage.

Developable acre estimates include 25ft setbacks for all sides. There may be slightly more acreage available once the configuration of the site development plan is determined

**Total Acres: 7.15**  
**Developable Acres: 5.71**



Alliance Dr




25'

15'

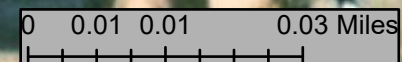
15'

25'

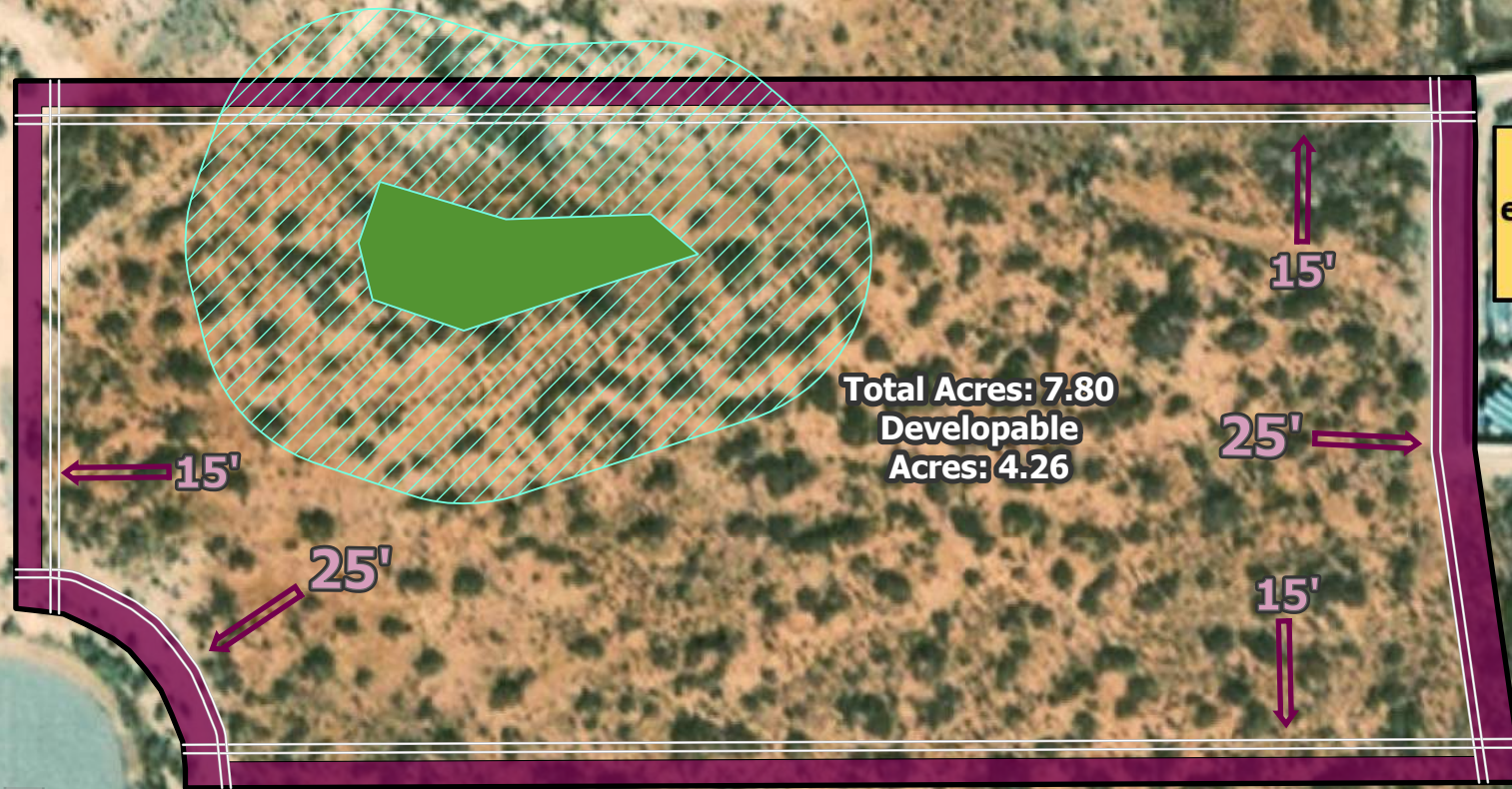


|   |                                   |               |
|---|-----------------------------------|---------------|
|  | 25 ft Setback                     | 20 ft Setback |
|  | Easements: See Map for Dimensions |               |
|  | Parcel Boundary                   |               |

Date: 3/29/2022 5:13 PM








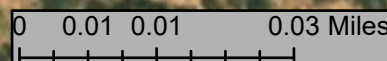




Developable acreage is map estimated and may differ from survey acreage.

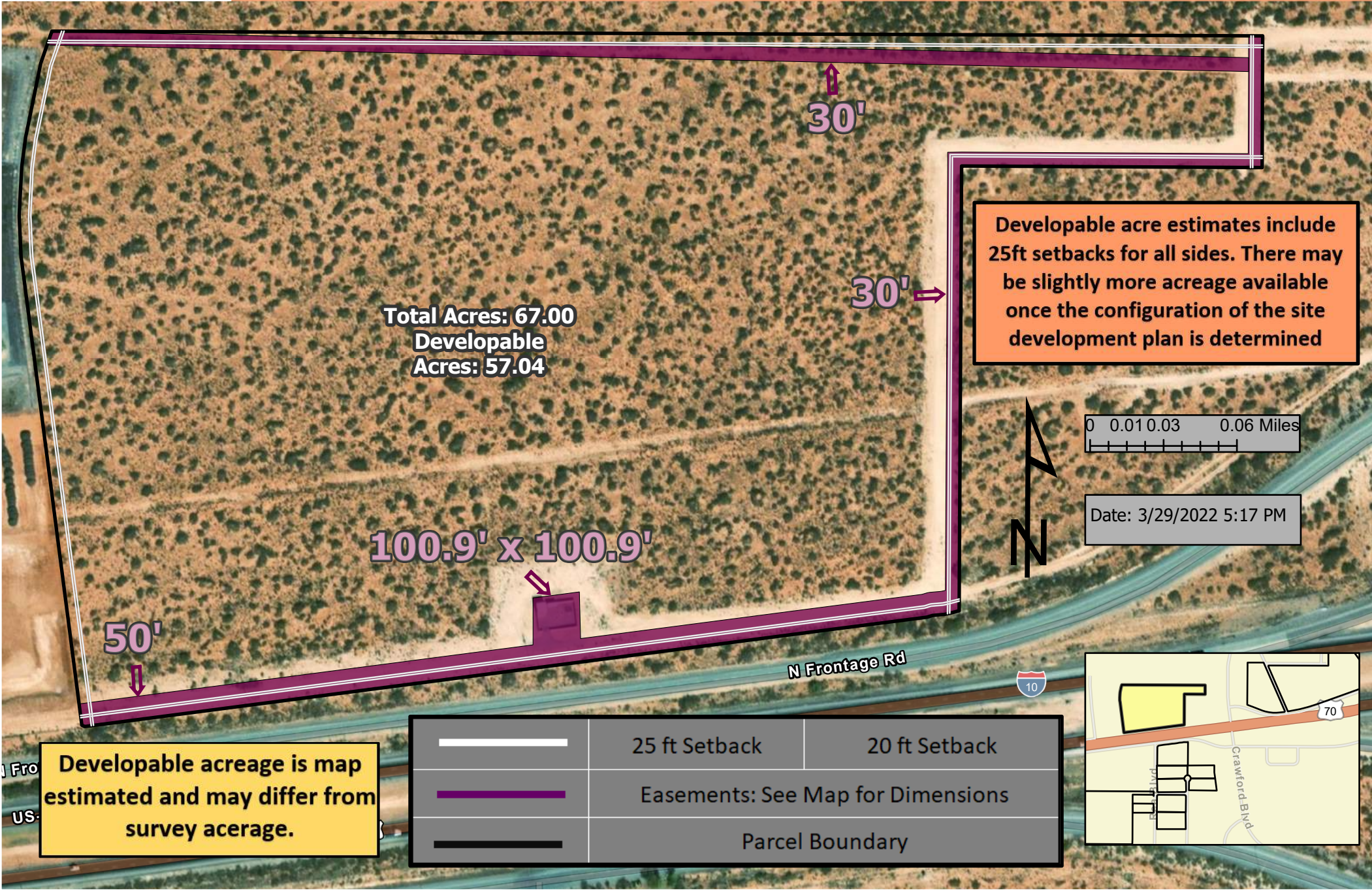
Developable acre estimates include 25ft setbacks for all sides. There may be slightly more acreage available once the configuration of the site development plan is determined

|   |  |               |
|---|--|---------------|
|  | 20 ft Setback                                      | 25 ft Setback |
|  | Easements: See Map for Dimensions                  |               |
|  | Parcel Boundary                                    |               |
|  | Cultural Resource Area #LA 167386: Acreage 0.324   |               |
|  | Recommended 100' Construction Buffer: Acreage 1.74 |               |



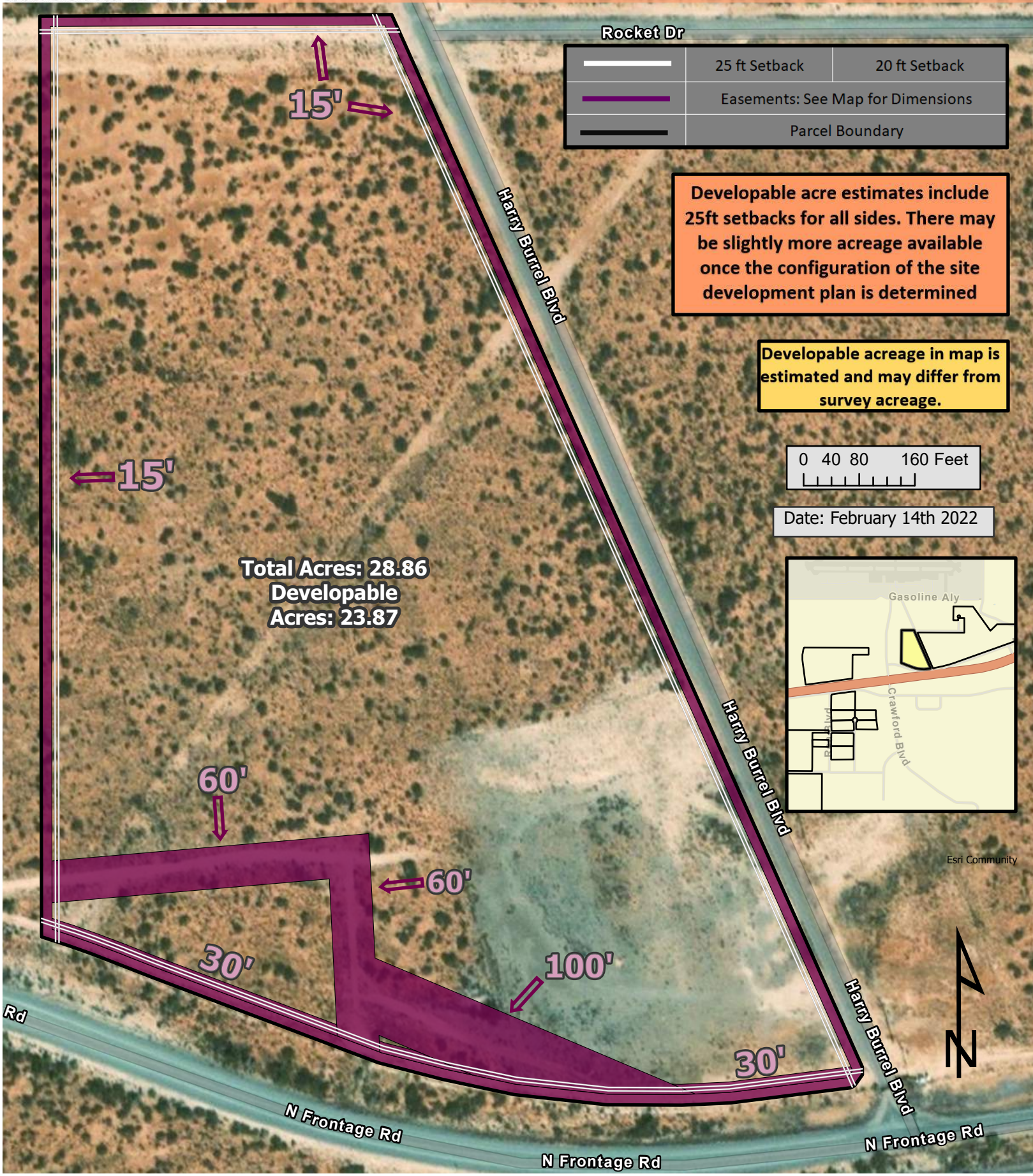
Date: 3/31/2022 5:25 PM












# Las Cruces, New Mexico Lot # I-18

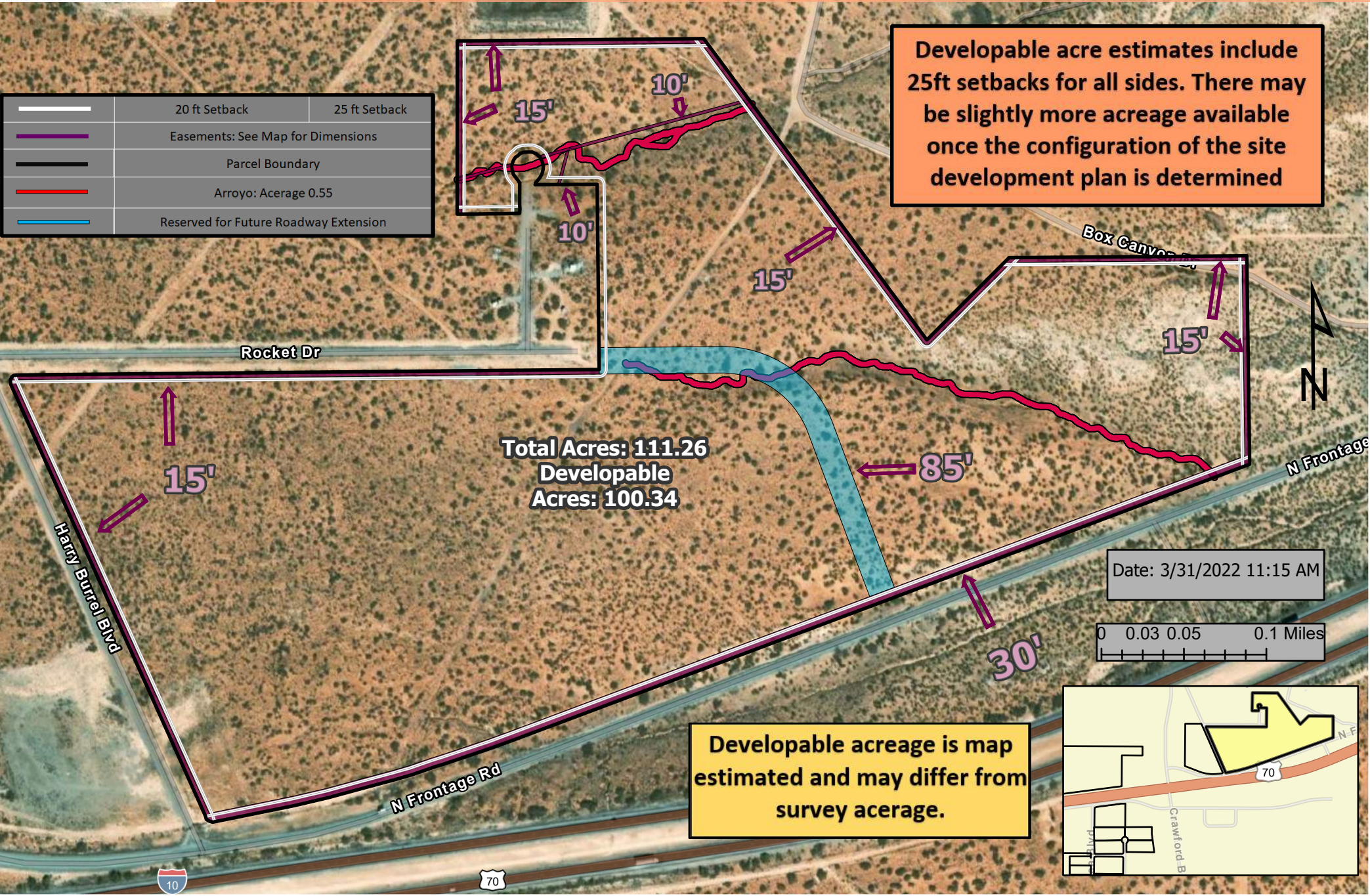




Gasoline Aly

|  |                                       |               |
|--|---------------------------------------|---------------|
|  | 20 ft Setback                         | 25 ft Setback |
|  | Easements: See Map for Dimensions     |               |
|  | Parcel Boundary                       |               |
|  | Arroyo: Agerage 0.55                  |               |
|  | Reserved for Future Roadway Extension |               |

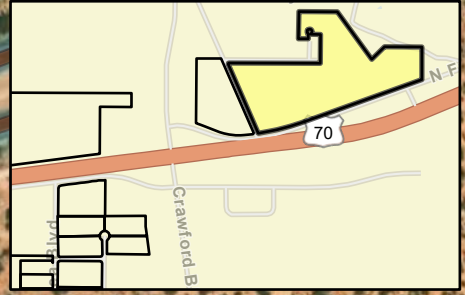
Developable acre estimates include 25ft setbacks for all sides. There may be slightly more acreage available once the configuration of the site development plan is determined



Date: 3/31/2022 11:15 AM

0 0.03 0.05 0.1 Miles

Developable acreage is map estimated and may differ from survey acreage.

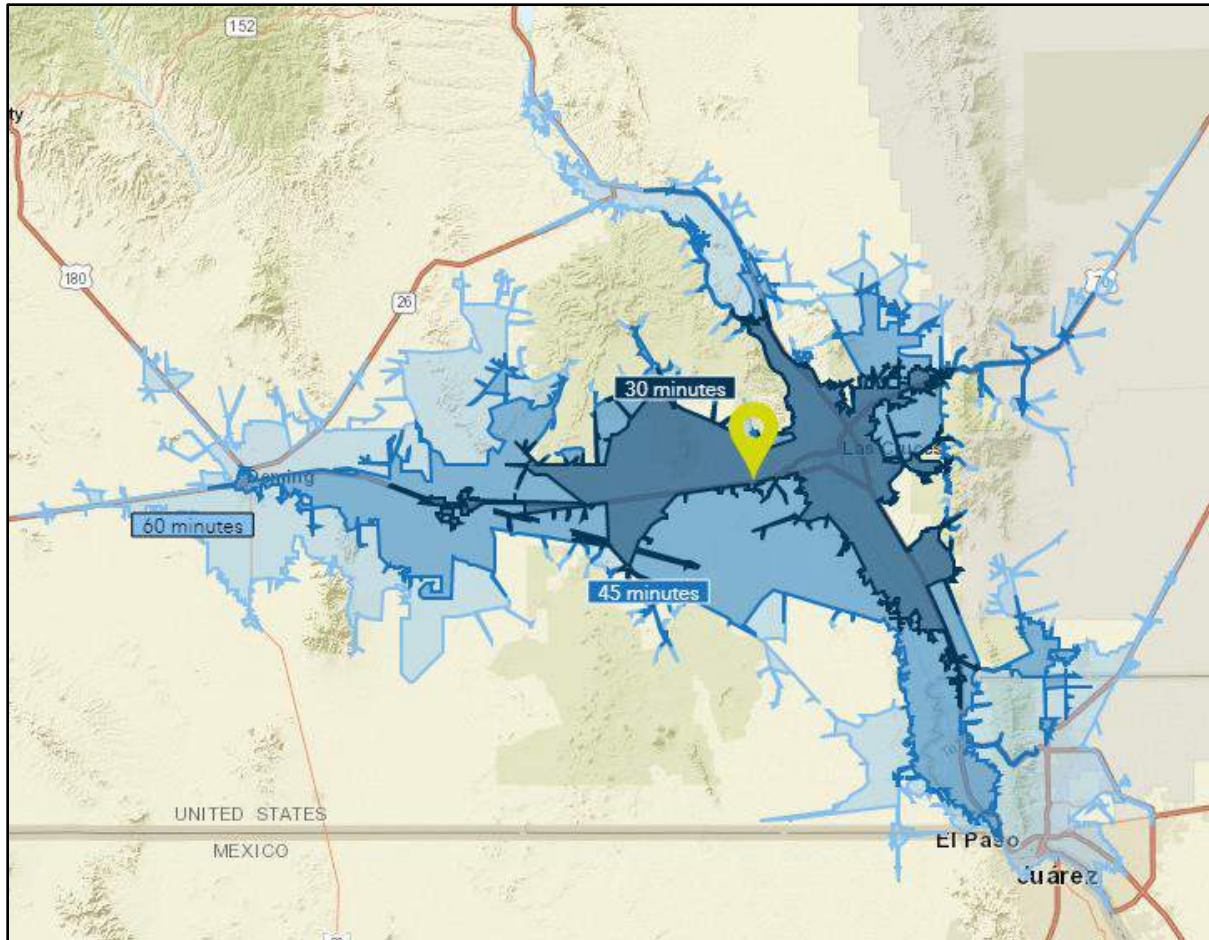




**11**

# Workforce





|                                      | 30-Minute Drive Time | 45-Minute Drive Time | 60-Minute Drive Time |
|--------------------------------------|----------------------|----------------------|----------------------|
| Total Population                     | 164,682              | 329,885              | 718,410              |
| Labor Force                          | 68,508               | 144,548              | 304,256              |
| Manufacturing Employment             | 1,518                | 6,749                | 16,220               |
| Percentage Employed in Manufacturing | 2%                   | 5%                   | 6%                   |
| Median Age                           | 35.0                 | 34.9                 | 34.3                 |
| Bachelor's Degree Attainment         | 31%                  | 34%                  | 27%                  |
| Average Hourly Wage                  | \$20.39              | \$23.18              | \$24.16              |
| Average Manufacturing Wage           | \$19.98              | \$20.47              | \$20.87              |

Source:  
 ESRI Business Analyst Online – 2021 (all data except wages)  
 JobsEQ – Q4 2021 (wage data)





10 Falcon Crest Drive  
Greenville, SC 29607  
864.671.1001

[www.questsitesolutions.com](http://www.questsitesolutions.com)

