

# Jerry Pacheco



**Executive  
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# San Jeronimo





# Santa Teresa



Santa Teresa  
NEW MEXICO  
USA



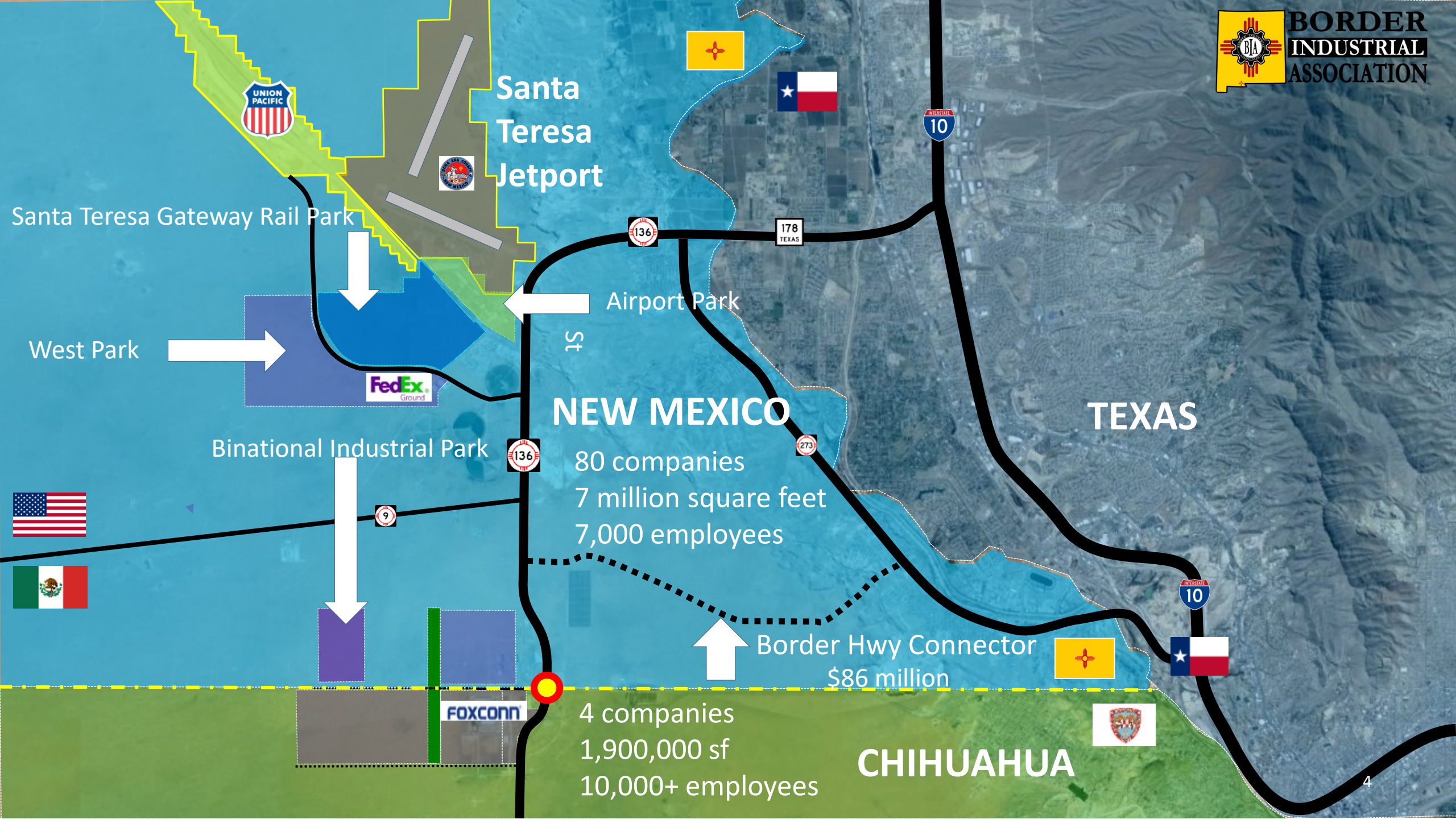
San Jeronimo  
CHIHUAHA  
MEXICO

El Paso  
TEXAS  
USA

Juarez  
CHIHUAHA  
MEXICO







Santa  
Teresa  
Jetport

Santa Teresa Gateway Rail Park

West Park

Binational Industrial Park

Airport Park

**NEW MEXICO**

**TEXAS**

80 companies  
7 million square feet  
7,000 employees

Border Hwy Connector  
\$86 million

4 companies  
1,900,000 sf  
10,000+ employees

**CHIHUAHUA**





### 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)



# Leading Companies in Santa Teresa



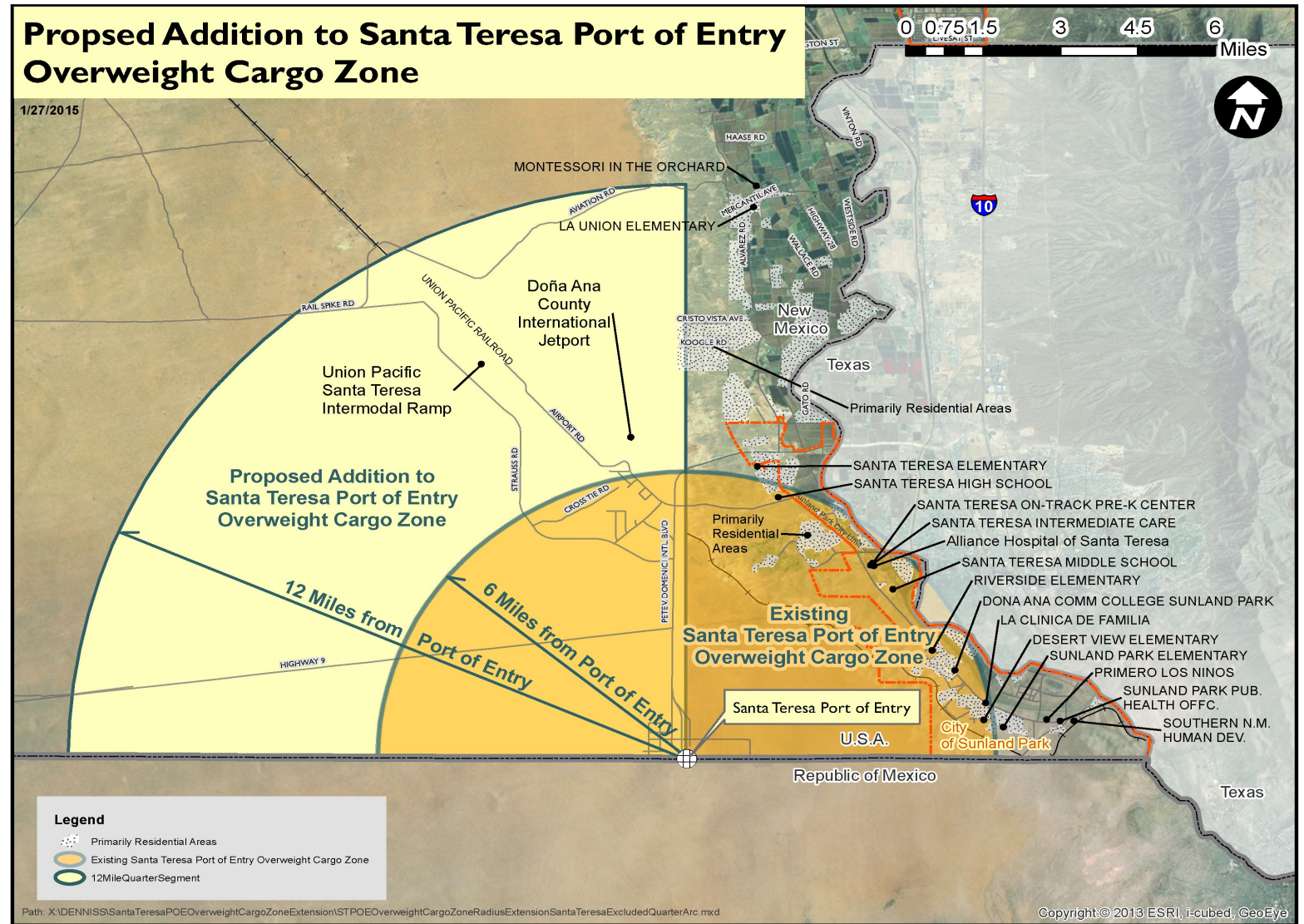
\* As of 3Q 2019



# 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.

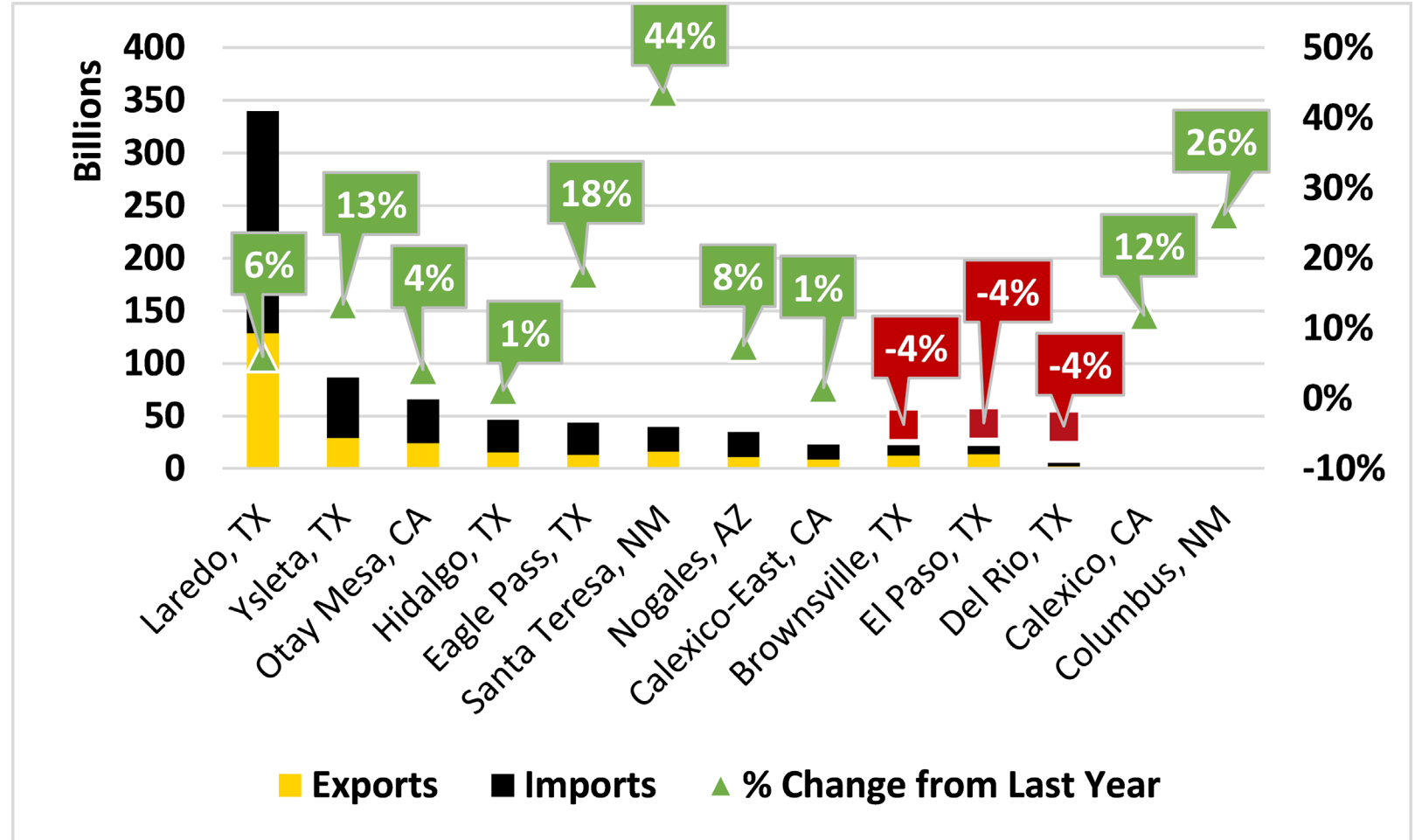
**15 companies** have been recruited as a result of this zone  
**800 jobs** are tied to these companies, not including Union Pacific





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

In 2024 the total value of trade crossing the Santa Teresa Port of Entry grew to \$39.8 billion, a 44% increase from 2023's totals.





# 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 6<sup>th</sup> for overall value of trade at land POEs along the US/MX border.

	Port	Total	Exports	Imports	% Change from '23
1	Laredo, TX	\$ 339,701,292,627	\$ 128,573,102,097	\$ 211,128,190,530	6%
2	Ysleta, TX	\$ 86,773,510,299	\$ 28,982,856,152	\$ 57,790,654,147	13%
3	Otay Mesa, CA	\$ 65,670,837,734	\$ 24,250,297,698	\$ 41,420,540,036	4%
4	Hidalgo, TX	\$ 46,387,323,206	\$ 15,215,027,361	\$ 31,172,295,845	1%
5	Eagle Pass, TX	\$ 43,746,425,641	\$ 13,268,738,882	\$ 30,477,686,759	18%
6	Santa Teresa, NM	\$ 39,849,840,287	\$ 16,050,095,900	\$ 23,799,744,387	44%
7	Nogales, AZ	\$ 34,884,359,463	\$ 10,845,306,192	\$ 24,039,053,271	8%
8	Calexico-East, CA	\$ 23,001,245,495	\$ 8,846,998,162	\$ 14,154,247,333	1%
9	Brownsville, TX	\$ 22,506,673,119	\$ 11,996,133,444	\$ 10,510,539,675	-4%
10	El Paso, TX	\$ 21,628,102,961	\$ 13,361,890,526	\$ 8,266,212,435	-4%
11	Del Rio, TX	\$ 5,509,693,140	\$ 2,134,219,382	\$ 3,375,473,758	-4%
12	Calexico, CA	\$ 948,271,743	\$ 948,249,493	\$ 22,250	12%
13	Columbus, NM	\$ 395,523,020	\$ 218,374,671	\$ 177,148,349	26%



# 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.

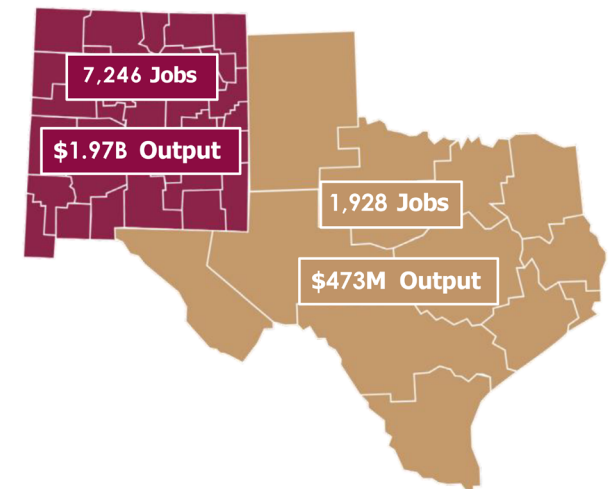
Our study has found the employment and construction activities at Santa Teresa Port of Entry and the Santa Teresa Industrial Parks produced the following impacts in 2023:

- 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

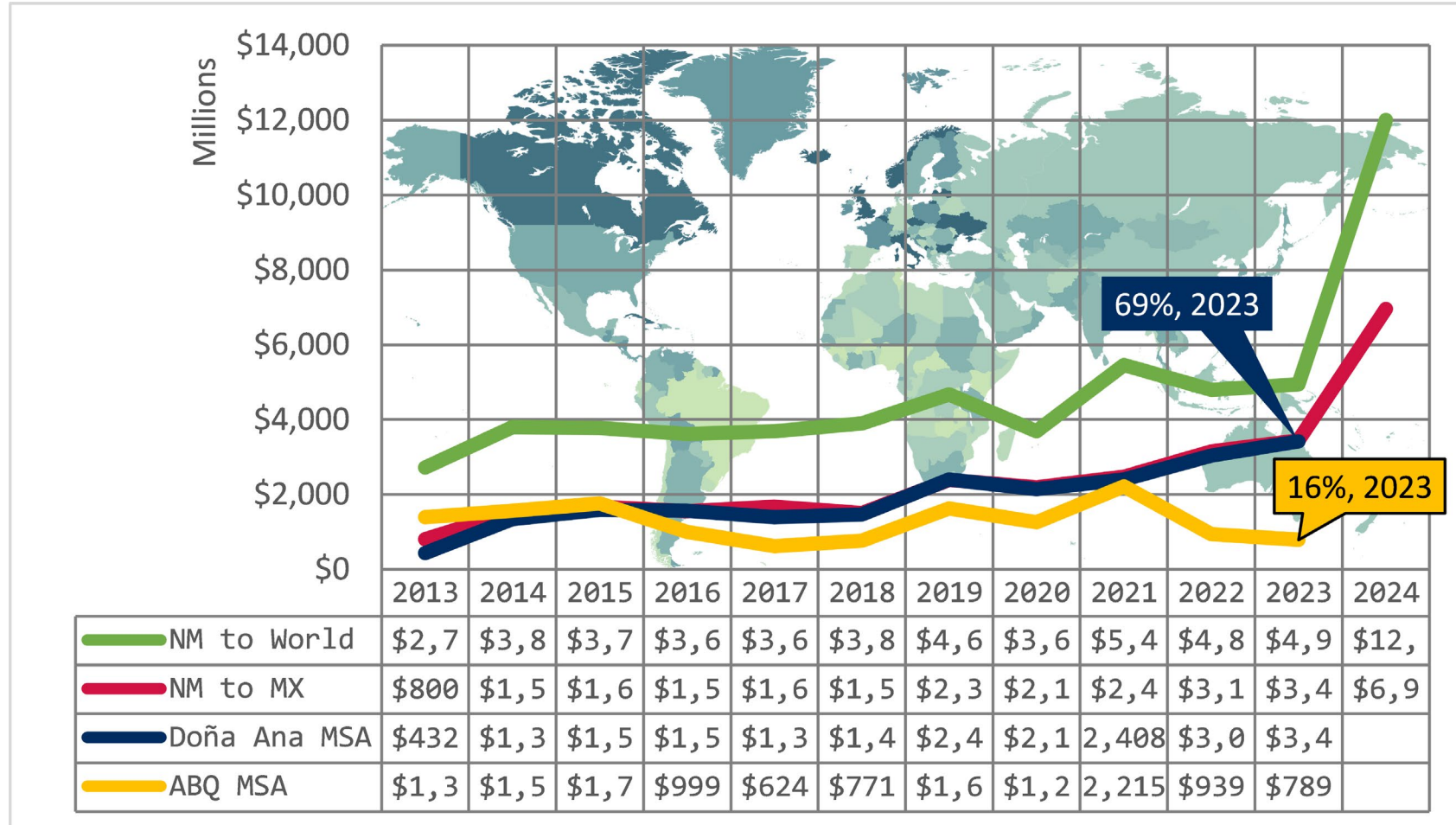
	New Mexico	Texas	Total
<b>Total Jobs Supported</b>	<b>7,246</b>	<b>1,928</b>	<b>9,174</b>
Labor Income	\$321M	\$102M	\$423M
Value Added	\$750M	\$205M	\$955M
<b>Economic Output</b>	<b>\$1.97B</b>	<b>\$473M</b>	<b>\$2.45B</b>
State and Local Taxes	\$47M	\$21M	\$68M
Federal Taxes	\$83M	\$25M	\$108M
<b>Total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

\*components may not sum to totals due to rounding.





## Comparing Selected Region's Exports





# Recently Completed Projects

Admiral Cable: 140,000 sf



Cymmetrik: 20,000 sf



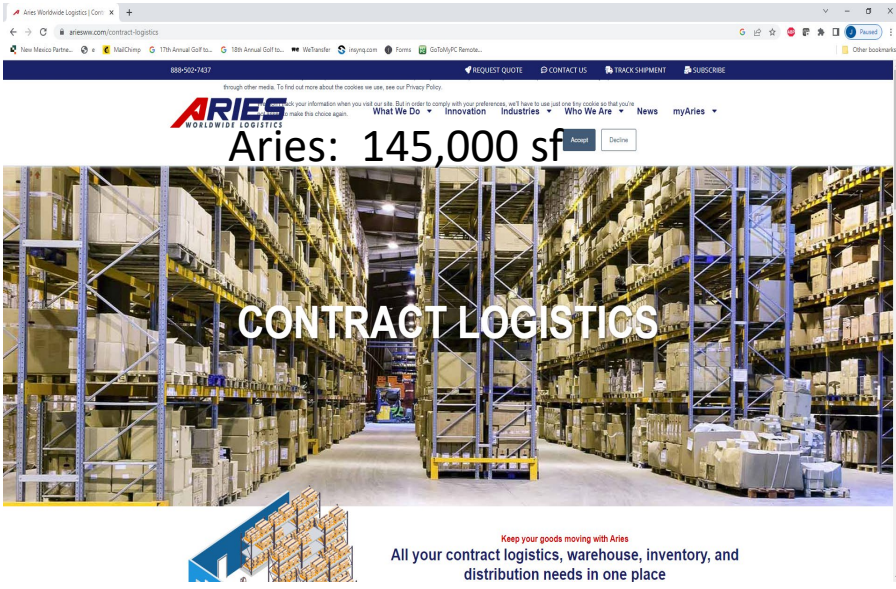
Ergomotion: 365,000 sf



W Silver Recycling: 120,000 sf



Aries: 145,000 sf



Sierra Madre Foods: 67,000 sf  
Rio Blue: 32,000 sf





# Recently Completed Spec Buildings

## Santa Teresa West Park

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





# Projects Under Construction



30-acre campus



**和大工業**  
HOTA INDUSTRIAL MFG



# ThyssenKrupp

86,000 sf

Santa Teresa West Park





Green Power Motor Company and Poland's  
Impact Clean Power Technology S.A's Santa  
Teresa Partnership





# Project Jupiter

Santa Teresa Digital Infrastructure Campus

\$165 billion investment

750 permanent jobs

2500 construction jobs





# Ross Dress for Less

70,000 sf





# Valley Cold Storage Expansion

135,000 sf expansion

425,000 sf total





# ARS Distribution Center

100,000 sf





# Brake Parts, Inc.

415,000 sf

Santa Teresa West Park





# New Spec Buildings Under Construction

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





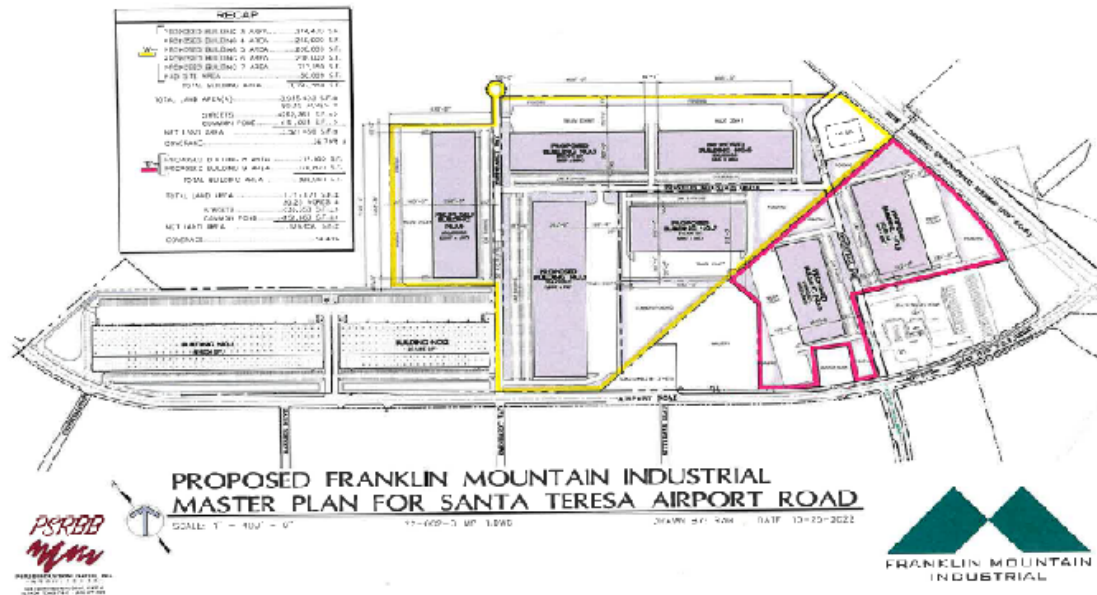
# Pan American Realty Spec Building

116,000 sf





# Master Plan



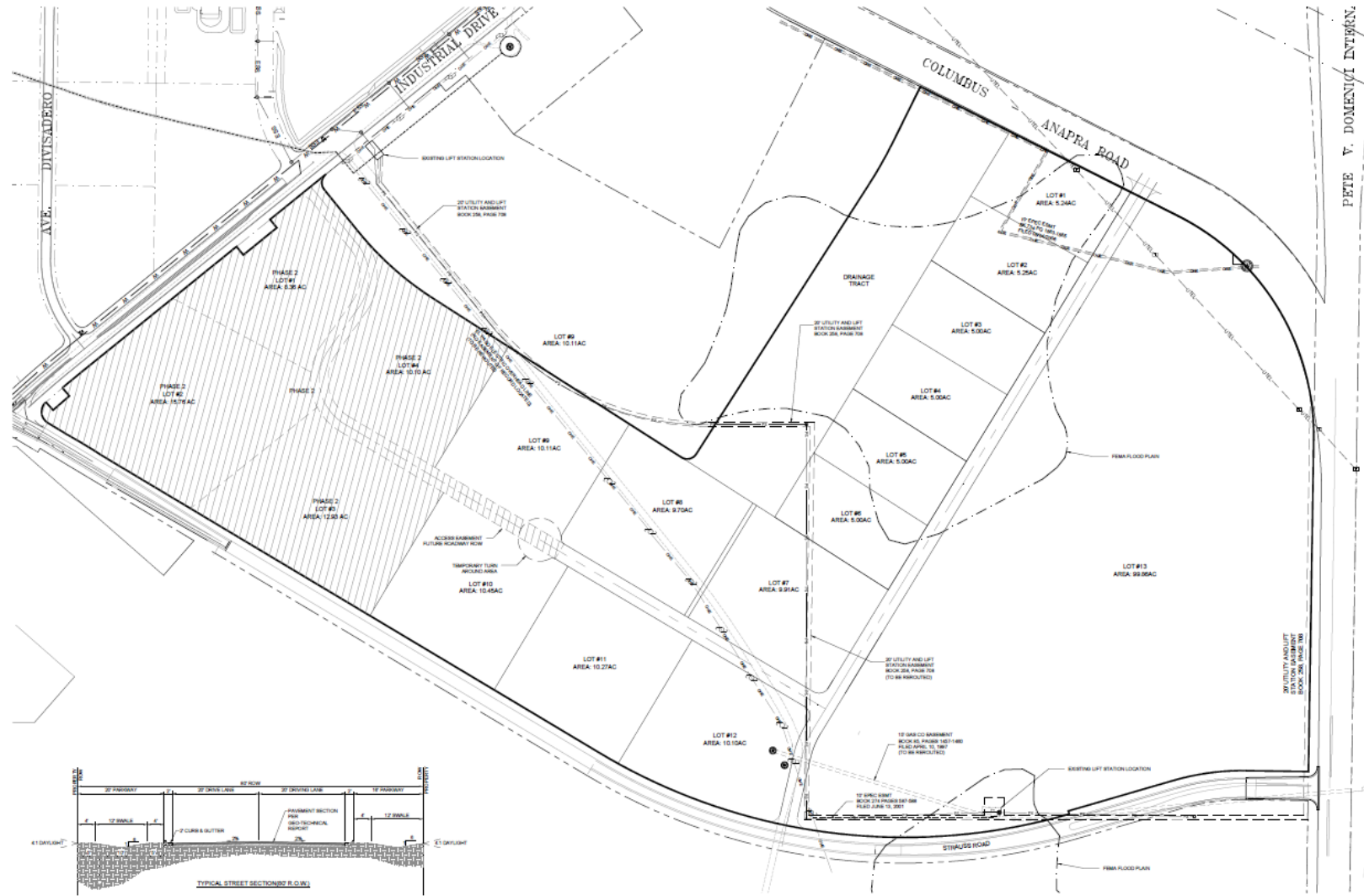
## Franklin Mountain Management

- 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



# Alta Mesa Industrial

200-acre industrial park



SANTA TERESA INDUSTRIAL PARK SUBDIVISION ALTERNATIVE 1

DESIGNED BY	DATE
ADRIAN RIVERA, P.E.	08/08/18
DRAWN BY	
08/08/18	
CHECKED BY	
08/08/18	
APPROVED BY	REVISION DATE
1	08/08/2018

SHEET NO. C-1

Santa Teresa Industrial Park Alternative 1





**PRELIMINARY CONCEPTUAL SITE PLAN**

Project Name: ALTA MESA ESTATES DEVELOPMENT  
Client: ALTA MESA ESTATES, LLC  
Date: 10/15/2024

**Preparado por:**  
**Engineering, Inc.**  
1311 East Duff Drive, Suite 1  
Plano, TX 75075  
Phone: (972) 648-9107  
mailto:maria@gallop.com



# 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
Border Spec 1	120,000 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
<b>TOTAL SANTA TERESA</b>	<b>2,542,991 sf</b>



# San Jeronimo Space Under Construction or Recently Completed

Foxconn 1,200,000 sf

Sunrise Confections 280,000 sf

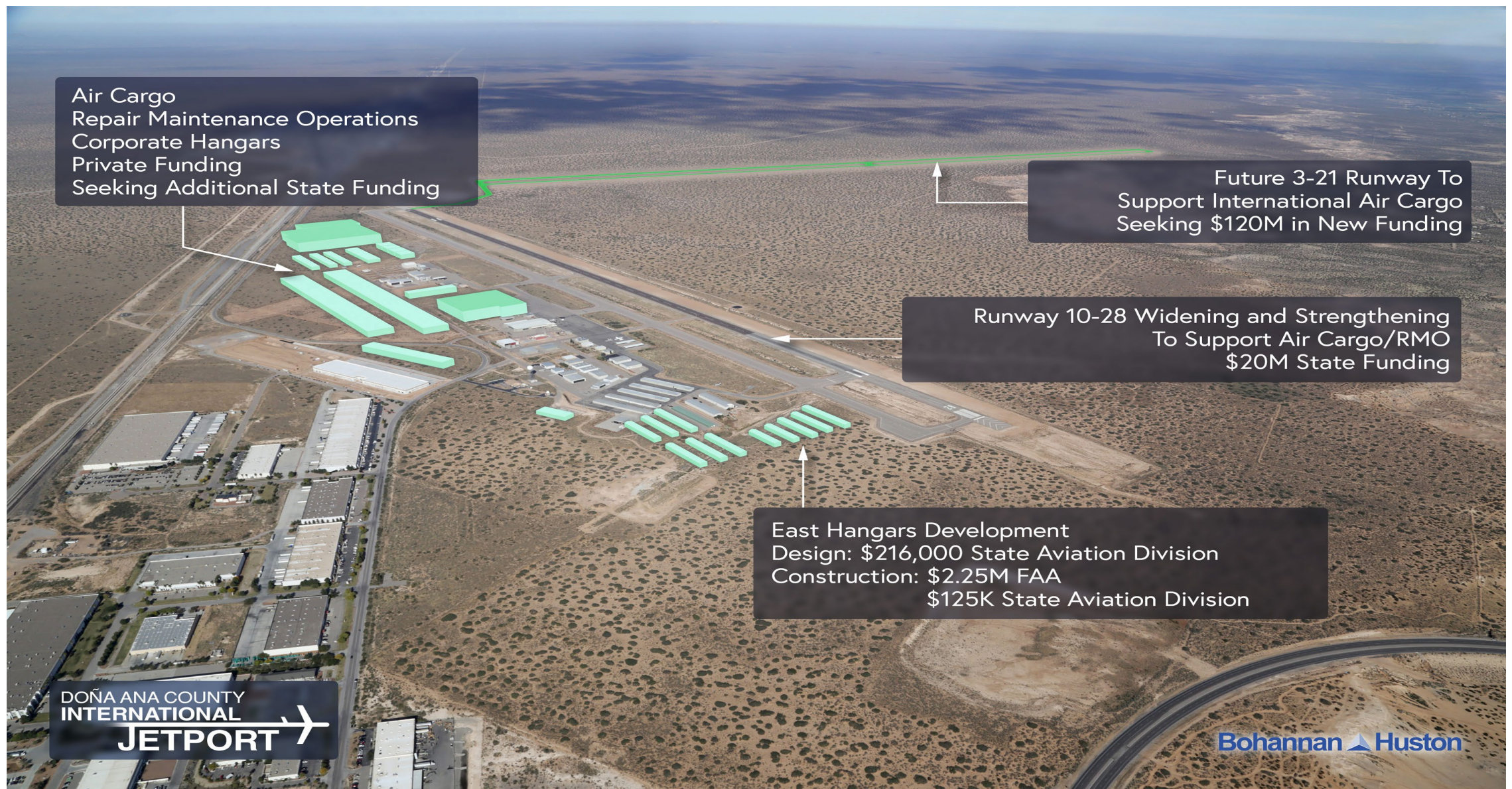
JMC 55,000 sf

**TOTAL San Jeronimo 1,535,000 sf**

**TOTAL SANTA TERESA/SAN JERONIMO: 4,077,991 sf**



# Jetport Improvements: \$22.5 million



Air Cargo  
Repair Maintenance Operations  
Corporate Hangars  
Private Funding  
Seeking Additional State Funding

Future 3-21 Runway To  
Support International Air Cargo  
Seeking \$120M in New Funding

Runway 10-28 Widening and Strengthening  
To Support Air Cargo/RMO  
\$20M State Funding

East Hangars Development  
Design: \$216,000 State Aviation Division  
Construction: \$2.25M FAA  
\$125K State Aviation Division

DOÑA ANA COUNTY  
INTERNATIONAL  
**JETPORT** 



# Desalinization Plant





# Santa Teresa/Sunland Park Residential Projects





# Other Infrastructure



- \$38 million for rail overpass
- \$8.5 million for elevated water tank
- \$1.2 million for new Border Authority public parking lot
- \$650k for private Border Authority parking lot and path to port
- \$500k for port redesign/modernization study



# Supply the Supplier Program

- Total contracts/work to date:

**\$63,697,022.00**



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