

Jerry Pacheco



**Executive
Director**
nmiba.com



President
nmbia.org

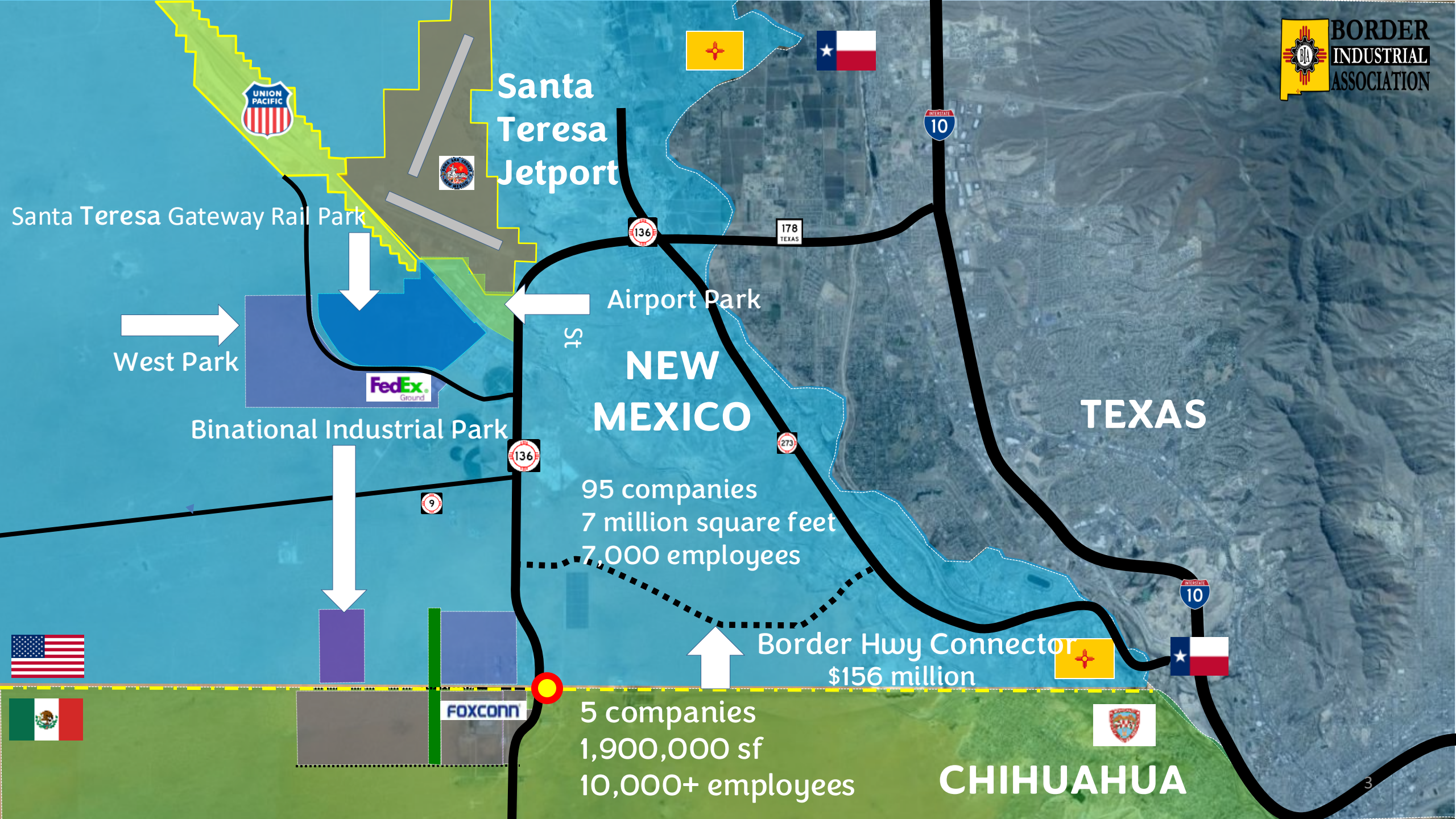


**Senior Business
Recruiter**
nmpartnership.com



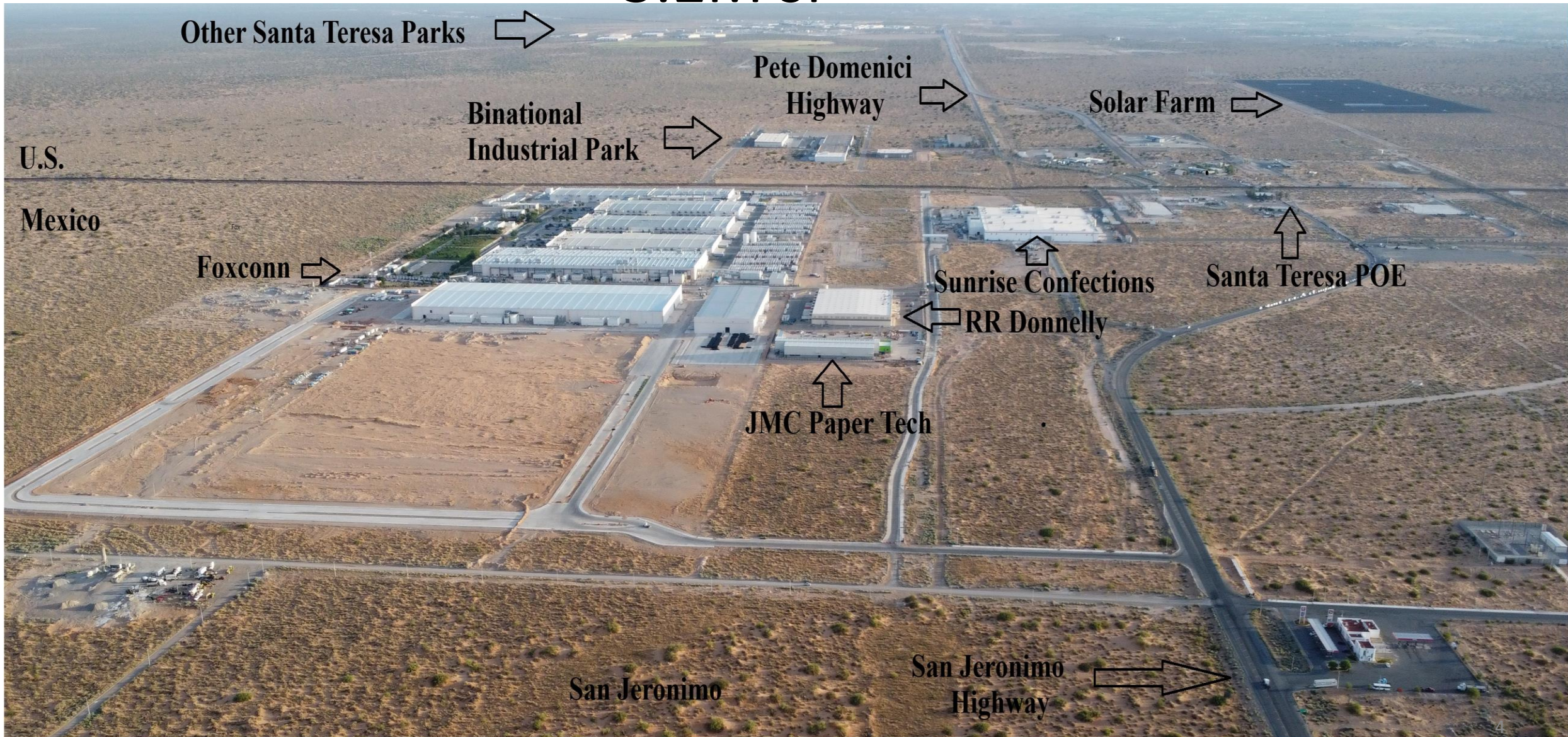
Founding Member





San Jeronimo

3.2M sf





Santa Teresa Facility - Key Metrics:

Site Acreage:	2,200 acres (11.5 miles long by 1 mile wide)
Trackage:	74,000 ft. expandable to 145,000 feet
Intermodal Lift Capacity:	225,000 units expandable to 700,000 units
Container and Trailer Parking	1,266 stalls expandable to 4,380 stalls
Automated Gate System:	8 lanes expandable to 12 lanes
Refueling	First 'run-through' locomotive refueling facility Refrigerated Container and Trailer refueling
Initial Phase Opening	April 2014

Santa Teresa Intermodal Facility



\$500+ Million Investment
(Phase I completed May 2014)

Santa Teresa Cattle Crossing (Union Ganadera)



- Largest cattle crossing on U.S.-Mexico border
- 534,245 head cross per year (growing every year)
- 62% of animals crossed on border cross here
- 20% of all U.S. livestock (imports) exports come through here
- \$625M (import/export) livestock annually

Leading Companies in Santa Teresa



**BORDER
INDUSTRIAL
ASSOCIATION**

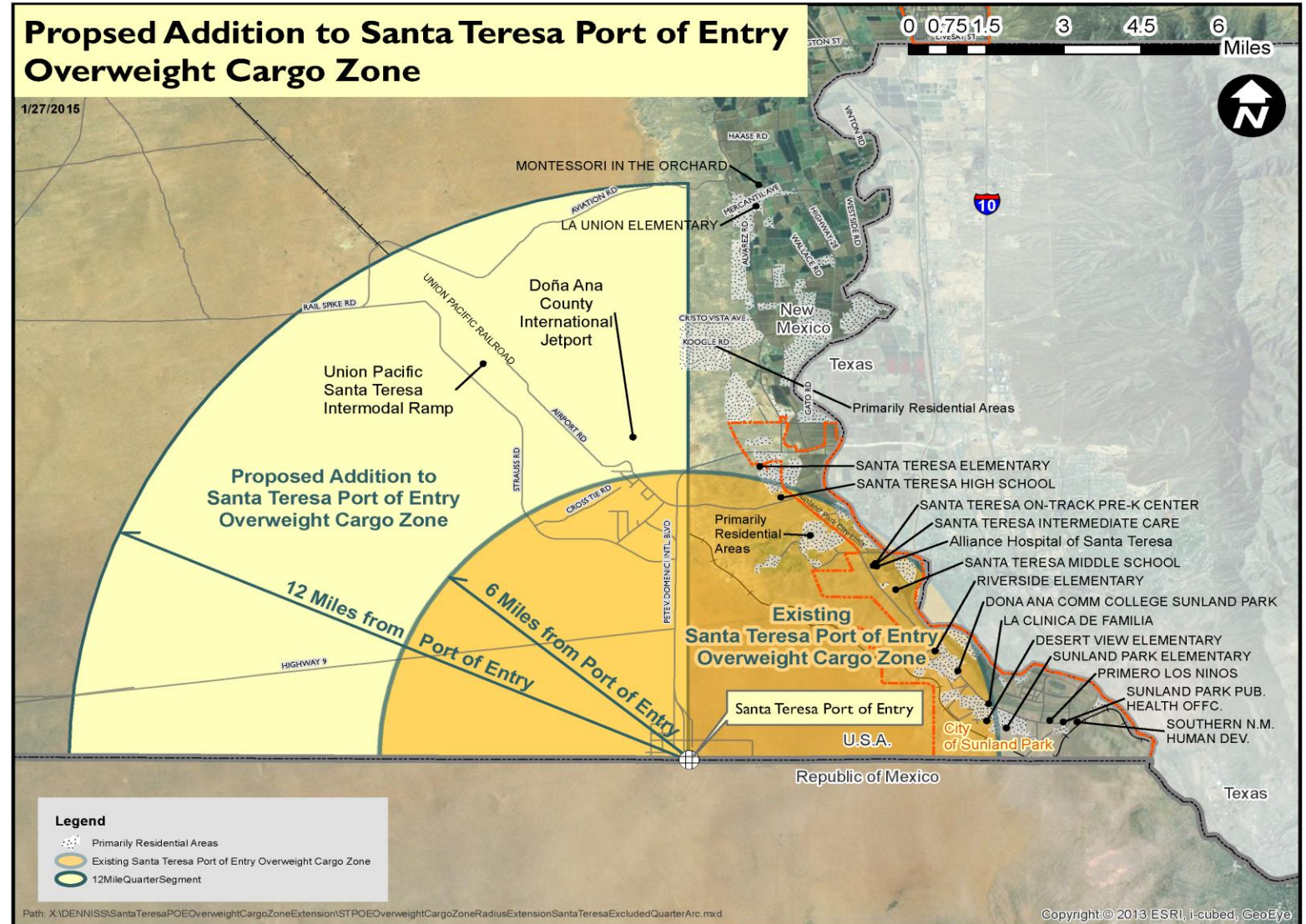


* As of 3Q 2019

Santa Teresa Overweight Cargo Zone

Originally a six-mile half-circle zone extending from STPOE
Expanded to include a 12-mile, quarter-circle zone. Trucks can be loaded up to 96,000 lbs instead of 80,000 lbs.

15 companies have been recruited as a result of this zone
800 jobs are tied to these companies, not including Union Pacific



SANTA TERESA'S IMPACT ON NM

NMSU's Center for Border Economic Development just updated an economic impact analysis on the industrial activity of Santa Teresa and found that **Santa Teresa contributes \$2 Billion to NM's economy**, \$47M in state and local taxes, and \$108M in federal taxes.



Economic Impact of the Santa Teresa Port of Entry and the Santa Teresa Industrial Parks, 2023



The Center for Border Economic Development and Arrowhead Center at New Mexico State University have prepared a study of the economic impact of the Santa Teresa Port of Entry and the Santa Teresa Industrial Parks. The purpose of this analysis is to estimate the economic impact of border-related business and international trade activities enabled by the Santa Teresa Port of Entry and the Santa Teresa Industrial Parks.

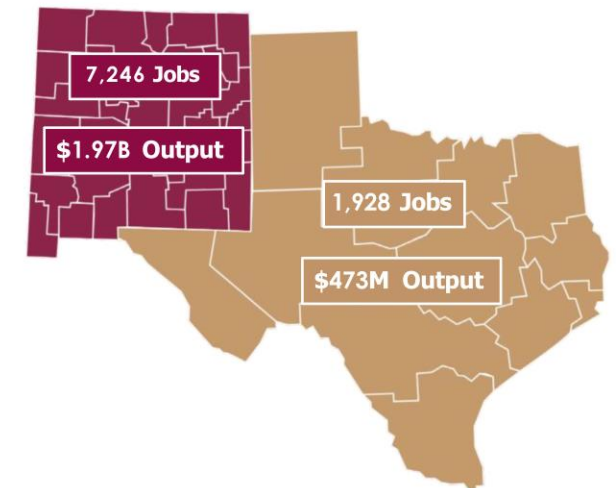
Our study has found the employment and construction activities at Santa Teresa Port of Entry and the Santa Teresa Industrial Parks produced the following impacts in 2023:

- 4,442 direct jobs, 9,174 total jobs
- \$2.45 billion in total output, \$955 million in value-added production
- \$176 million in taxes generated, \$108 million in federal taxes, \$47 million in taxes in New Mexico and \$21 million in taxes in Texas
- \$31.5 billion in international trade facilitated in 2022, equal to 14.8% average growth per year in 2021-2022
- Approximately 80% of the economic benefits of Santa Teresa accrue to New Mexico, with the remainder to Texas

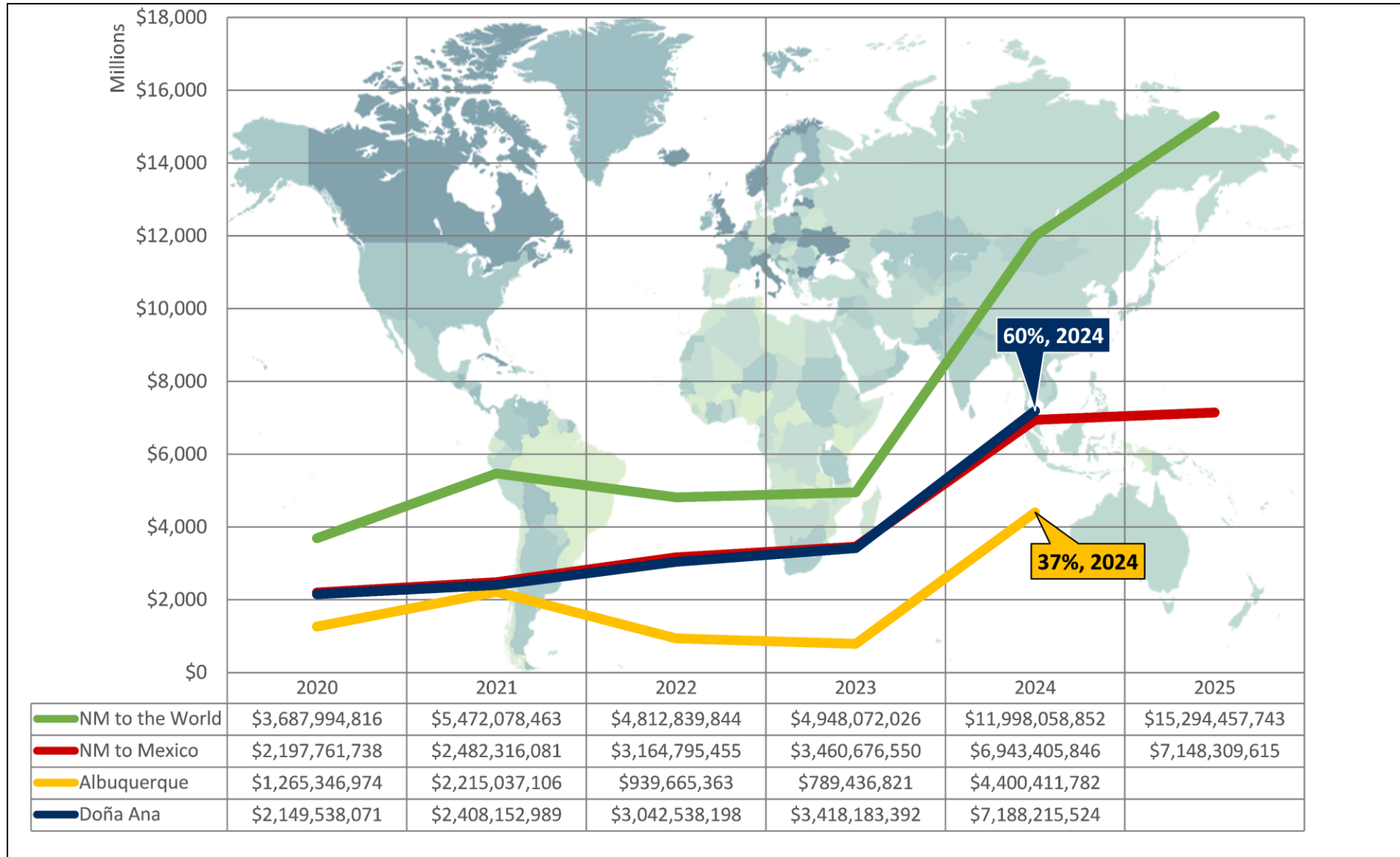
Santa Teresa Industrial Parks Economic Impact in New Mexico and Texas, 2023

	New Mexico	Texas	Total
Total Jobs Supported	7,246	1,928	9,174
Labor Income	\$321M	\$102M	\$423M
Value Added	\$750M	\$205M	\$955M
Economic Output	\$1.97B	\$473M	\$2.45B
State and Local Taxes	\$47M	\$21M	\$68M
Federal Taxes	\$83M	\$25M	\$108M
Total Tax Generated	\$130M	\$46M	\$176M

*components may not sum to totals due to rounding.



Comparing Selected Region's Exports



2024 Import and Export Values at selected Land POEs along the US/MX Border

Due to this growth, the Santa Teresa Port of Entry is now 6th for overall value of trade at land POEs along the US/MX border.

	Port	Total	Exports	Imports	% Change from '24
1	Laredo, TX	\$ 354,646,459,546	\$ 127,205,302,640	\$ 227,441,156,906	4%
2	Ysleta, TX	\$ 115,832,980,865	\$ 38,635,924,991	\$ 77,197,055,874	34%
3	Otay Mesa, CA	\$ 64,070,408,918	\$ 21,548,342,087	\$ 42,522,066,831	-2%
4	Hidalgo, TX	\$ 44,899,612,653	\$ 14,374,765,068	\$ 30,524,847,585	-3%
5	Nogales, AZ	\$ 34,569,443,737	\$ 11,251,429,029	\$ 23,318,014,708	-1%
6	Santa Teresa, NM	\$ 33,817,860,349	\$ 11,648,460,469	\$ 22,169,399,880	-15%
7	El Paso, TX	\$ 28,121,760,538	\$ 14,211,515,541	\$ 13,910,244,997	30%
8	Eagle Pass, TX	\$ 25,979,111,816	\$ 12,068,866,819	\$ 13,910,244,997	21%
9	Brownsville, TX	\$ 22,152,478,424	\$ 11,717,656,515	\$ 10,434,821,909	-2%
10	Calexico-East, CA	\$ 20,790,592,466	\$ 8,257,523,243	\$ 12,533,069,223	-9%
11	Del Rio, TX	\$ 5,568,115,414	\$ 2,052,538,115	\$ 3,515,577,299	1%
12	Calexico, CA	\$ 811,002,109	\$ 810,953,434	\$ 48,675	-14%
13	Columbus, NM	\$ 291,798,822	\$ 216,506,122	\$ 75,292,700	-26%

Recently Completed Projects

Admiral Cable: 140,000 sf

Cymmetrik: 20,000 sf

Ergomotion: 365,000 sf

W Silver Recycling: 120,000 sf

Sierra Madre Foods: 67,000 sf

Projects Recently Completed



Oro, LLC
74,000 sf



Louisiana Pepper Exchange
120 tanks and 45,000 sf



Coast Aluminum
75,000 sf

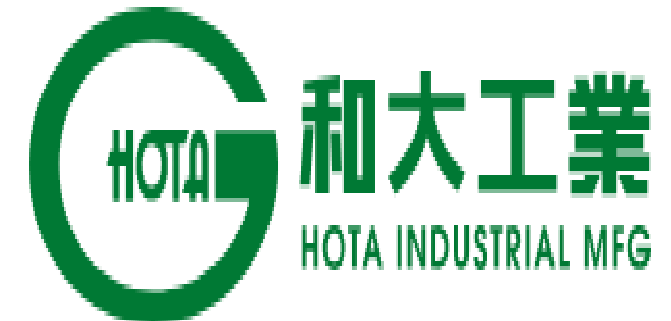


Monti
80,000 sf



Franklin Mountain Packaging
151,000 sf

30-acre campus



ThyssenKrupp

86,000 sf

Santa Teresa West Park



MVT Warehousing 84,000 sf



Ross Dress for Less

70,000 sf



Valley Cold Storage Expansion

135,000 sf expansion

342,000 sf total



ARS Distribution Center

100,000 sf



Spec Building Program



Blue Road Investments
Spec 1: 315,000 sf



Blue Road Investments
Spec 2: 365,000 sf



Franklin Mountain Industrial:
Spec 1: 183,000 sf
Spec 2: 183,000 sf



Spec Building Program



Blue Road Spec 3
220,895 sf



Blue Road Spec 4
425,368



Abyacsa
Spec 1:
135,000



Abyacsa
Spec 2:
135,000



Border Spec 1: 120,000 sf



PROJECT JUPITER



[Video Project Jupiter](#)



Icon Mechanical

116,420 sf



Miller Bonded

45,353 sf



Graybar: Hunt Building

215,256 sf



Mass Electric

96,000 sf



71,000 sf
500 Employees



A **STERLING** COMPANY

18,000 sf
240 Employees



Companies Recently Recruited Related to Project Jupiter

Company	SF	Employees
Icon Mechanical:	116,420 sf	25
Graybar:	215,256 sf	TBD
Miller Bonded:	45,353 sf	TBD
Mass Electric	96,000 sf	TBD
CEC:	71,000 sf	500
Quanta:	<u>18,000 sf</u>	<u>240</u>
TOTAL SF	562,029 sf	765

SANTA TERESA GATEWAY RAIL PARK PHASE II



CTC Cement Manufacturing Development 12-Acre Cement Transpotting Operation





- Land exchange that will add two industrial buildings to be built by Spring of 2023
- Will add an additional 650,000 sq ft
- Phase II-Jan. 2023- Lease additional airport property for construction of up to nine additional warehouses



PETE V. DOMENICI INTERN.

**SANTA TERESA
INDUSTRIAL PARK SUBDIVISION
ALTERNATIVE 1**

CHECKED BY: ADRIAN ROBERTS, P.D.		DATE:
	DRAWN BY:	
	CARELSS CL	
OWAL FILE#:	PROJECT#:	
	300-301-301	
ADMISSION#:	ADMISSION DATE:	
1	301-301-3000	

SHEET NO.	321
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Santa Teresa Industrial Park Alternative 1



ALTA MESA ESTATES



OWNERS:
Alta Mesa Estates LLC
Terry McLachlan - tmlachlan@gmail.com
5336 Corinthian Bay Dr
Plano, TX 75093

Santa Teresa Capital LLC
Lane Gaddy - lgaddy@wsilverrecycling.com
1720 Magoffin Ave
El Paso, TX 79901

[illegible]

Milagro Solar Farm



150 MW Solar and 75 MW 4-hr Battery
1,103 acres

Santa Teresa Solar and Storage

D.E. Shaw Renewable Investments



150 MW solar plus 150 MW 4-hr Battery
950 acres

Santa Teresa Space Recently Completed, Under Construction, or Slated for Construction



Blue Road Investments	220,895 sf
	425,368 sf
	415,000 sf
Abyacsa	135,000 sf
	135,000 sf
ARS Warehousing	100,000 sf
Franklin Mountain Packaging	151,728 sf
Monti, Inc.	80,000 sf
Coast Aluminum	75,000 sf
Oro, Inc.	74,000 sf
Louisiana Pepper Exchange	45,000 sf
Panamerican Realty Spec.	116,000 sf
Valley Cold Storage expansion	135,000 sf
MVT Warehouse	<u>84,000 sf</u>
	2,606,991 sf
Project Jupiter	<u>3,000,000 sf</u>
TOTAL	5,606,991 sf

San Jeronimo Space Under Construction or Recently Completed

Foxconn	1,200,000 sf
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Sunrise Confections	280,000 sf
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JMC	55,000 sf
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TOTAL San Jeronimo	1,535,000 sf
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TOTAL SANTA TERESA/SAN JERONIMO: 7,141,991 sf

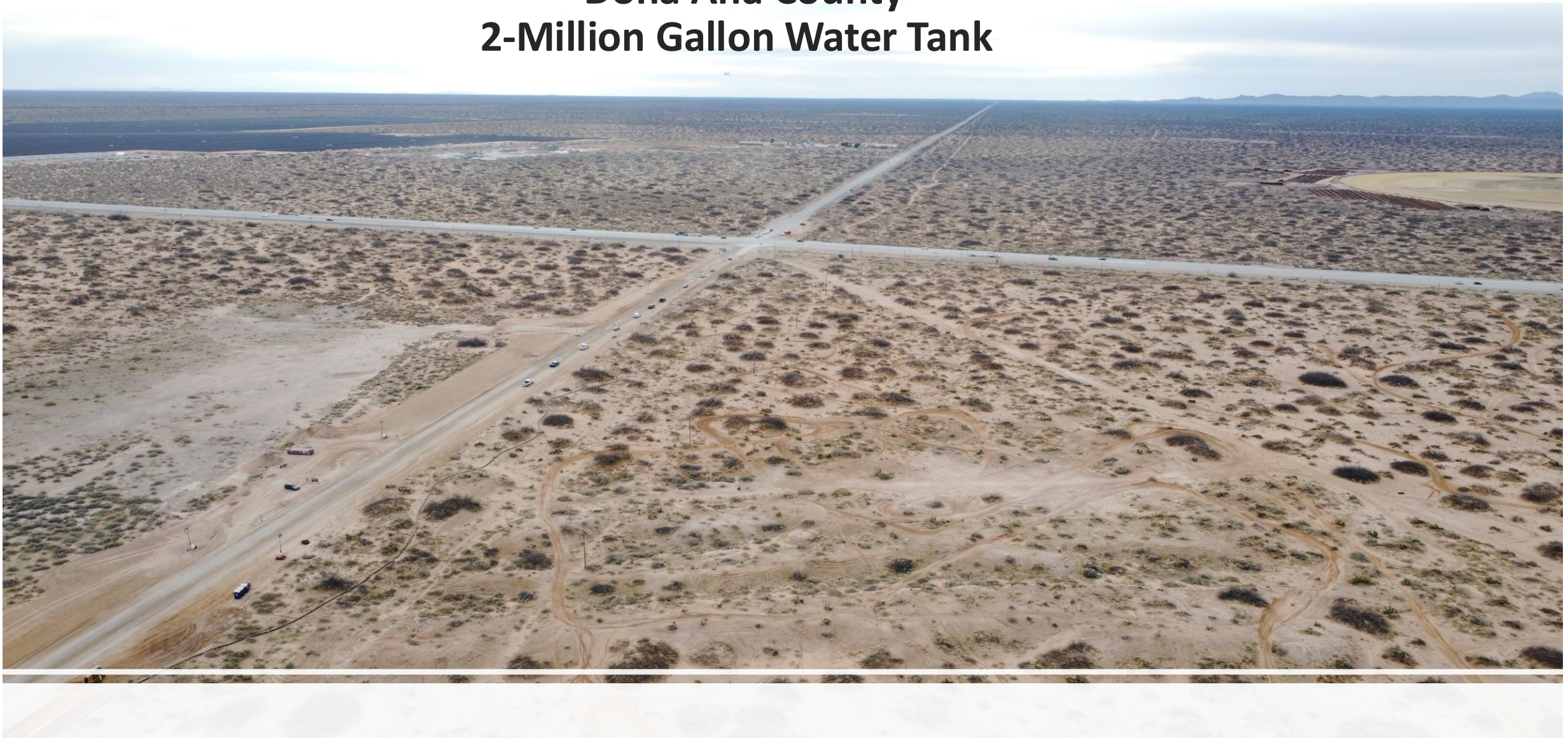
Infrastructure Projects: Rail Overpass - \$33M

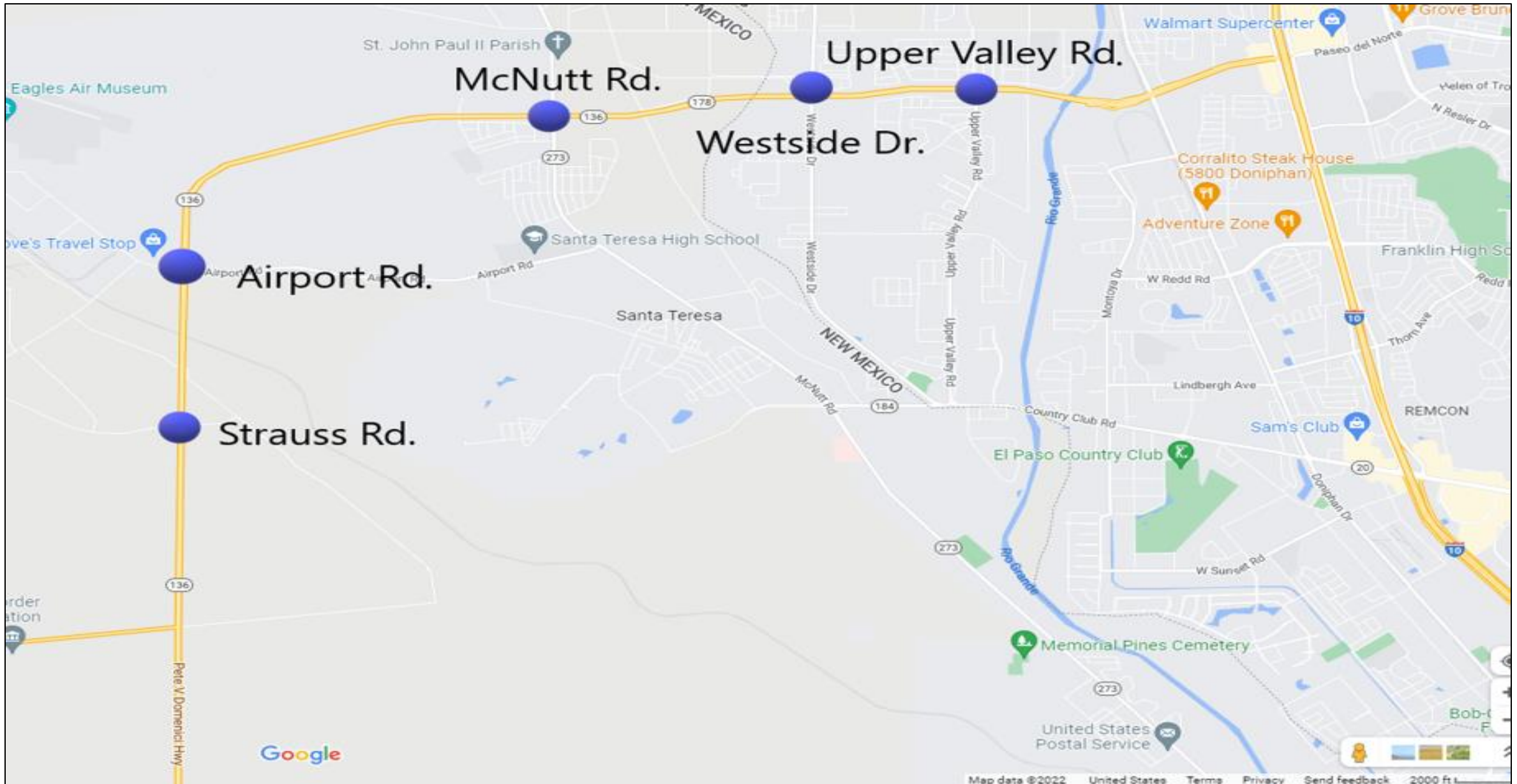


1-Million Gallon Water Tank

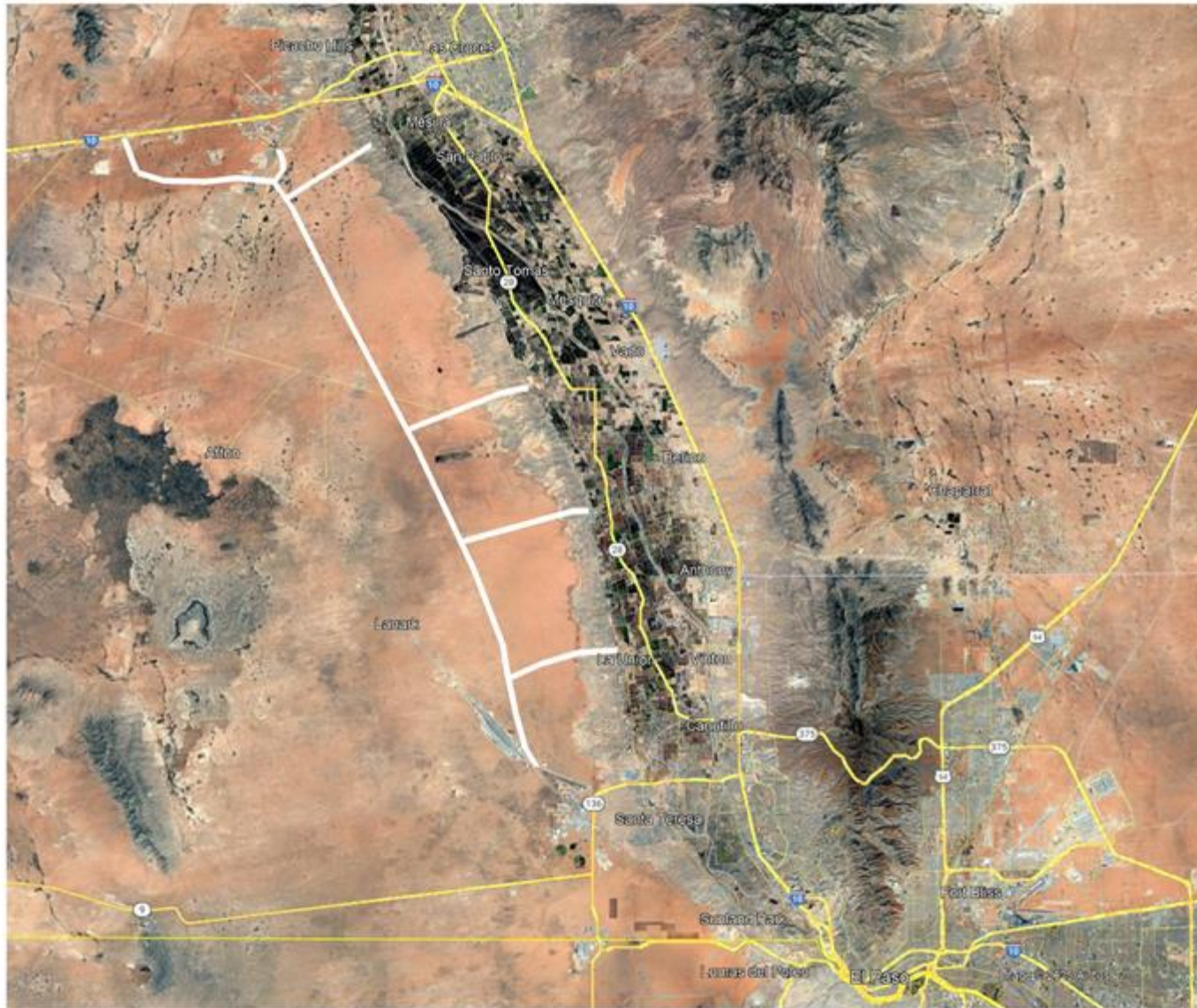


Dona Ana County 2-Million Gallon Water Tank





Pete Domenici Highway Feasibility Study



High Mesa Road

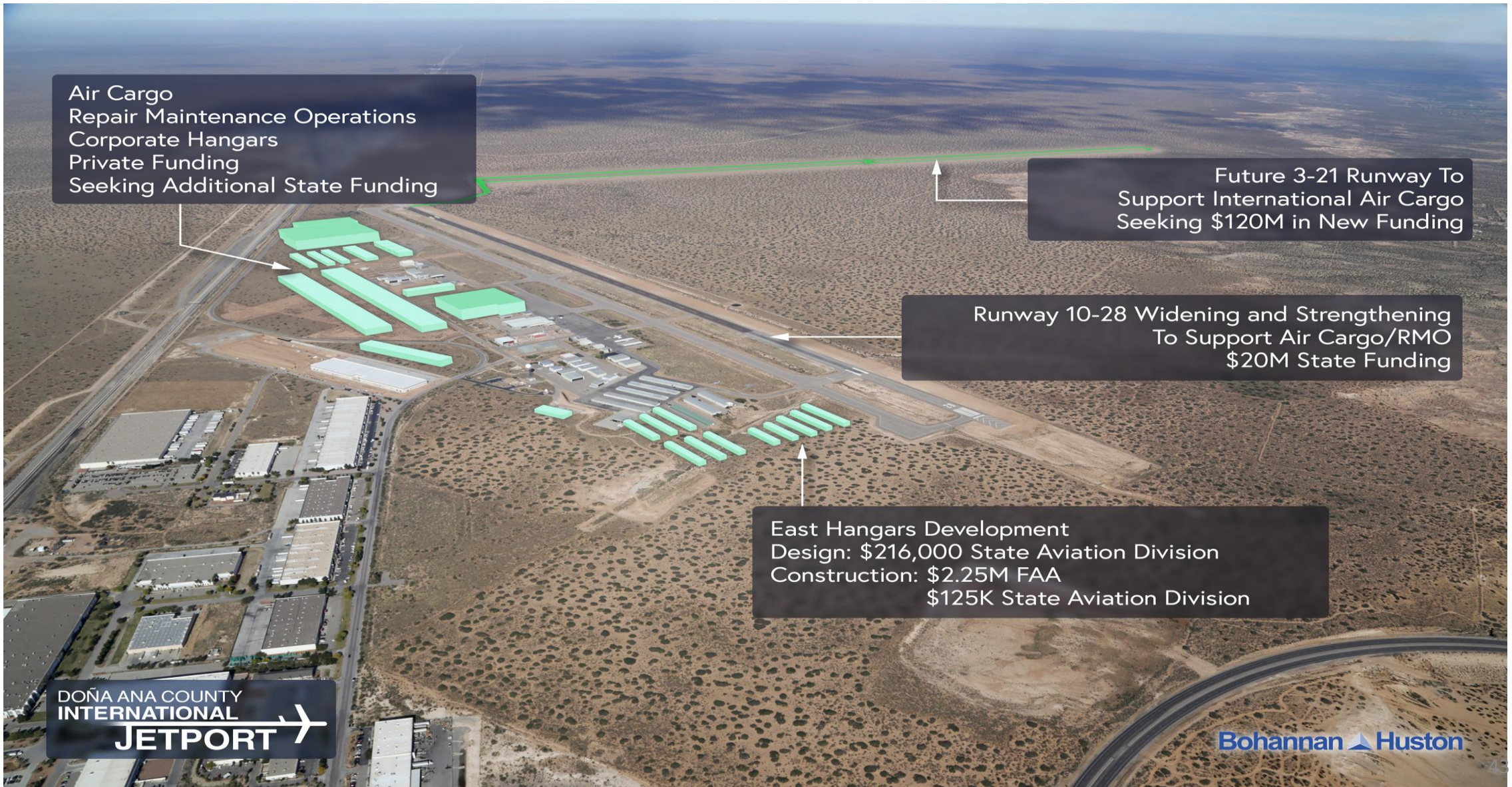
\$143 Million Connecting:

- Pete Domenici Highway
- Highway 9
- Industrial Park
- La Union
- Chamberino
- La Mesa
- Mesilla
- Las Cruces



Doña Ana County

Jetport Improvements: \$22.5 million



Desalinization Plant





Santa Teresa Port of Entry Modernization and Expansion

\$1.5M secured at federal level for
Design and environmental impact
study

Santa Teresa/Sunland Park Residential Projects

