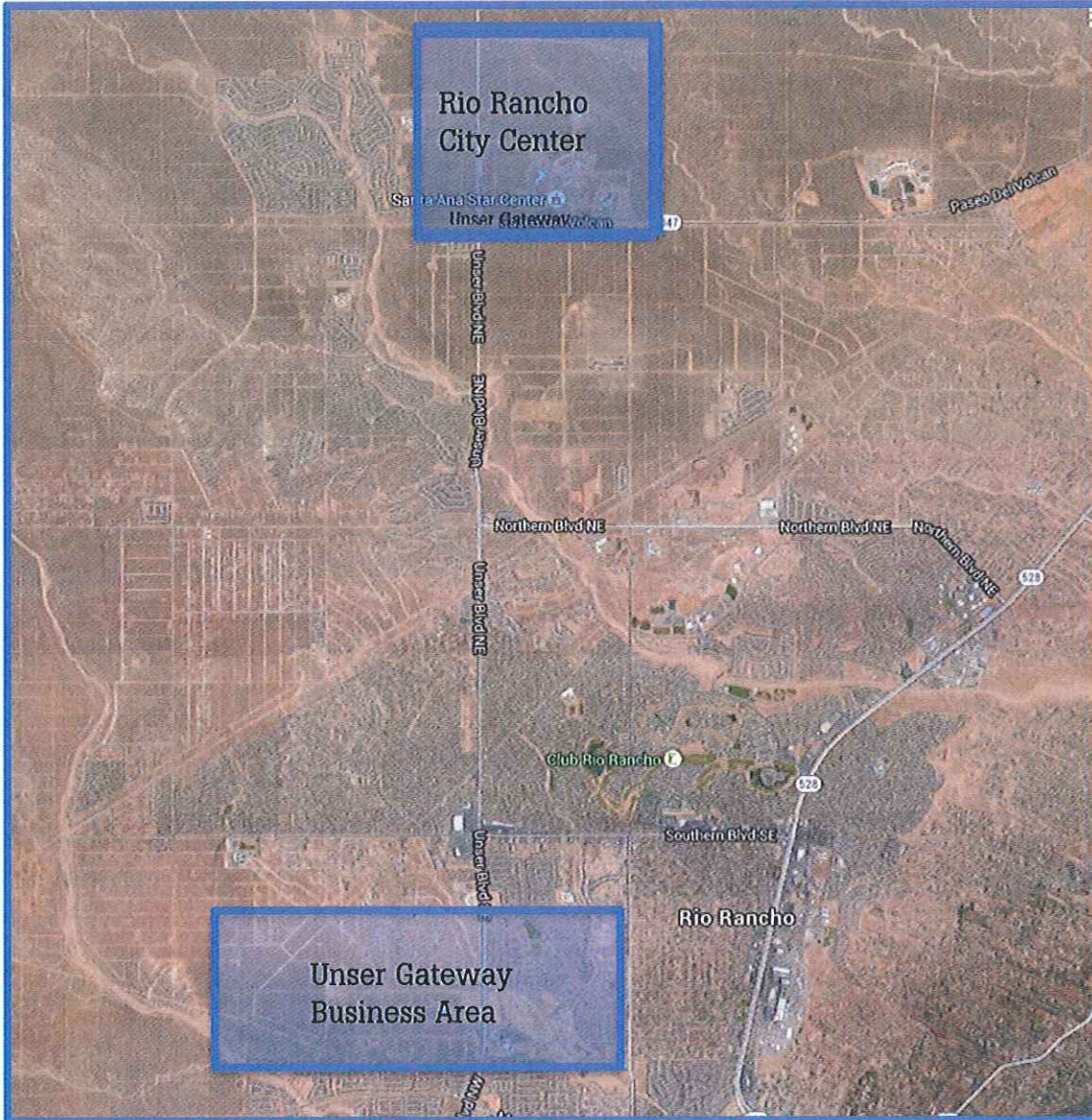


# Sandoval Economic Alliance

## Economic Development Area Evaluation In Sandoval County for Urbanized Parcels



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## **Executive Summary**

### **Purpose of Evaluation**

The Health and Social Services sector is perhaps the region's single greatest economic base job-creation opportunity. The initiative is the result of recent collaboration between the regional health and social services community, Sandoval County officials, Sandoval Economic Alliance, the City of Rio Rancho, The Rio Rancho Chamber of Commerce, UNM, CNM, Rio Rancho Schools, Presbyterian Hospital and SRMC and others.

The project will pave the way for:

Preparation for the planning and development of a cluster of new, economic base enterprises in the Health Sector to support Presbyterian Hospital and Sandoval Regional Medical Center's programs and specialties;

Preparation for the recruitment of health professionals, health based companies manufacturing facilities and vendor companies that do business in this region to relocate to Sandoval County.

Sandoval County requested a competitive economic development evaluation on urban areas of land to determine:

- 1) Viability of the areas for economic development and attraction of manufacturers
- 2) Zoning necessary for heavy industry, light industry and mixed use
- 3) Infrastructures and services available and needed to make the parcels competitive
- 4) Establish findings for the county to prioritize next planning steps

The areas in question were evaluated for economic development potential for heavy and light industrial users, including mixed uses for manufacturing companies. These types of companies are considered to be creating economic-base jobs – in other words, these companies build products and deliver services to out-of-state customers and generate a net increase in economic output for Sandoval County.

## Evaluation Process

The process to accomplish the purposes and goals of the evaluation is as follows:

- 1) Identify and inventory available land - Sandoval County to provide following data/maps (if available):
  - a. Location/Boundary Descriptions
  - b. Aerial Views
  - c. Topographical Information
  - d. Existing Use
  - e. Ownership Information
  - f. Drainage/FEMA Flood Zone Maps
  - g. Transportation - Right-of-Ways
  - h. Utilities Location and Capacities
    - i. Dry Utilities (Electric, Gas)
    - ii. Wet Utilities (Water, Sewer)
    - iii. Communications (Copper, Fiber)
- 2) Compile typical industrial and light manufacturing requirements – Sandoval Economic Alliance (SEA) to provide following data (if available):
  - a. General Real Estate Needs
    - i. Overall Land
    - ii. Manufacturing Buildings
    - iii. Office Buildings
    - iv. Warehouse Buildings
    - v. Utility Buildings
  - b. General Utilities Needs
    - i. Dry Utilities Capacities (Electric, Gas)
    - ii. Wet Utilities Capacities (Water, Sewer)
  - c. General Transportation Needs
    - i. Roads/Access/Egress
    - ii. Trucking
    - iii. Rail
    - iv. Air
- 3) Tabulate Findings and Identify Gaps
  - a. A simple spreadsheet calculating relative and comparative scores (not absolute scores) to evaluate areas and parcels for economic development readiness was created. This tool can be used for future evaluations to continue the process of building a good understanding of the inventory available for heavy and light industry development.

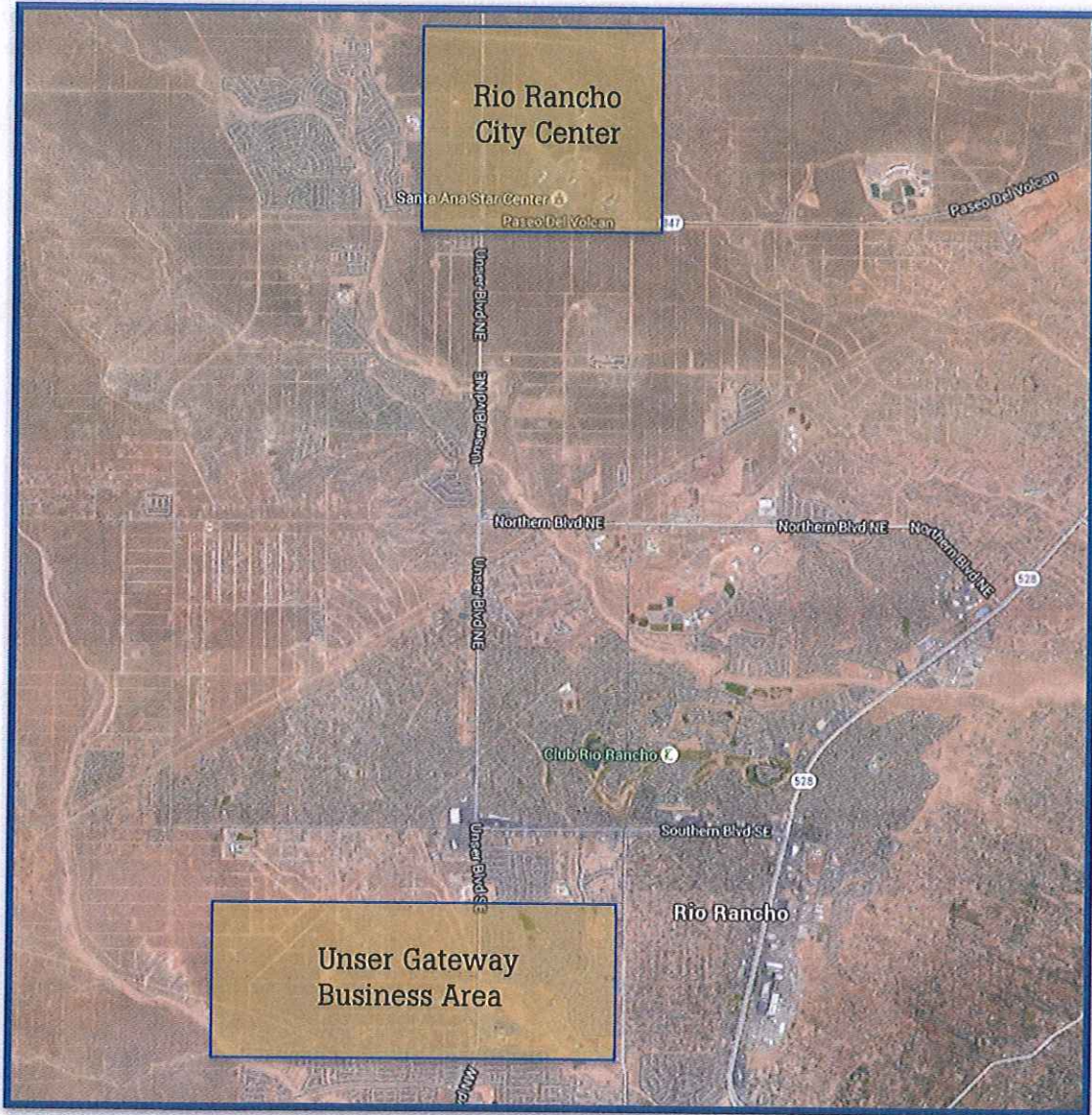
## General Industrial Requirements

General industrial requirements were gathered from business experience, business interviews, site selection and general literature on industrial needs for large and small companies.

Criteria	Description	Needed for Large Industrial (Very Large Employer)	Needed for Light Industrial (Large Employer)	Needed for Mixed Use (Medium Employer)
Land	Land in Acres	500+	50 – 500	10 - 50
Parking/Road Access	Parking Needs	2,500+	250 – 2500	10 - 250
Headcount	Number of Jobs	2,000+	50 – 2,000	10 - 100
Space: Mfg. Bldg + Office & Support Areas	Amount of sq. ft.	2,000,000+	50,000 – 500,000	10,000 – 250,000
Space: Integrated Warehouse	Amount of sq. ft.	25,000+	2,500 – 15,000	2,500 – 5,000
Power	Power in MVA	50+	10 – 120	1 – 10
Natural Gas (normal operation)	CF/Hr	35,000+	10,000+	1,000+
Water Supply	Kgal/Day	1,200+	200+	10+
Sanitary Waste Water (sanitary)	Kgal/Day	11+	6+	1+
Industrial Waste Water AWN	Kgal/Day	2,000+	200+	1+
Copper Phone Lines	Each pair between CCR and local Service Provider	400+ pair	50+ pair	5+pair
Fiber Connection	Each fiber cable between CCR and local Service Provider	48+ fiber cable	12+ fiber cable	4+fiber cable

### Evaluation Areas/Parcels

Due to the great potential Sandoval County has in the Healthcare industry and Social Services, the two areas in question might serve as an anchor for economic base employment. The following illustration represents the areas and parcels identified as potential location for the previously mentioned industries.



## Findings

The Following table summarizes the Land Assessment's findings.

Areas and Land		Heavy Industrial	Light Industrial	Mixed Use
Area A	City Center		✓	✓
City of Rio Rancho	Unser Gateway		✓	✓

\* Yellow denotes land with economic development potential at this time.

## Narrative: City Center

### Area A –City Center Area

General physical parameters well suited for **lightweight industrial** and mixed use. Thanks to the presence of SRMC, infrastructure is accessible.

DATA	
	DATA
Location Description	Streets that perimeter the area are: Progress Blvd NE (North Boundary), Paseo del Volcan (South Boundary), Cartagena Rd NE (East Boundary), and 17th CT NE (West Boundary).
Latitude and Longitude	Center of Area : 35.312892, -106.685729
Topography	Multiple Evelations between 5580 feet and 5600 feet
Existing Use	CCC, Back Office, Entertainment Arena, Vacant Land.
Ownership	Multiple owners.
Summary Contents	<ul style="list-style-type: none"> <li>*Ideally suited for mixed use.</li> <li>*Dry utilities easily accessible.</li> <li>*Specific sub-parcels need further evaluation.</li> <li>*Potential for combining into larger parcels.</li> </ul>

### City Center Area Summary Parcel Description

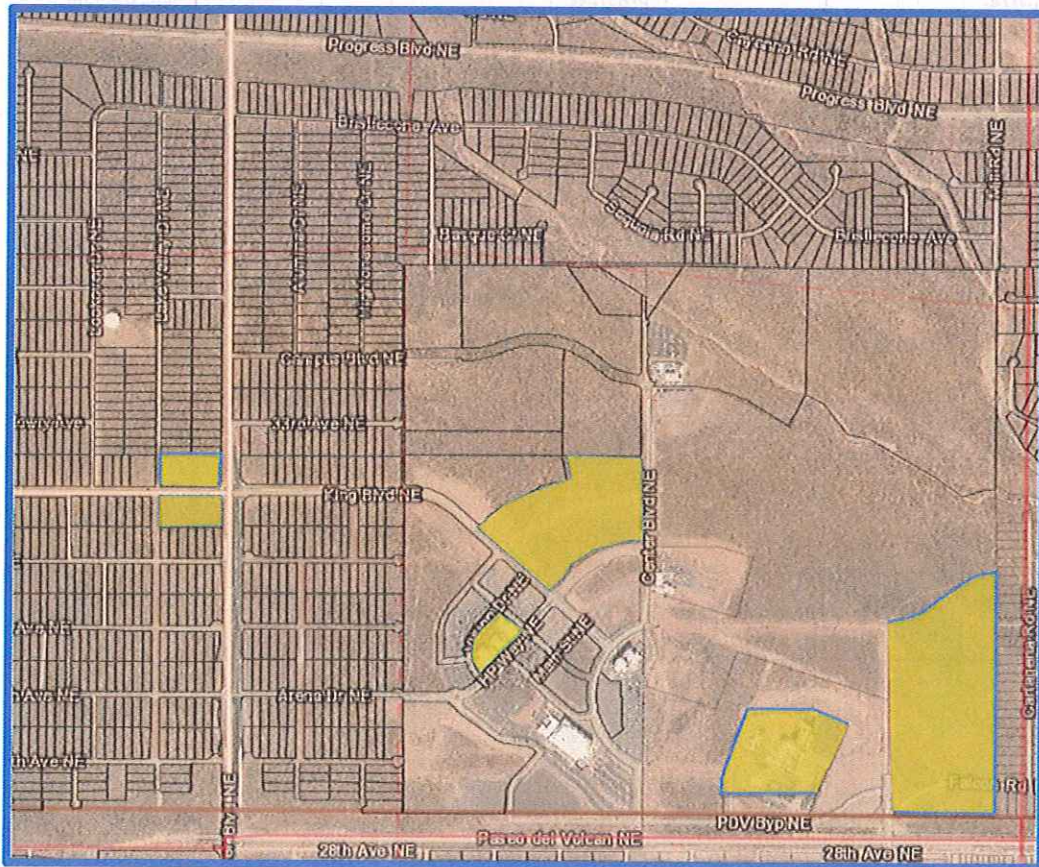
The following inventory lists all property that has been deem "commercial" by the database engine CoStar.

Account No.	Parcel ID	Latitude	Longitude	Address	Owner Name	AC	Zoning	Sales/Lease	Property Type
R151987	1-012-073-492-091	35.306805	-106.676649	2401 28th Ave	West Wood Realty	41.8	C-1/SU	Sale	Land
R111969	1-012-073-103-041	35.3061766	-106.6883075	28th Ave NE	Lehman Thomas	0.5	M-1	Sale	Land
R006992	1-012-073-130-041	35.3061787	-106.6874389	28th Ave NE	Lehman Thomas	0.5	M-1	Sale	Land
R182105	1-011-073-387-082	35.3082871	-106.69718	29th Ave NW & Unser	City Of Rio Rancho	1.5	C-1	Sale	Land
R031686	1-011-073-523-344	35.3137973	-106.6917754	Unser & 32nd Ave	MATKATAMIB A LLC	0.9	SU-CBD	Sale	Land
R111544	1-011-073-524-284	35.3128958	-106.6918196	Unser & 32nd Ave	MATKATAMIB A LLC	0.9	SU-CBD	Sale	Land
R036642	1-011-073-405-409	35.3164255	-106.6959414	1810 33rd Ave	Lukasavage Frank P	1.0	Mixed Use	Leased	Build Out
R010319	1-011-073-400-166	35.309638	-106.6959849	Arena Dr NE	ESPARZA, SAIRA	0.5	SU, C-1	Sale	Land
R182101	1-011-073-385-113	35.310524	-106.697232	Arena & Unser Blvd	City Of Rio Rancho	0.5	N/A	Not for Sale or lease	Land
R181654	1-012-073-336-046	35.3093678	-106.6812894	3001 Broadmo or Blvd NE	STATE OF NEW MEXICO & COMMISSION OF PUBLIC LAND	18.4	N/A	Not for Sale or lease	Building 200,000 SF. Land
R155528	1-012-073-158-348	35.314503,	-106.686554		CITY OF RIO RANCHO	32.7	N/A	Not for Sale	Land
R155844	1-012-073-094-192	35.3090267	-106.6866345	3001 Civic Center Cir NE	City Of Rio Rancho	5.2	CBD	Not for Sale or Lease	Building Available land
R155523	1-012-073-184-092	35.3110712	-106.6849288	3200 Civic Center Cir NE	City Of Rio Rancho	2.4	CBD	Fully Leased	Building
R116146	1-011-073-417-410	35.315576	-106.695623	Desert Ave	RAHIME, SULTAN M LIVING TRUST	0.4	Commercial	Not for Sale	Land



Account No.	Parcel ID	Latitude	Longitude	Address	Owner Name	AC	Zoning	Sale/ Lease	Property Type
R010500	1-011-073-424-410	35.315577	-106.695359	Desert Ave	TOWLE, BARBARA E LIVING TRUST	0.4	C-1	Not for Sale	Land
R072766	1-011-074-508-247	35.327522	-106.692579	Geraldine Rd	SHAHEEN, MONTASER AND BSAILI, MANAL AND RABADI, OMAR S AND AMER S	1.7	TZ	Not for Sale	Land
R155842	1-012-073-085-240	35.3106095	-106.6834044	2351 HP Way NE	Titan Development	7	CBD	Lease	Building Space Available
R070656	1-011-073-260-409	35.315543	-106.700845	King Blvd	ANTIOCH LAND GROUP LLC	0.5	N/A	Not for Sale or Lease	Land
R010498	1-011-073-456-410	35.315574	-106.694289	King Blvd NE	GOODWIN, DARREN	0.4	C-1	Not for Sale or Lease	Land
R116146	1-011-073-417-410	35.315282	-106.695498	1810 King Blvd NE	RAHIME, SULTAN M LIVING TRUST	0.4	N/A	Not for Sale or Lease	Land
R070410	1-011-073-078-174	35.315542	-106.699533	1845 King Blvd NE	CITY OF RIO RANCHO	2.0	N/A	Not for Sale or Lease	Land
R010771	1-011-074-404-281	35.327612	-106.696049	Progress Blvd	ROMERO, PHILLIP J	0.5	N/A	Not for Sale or Lease	Land
R112332	1-011-074-362-180	35.324795,	-106.697376	Progress Blvd	SHAHEEN, MONTASER AND BSAILI, MANAL AND RABADI, OMAR S AND AMER S	0.7	T-Z	Not for Sale or Lease	Land
R010322	1-011-073-457-194	35.309684	-106.694183	Unser Blvd @ Unser Blvd & Arena Dr.	YODER, ROBERT R AND MARY JO	0.5	T-Z	Not for Sale or Lease	Land
R069841	1-011-073-342-346	35.314545,	-106.698055	Unser Blvd	RIO RANCHO LAND HOLDINGS II LLC	3.5	T-Z		
R182103	1-011-073-419-299	35.315583	-106.696151	Unser Blvd	CITY OF RIO RANCHO	1.5	C-1	Not for Sale or Lease	Land
R069810	1-011-073-059-133	35.315716	-106.697519	Unser Blvd	RIO RANCHO LAND HOLDINGS II LLC	3.2	C-1	For Sale	Land
R131631	1-011-073-449-195	35.3094615	-106.694382	Unser Blvd	YODER, ROBERT R AND MARY JO	0.5	TZ	Not for Sale or Lease	Land

Account No.	Parcel ID	Latitude	Longitude	Address	Owner Name	AC	Zoning	Sale/Lease	Property Type
R108334	1-011-073-366-140	35.3088429	-106.6974178	850 Unser Blvd NE	TOWLE, BARBARA E LIVING TRUST	0.4	N/A	Not for Sale or Lease	Land
R182602	1-011-073-434-157	35.3098904	-106.6966232	951 Unser Blvd NE	CITY OF RIO RANCHO	1.0	N/A	Not for Sale or Lease	Land
R010931	1-011-074-357-355	35.3296976	-106.6977069	Unser Blvd	STONEBRIDGE INVESTMENT GROUP LLC	0.5	TZ	Not for Sale or Lease	Land
R013261	1-011-074-392-123	35.3233662	-106.6961275	NE Unser Blvd	SHAHEEN, MONTASER AND BSAILI, MANAL AND RABADI, OMAR S AND AMER S	1.0	N/A	For Sale	Land
R072510	1-011-074-392-110	35.3225809	-106.6962357	NE Unser Blvd	MATKATAMIBA LLC	0.5	N/A	For Sale	Land
R120087	1-011-074-392-070	35.3216547	-106.6962253	NE Unser Blvd	DAO, LY Q	0.5	N/A	For Sale	Land
R071576	1-011-074-419-086	35.3229038	-106.6953505	NE Unser Blvd	MATKATAMIBA LLC	0.5	N/A	For Sale	Land
R072478	1-011-074-392-014	35.3206944	-106.6962149	NE Unser Blvd	MATKATAMIBA LLC	0.5	N/A	For Sale	Land
R015967	1-011-074-419-014	35.3210173	-106.6953296	NE Unser Blvd	SBRECHT, LOIS LIVING TRUST	0.5	N/A	For Sale	Land



## Details by Area

### City Center Area

		Dimensions	Data	Heavy Industrial	Light Industrial	Mixed Use
Land, Access, and Spaces	Land	Acres	~ 137.8 AC	0	✓	✓
	Road Access - Paved	Miles	~ 8.5	0		
	Road Access - All Maintained	Miles	~ 10.3	0		
	Road Access - Total	Miles	~ 28.7	0		
	Manufacturing and Office Space	Square feet		0		
	Warehousing	Square feet		0		
Dry Utilities	Electric	MVA	10 – 120*	0	✓	✓
		Miles				
	Gas	CF/Hr	10,000 ***	0	✓	✓
		Miles				
Wet Utilities	Water Supply	Kgal/day	200 **	0	✓	✓
		Miles	~ 9.8	0	✓	✓
	Sanitary Waste Water	Kgal/day	200**	0	✓	✓
		Miles	~ 2.7	0	✓	✓
Communications Infrastructure	Copper Lines	Pair CCR/ISP	50****	0	✓	✓
		Miles				
	Fiber Lines	Cable CCR/ISP	12+****	0	✓	✓
		Miles				
Human Resources	Headcount	# Employees	~1,047	0	✓	✓

\* PNM officially stated that power requirements could be met for light industrial and mixed-use activities. Estimations are done on a project-by-project basis.

\*\* City of Rio Rancho stated that water and wastewater infrastructure can be built to accommodate light industrial and mixed-use activities. Estimations are done on a project-by-project basis.

\*\*\* New Mexico Gas Company stated that gas mains are available. Gas needs can be delivered according to the type of industry. Estimations are done on a project-by-project basis.

\*\*\*\* Communication infrastructure is an estimation of what other companies in the area need to perform day-to-day operations.

### **City Center Area: Suggested Use for Sites**

The physical characteristics that are located in this area prove beneficial for further economic growth. Dry utilities are relatively available. With the presence of Sandoval Regional Medical Center (SRMC) Teaching Hospital, Santa Ana Star Arena, and the Hewlett-Packard Building within the area, power, gas, and sewer are available for future projects. Both the University of New Mexico and Central New Mexico Community College have campuses in the area. These institutions provide a large labor pool to potential employers moving to this area.

#### **1 acre to 10 acres Sites**

The smaller parcels are well suited to house industries such as customer call centers, back office space, and data centers. All of these types of industries require from 10,000 square feet, up to 100,000. The creation of additional CCC space and back office will enrich the industry, which has flourished all over the City of Rio Rancho. These smaller parcels are also suited for mixed-used activities.

#### **Example: Titan Development 7 acre Site**



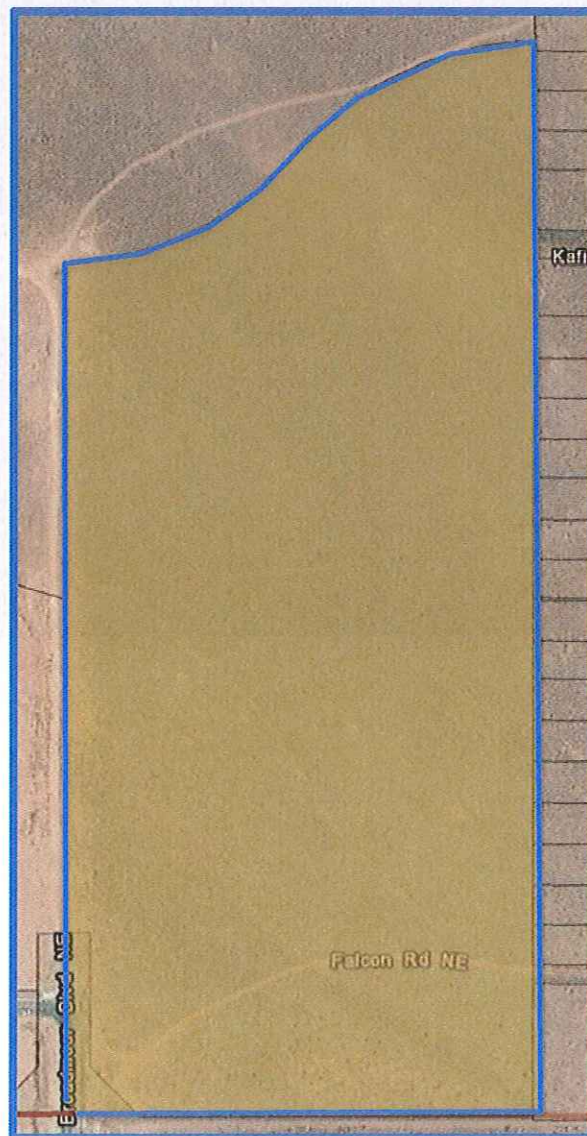
### **20 acres plus Sites**

Taking advantage of the bigger sites, potential economic development can be focused on Industry Headquarters. Supporting industries towards the Sandoval County Regional Medical Center can prove beneficial for the area and the city. Given the utility availability, potential light manufacturing and R&D can be located within the area.

### **Example: West Wood Realty 41 acre Site**

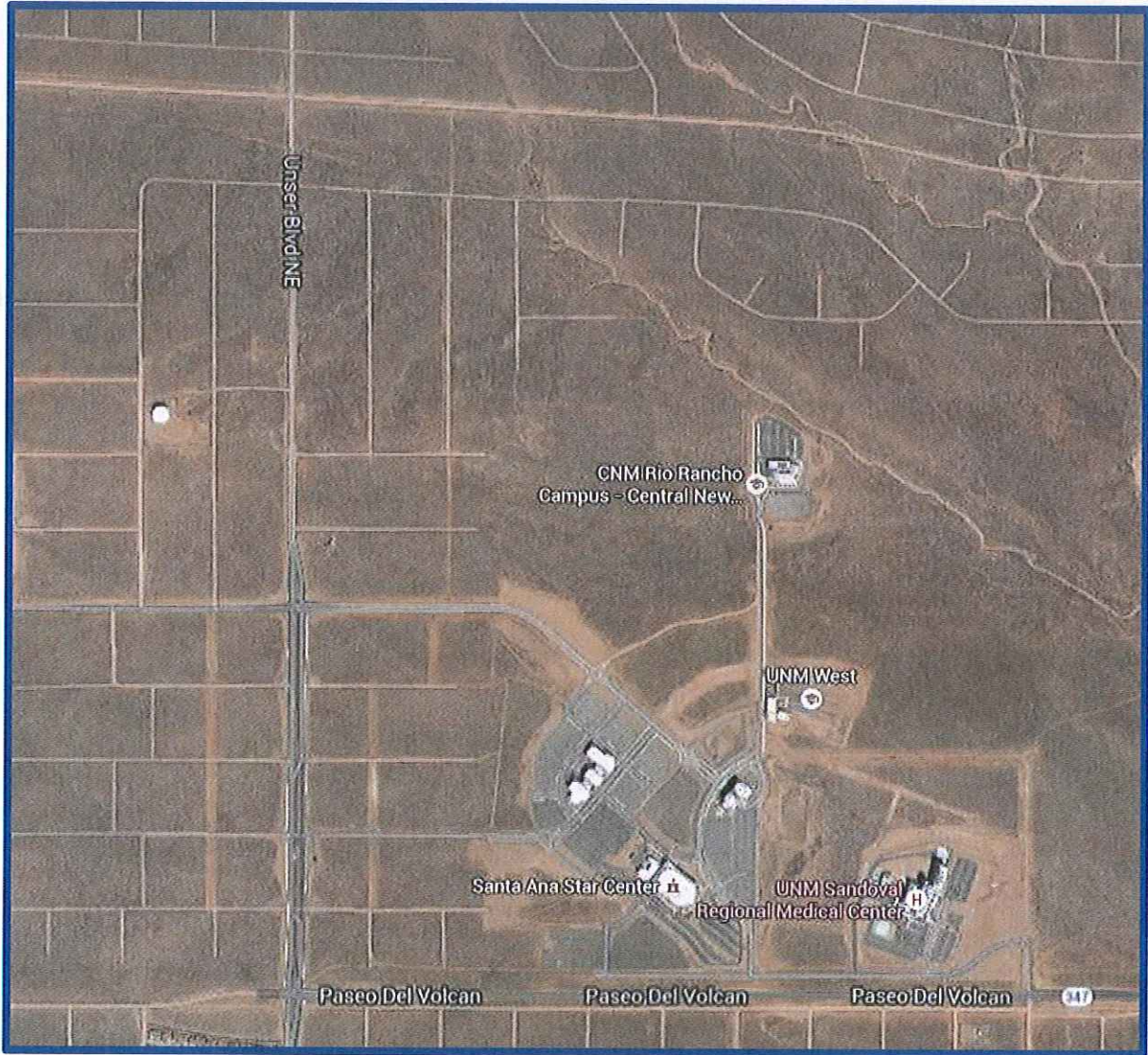
Surrounded by UNM West, CNM Campus, Santa Ana Star arena, Hewlett-Packard's facility, and Rio Rancho City Hall, this area is well located for the manufacturing and service industry.

Primary access to the area is via the newly developed Paseo Del Volcan, which connects to New Mexico State Highway 550. Future development of this limited access highway will connect to Interstate 25 and Interstate 40. Being annexed and zoned by the City of Rio Rancho, water and sewer utilities is provided by the city.

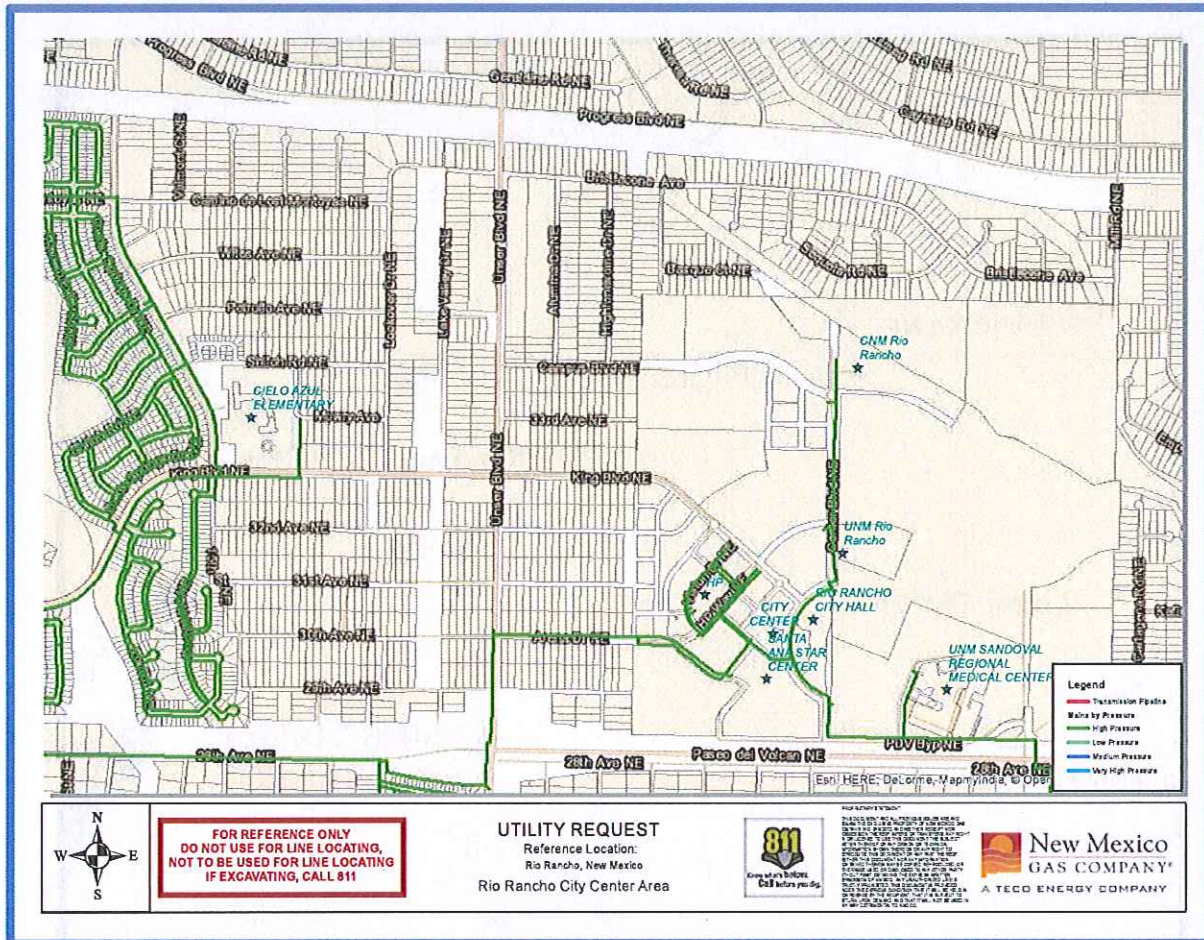


# City Center Maps

## City Center Aerial View



# City Center Gas Mains



Note: High Resolution Maps Located in Appendix

**City Center Area Drainage/FEMA Flood Zone Maps**



\* Blue area denotes a 1% annual chance flood hazard.



## Narrative: Unser Gateway

### Area B – Unser Gateway Area

General physical parameters well suited for lightweight industrial and mixed use.  
Thanks to the presence of Presbyterian Rust Medical Center, infrastructure is accessible.

DATA	
	DATA
<b>Location Description</b>	Streets that perimeter the area are: Southern Blvd SE (North Boundary), Black Arroyo Blvd NW (South Boundary), Golf Course Rd SE (East Boundary), and Rainbow Blvd SE (West Boundary).
<b>Latitude and Longitude</b>	Center of Area: 35.219368, -106.697562
<b>Topography</b>	Mostly Flat, area experiencing development
<b>Existing Use</b>	CCC, Back Office, Entertainment Arena, Vacant Land.
<b>Ownership</b>	Multiple owners.
<b>Summary Contents</b>	<ul style="list-style-type: none"> <li>* Ideally suited for mixed use.</li> <li>* Dry utilities easily accessible.</li> <li>* Specific sub-parcels need further evaluation.</li> <li>* Potential for combining into larger parcels.</li> <li>* Supporting businesses for the Hospital located within the area (Supply, related health care businesses, hotel and accommodations).</li> </ul>

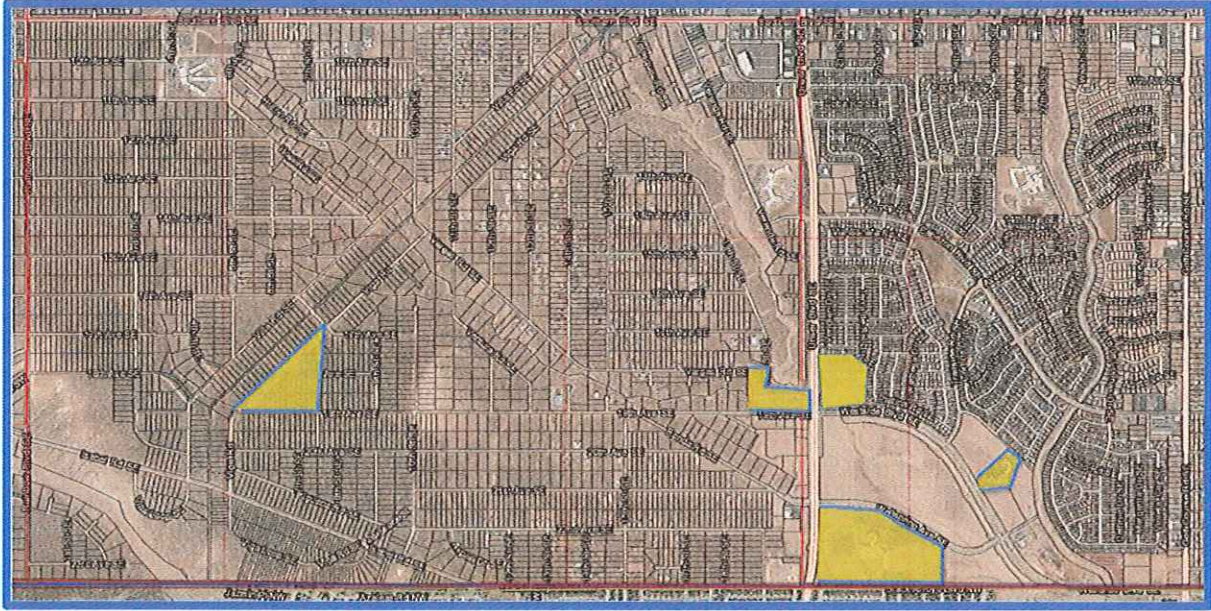
## Unser Gateway Area Summary Parcel Description

The following inventory lists all property that has been deemed "commercial" by the database engine CoStar.

Account No.	Parcel ID	Latitude	Longitude	Address	Owner Name	AC	Zoning	Sales /Lease	Property Type
Pending	Pending	35.226839	-106.724096		AB Southwest LLC	63	Pending	Sale/ Lease	Land
R038071	1-011-067-284-076	35.2191154	-106.699297	19th St @ 22nd Ave	Zia Trust Inc	1.5	Pending	Sale	Land
R061104	1-011-067-431-342	35.2264172	-106.6949626	NEC Westside Blvd. & Unser Blvd	Curb North Inc	11.8	Retail Proposed	Sale	Land
R183179	1-011-067-366-074	35.222819	-106.696969	Rincon Rd	Petroglyph Real Estate Dev Llc	2.1	Pending	Sale/ Lease	Land
R182377	1-011-067-325-147	35.221317	-106.697774	Unser Blvd And Wellspring	Springer Dev Inc	1.28	Pending	Not for Sale / Lease	Land
R061106	1-011-067-470-076	35.219482	-106.692967	2400 Unser Blvd NW	Presbyterian Hospital	37.0	Medical	Not for Sale / Lease	Building. 12 ac built
R055730	1-011-067-254-228	35.223546	-106.700624	Unser & Wellspring- Lots	Rio Rancho Estates	1.1	Pending	Not for Sale / Lease	Land
R125937	1-011-067-196-257	35.224354	-106.702391	Wellspring Ave SE	Rio Rancho Estates	1.1	Special Use	Sale	Land
R182926	1-011-067-334-102	35.220471	-106.69814	1904 Wellspring Ave SE	Spright Properties LLC	1.06	Retail	Lease	Building
R024310	1-011-067-220-244	35.223997	-106.701624	Wellspring Rd	Rio Rancho Estates	1.1	Special Use	Not for Sale / Lease	Land
R113090	1-011-067-182-266	35.224531	-106.702686	Wellspring Rd	Rio Rancho Estates	1.1	Special Use	Sale	Land
R035737	1-011-067-222-274	35.224889	-106.701812	Wellspring Lot 17 Rd	Roybal Theresa	1.89	Pending	Not for Sale / Lease	Land
R021792	1-011-067-334-180	35.222148	-106.697653	Near Wellsprings Rd	Ritz Michael J Jr & Carol Ann	1.1	Pending	Not for Sale / Lease	Land
R181998	1-012-067-135-210	35.222736	-106.68664	2331 Westside Blvd	RIO RANCHO RETIREMENT RESIDENCE LLC	4.48	Residential	Not for Sale / Lease	Land
R183421	1-011-067-341-187	35.223035	-106.697592	Westside Blvd NW	Petroglyph Real Estate Dev Llc	2.2	Commercial	Not for Sale / Lease	Land
R183420	1-011-067-302-200	35.223817	-106.698874	Westside Blvd NW	Petroglyph Real Estate Dev Llc	1.78	Commercial	Not for Sale	Land

Account No.	Parcel ID	Latitude	Longitude	Address	Owner Name	AC	Zoning	Sales/Lease	Property Type
R183663	1-011-067-343-253	35.224859	-106.697577	Westside Dr NW @ Unser	Petroglyph Real Estate Dev Llc	1.91	Medical office	Not for Sale / Lease	Land
R123636	1-000-011-169-701	35.224023	-106.697833	Westside Dr NW	KEUS, ALBERT	0.11	Pending	Not for Sale / Lease	Land
R027240	1-011-067-193-171	35.225321	-106.697799	Westside Dr & Unser	City of Rio Rancho	0.12	Pending	Not for Sale / Lease	Land
R182680	1-011-067-	35.225929	-106.698314	Unser Blvd	Springer 5	5	C-1	Lease	Land

	315-190			And Wellspring	Investments				
R182925	1-011-067- 348-123	35.221039	-106.697366	Wellspring & Unser	Unser Pavilion	1.38	Commercia I	Lease	Building



	0	800.00	Water Supply	Water Supply
	0	22.80	Water	Water
	0	800.00	Water	Water
	0	22.80	Water	Water
	0	800.00	Water	Water
	0	22.80	Water	Water
	0	800.00	Water	Water
	0	22.80	Water	Water

## Details by Area

### Unser Gateway Area

		Dimensions	Data	Heavy Industrial	Light Industrial	Mixed Use
Land, Access, and Spaces	Land	Acres	118.2 AC	0	✓	✓
	Road Access - Paved	Miles	~ 45.3	0		
	Road Access – All Maintained	Miles	~ 63.1	0		
	Road Access - Total	Miles	~ 79.2	0		
	Manufacturing and Office Space	Square feet		0		
	Warehousing	Square feet		0		
Dry Utilities	Electric	MVA	10 – 120 *	0	✓	✓
		Miles				
	Gas	CF/Hr	10,000 ***	0	✓	✓
		Miles				
Wet Utilities	Water Supply	Kgal/day	200 **	0	✓	✓
		Miles	~ 54.4	0	✓	✓
	Sanitary Waste Water	Kgal/day	200**	0	✓	✓
		Miles	~ 36.0	0	✓	✓
Communications Infrastructure	Copper Lines	Pair CCR/ISP	50****	0	✓	✓
	Fiber Lines	Cable CCR/ISP	12+****	0	✓	✓
		Miles				
Human Resources	Headcount	# Employees	~ 982	0	✓	✓

\* PNM officially stated that power requirements could be met for light industrial and mixed-use activities. Estimations are done on a project-by-project basis.

\*\* City of Rio Rancho stated that water and wastewater infrastructure can be built to accommodate light industrial and mixed-use activities. Estimations are done on a project-by-project basis.

\*\*\* New Mexico Gas Company stated that gas mains are available. Gas needs can be delivered according to the type of industry. Estimations are done on a project-by-project basis.

\*\*\*\* Communication infrastructure is an estimation of what other companies in the area need to perform day-to-day operations.

### **Unser Gateway Area: Suggested Use for Sites**

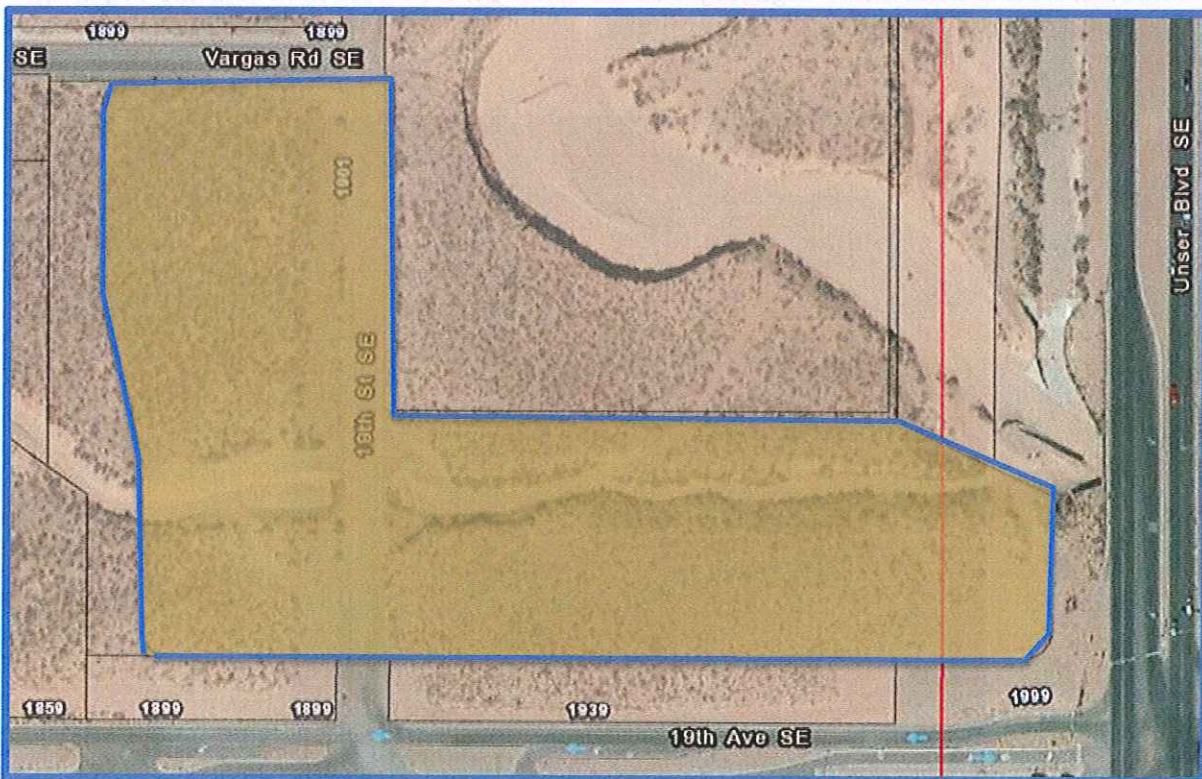
With the state of the art hospital Presbyterian Rust Medical Center working as an anchor, the Unser area is well suited for industries that are related to the health care industry.

#### **1 acre to 10 acre parcels**

Smaller parcels can be suited for industries and services that could service the hospital's supply chain. Understanding the hospital's need could create a comparative advantage, and efforts to attract suppliers the hospital needs could prove useful, while increasing economic activity and reducing transportation costs for the hospital. Additionally, new or expanding medical businesses could locate within the area, taking advantage of the locality.

#### **1 – 10 Acre Site Example: Springer 5 Investment Site**

Named Unser Pavilion West, this 5-acre land is located in the center of the Unser business district. The area is ideally located across Rust Medical Center, and can be divided into multiple parcels, developed into several types of industries, housing supporting and services activities that complement the hospital. Another activity that could prove fruitful is hospitality and lodging businesses. Individuals visiting from out-of-state might need accommodation services. Supporting businesses will eventually be created to support lodging activities (restaurants, entertainment, among others). Further development is needed for dry and wet utilities be in place.



### **11 acres to 20 acres parcels**

Industries with higher space needs can locate in parcels ranging from 11 acres to 20 acres. Such industries include warehouse, logistic, and light manufacturing. Other industries could include Research and Development, or a small high tech company.

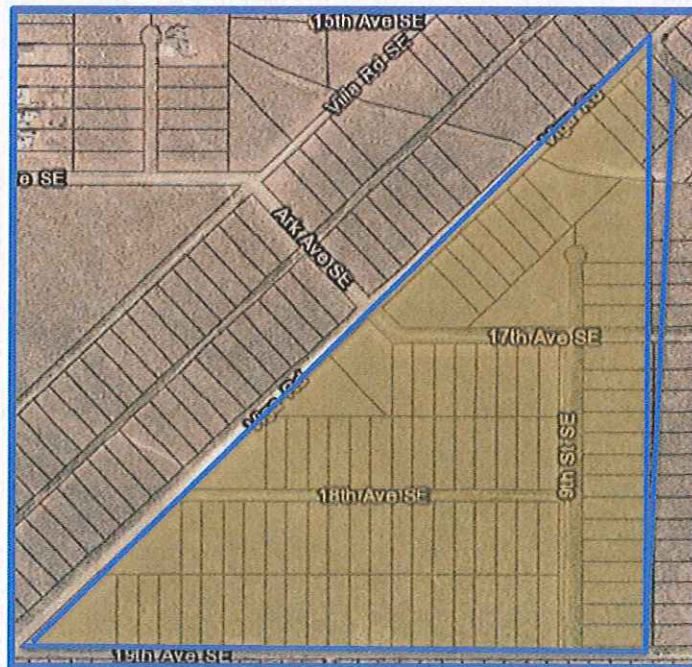
### **60 Acres Site**

Given its size, different types of economic base companies could locate within the region. Efforts can be directed to attract a single company that could use all 60 acres, creating office space, storage, and supporting infrastructure for the company. Another viable direction is to develop the area as a campus, and create a hub for certain industries. Industries in medical, warehousing, distribution, and headquarters could be located within this larger parcel.

### **60+ Acre Site Example: Los Diamantes Site**

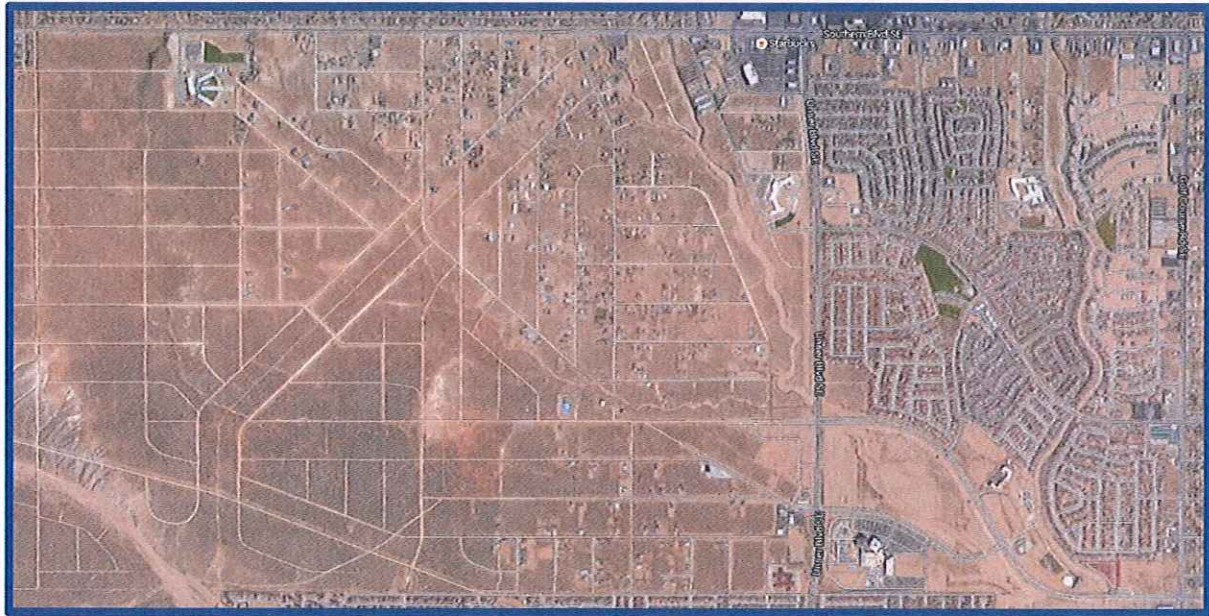
The area is approximately located one mile west of Unser Blvd and around half a mile of Southern Blvd. The area possesses more than 60 acres designated for business use. It is important to understand that this area is located near future residential development, and potential economic development activities should take this information into consideration.

The 63-acre land can be developed as a Business Park. The area can be divided by project needs, ranging from a 1-acre project to a 50+acre project. A key feature is that major arterial roads are located near the area. Interstate 25 and 40 are within 20 minutes, New Mexico State Highway 550 15 minutes, and New Mexico State Highway (aka Pat D'Arco Highway) 528 at 5 minutes.

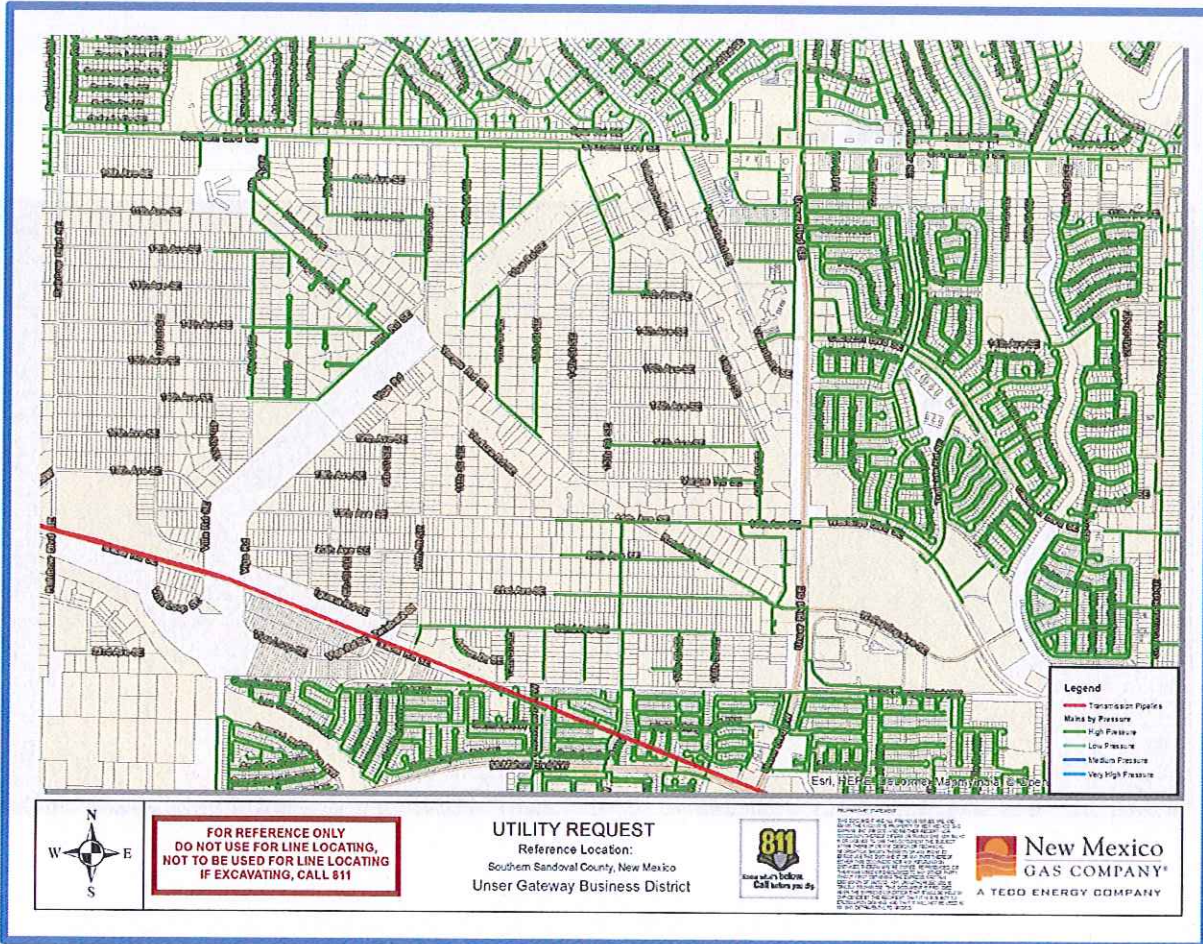


# Unser Gateway Maps

## Unser Gateway Aerial View



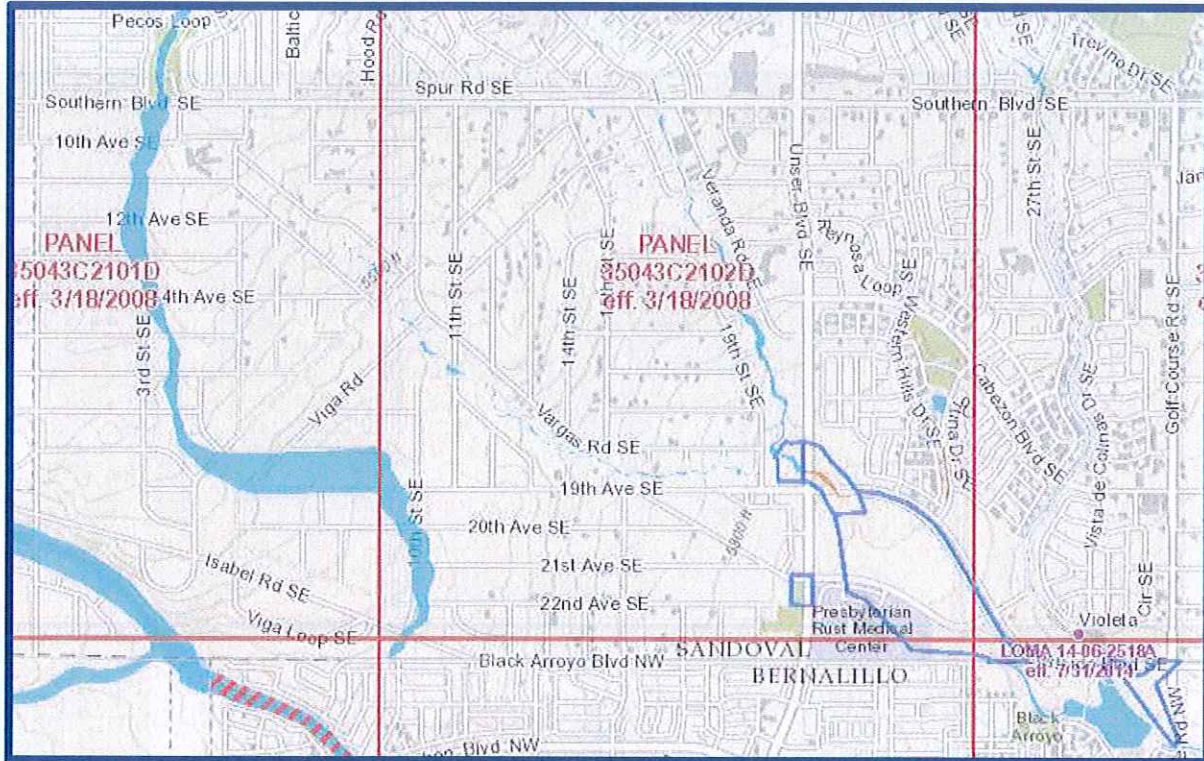
# Unser Gateway Gas Main



Note: High Resolution Maps Located in Appendix



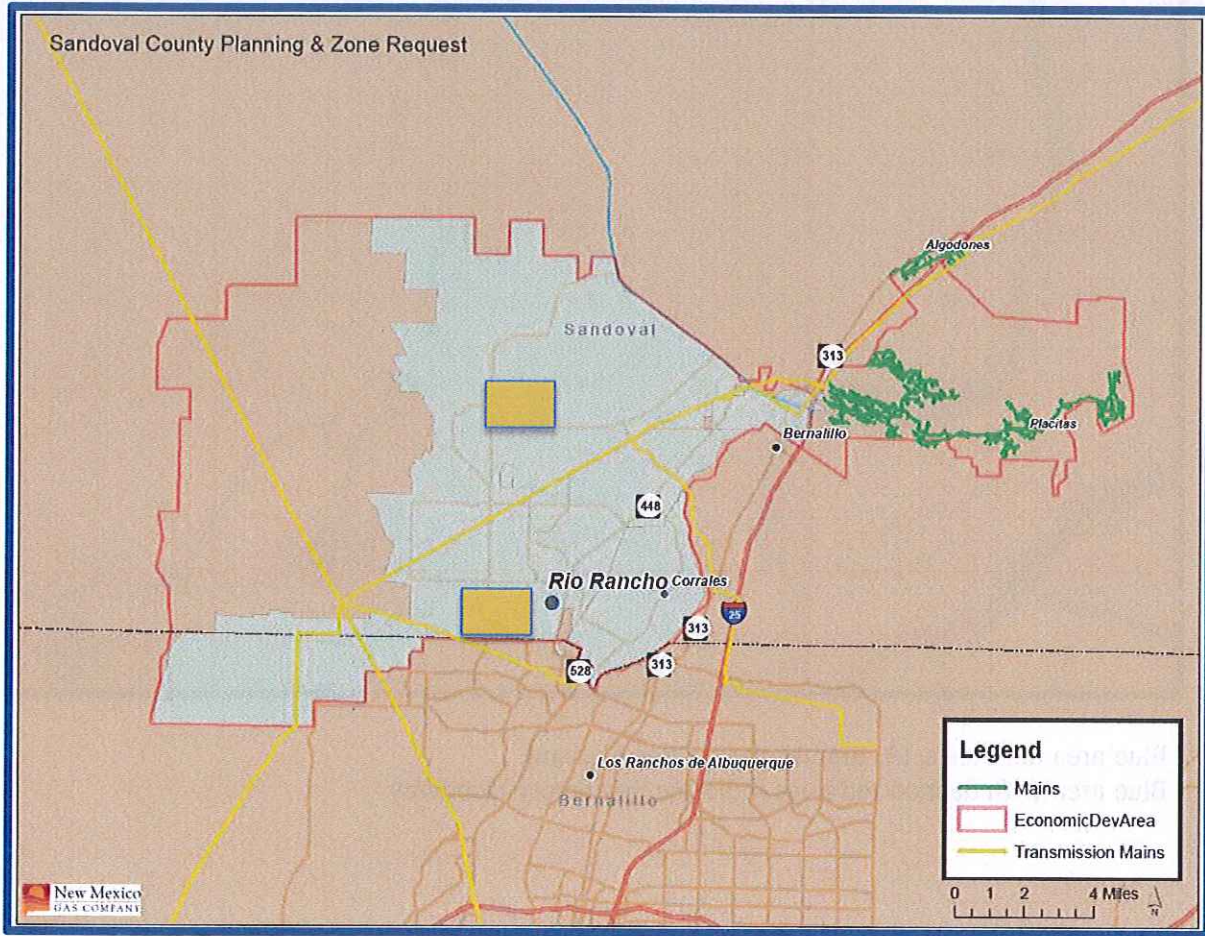
## Unser Gateway Area Drainage/FEMA Flood Zone Maps



- \* Blue area denotes a 1% annual chance flood hazard.
- \* Blue area with dashed red lines indicates Regulatory Floodway.

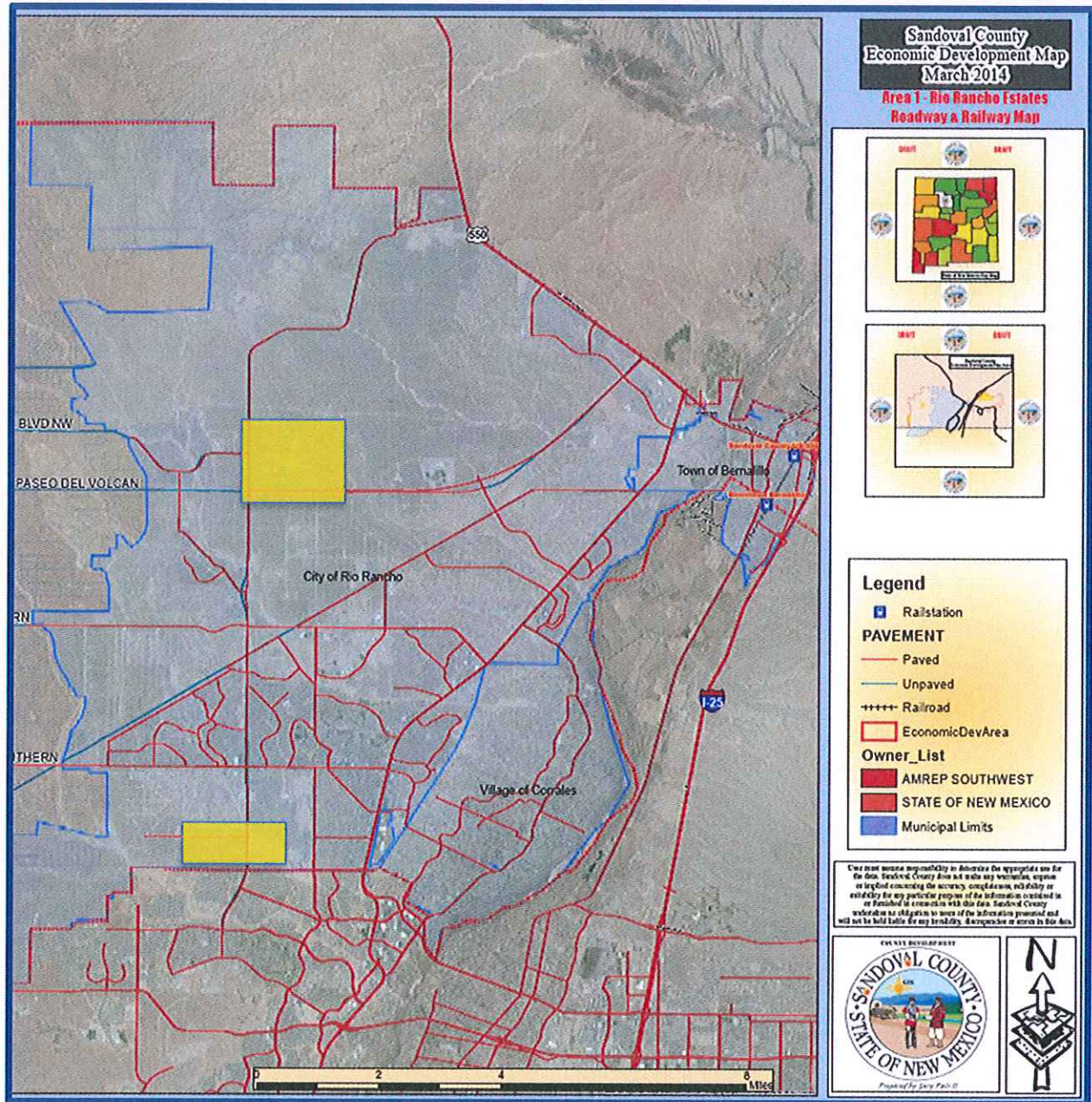
# Sandoval County Maps

## Sandoval County and Rio Rancho Gas Mains.



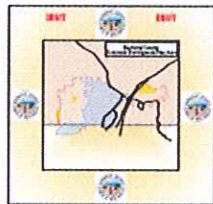
Note: High Resolution Maps Located in Appendix

# Roads and Railway



**Sandoval County  
Economic Development Map  
March 2014**

**Area 1 - Rio Rancho Estates  
Roadway & Railway Map**



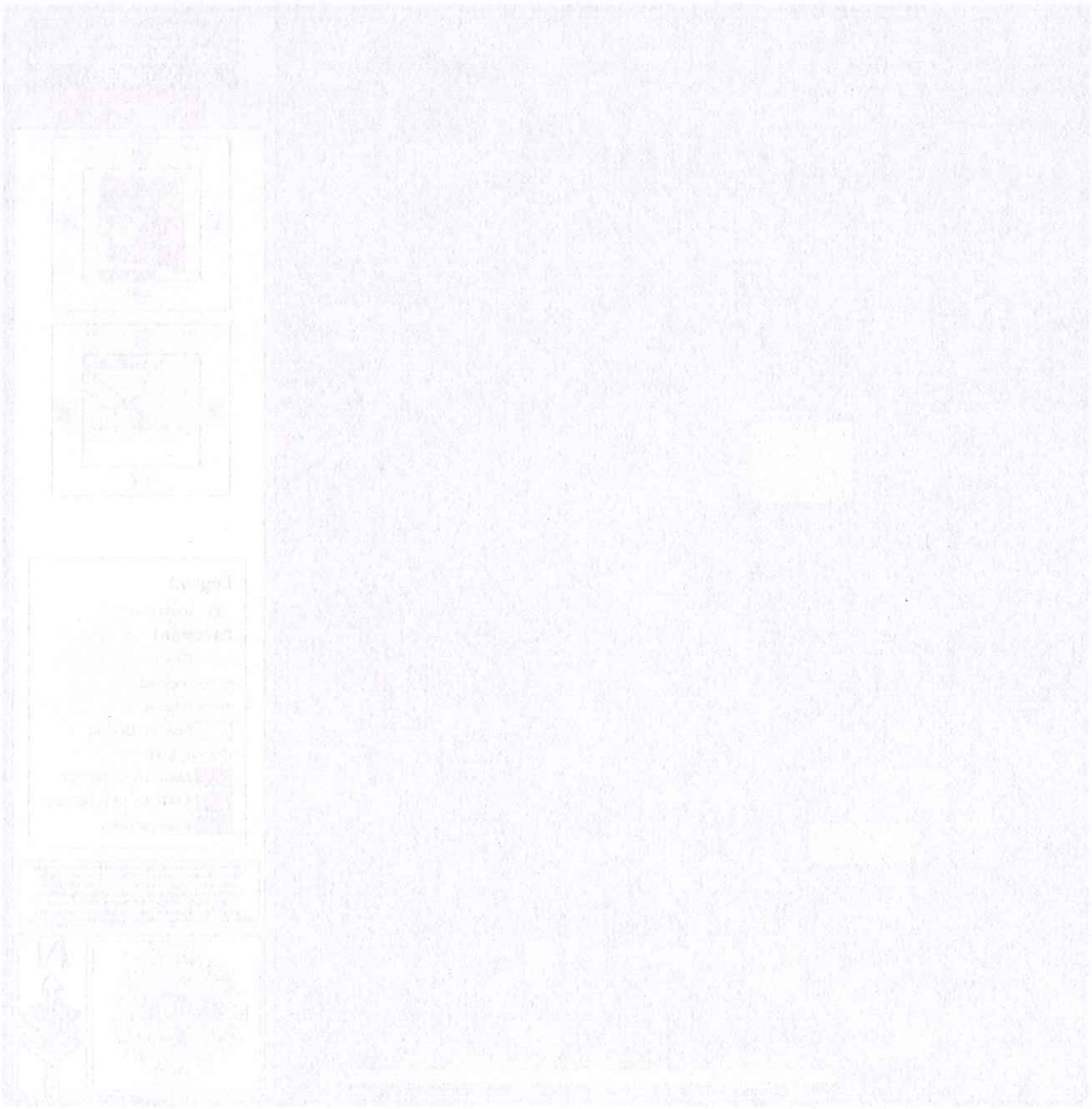
### Legend

- Railstation
- PAVEMENT**
- Paved
- Unpaved
- Railroad
- EconomicDevArea
- Owner\_List**
- AMREP SOUTHWEST
- STATE OF NEW MEXICO
- Municipal Limits

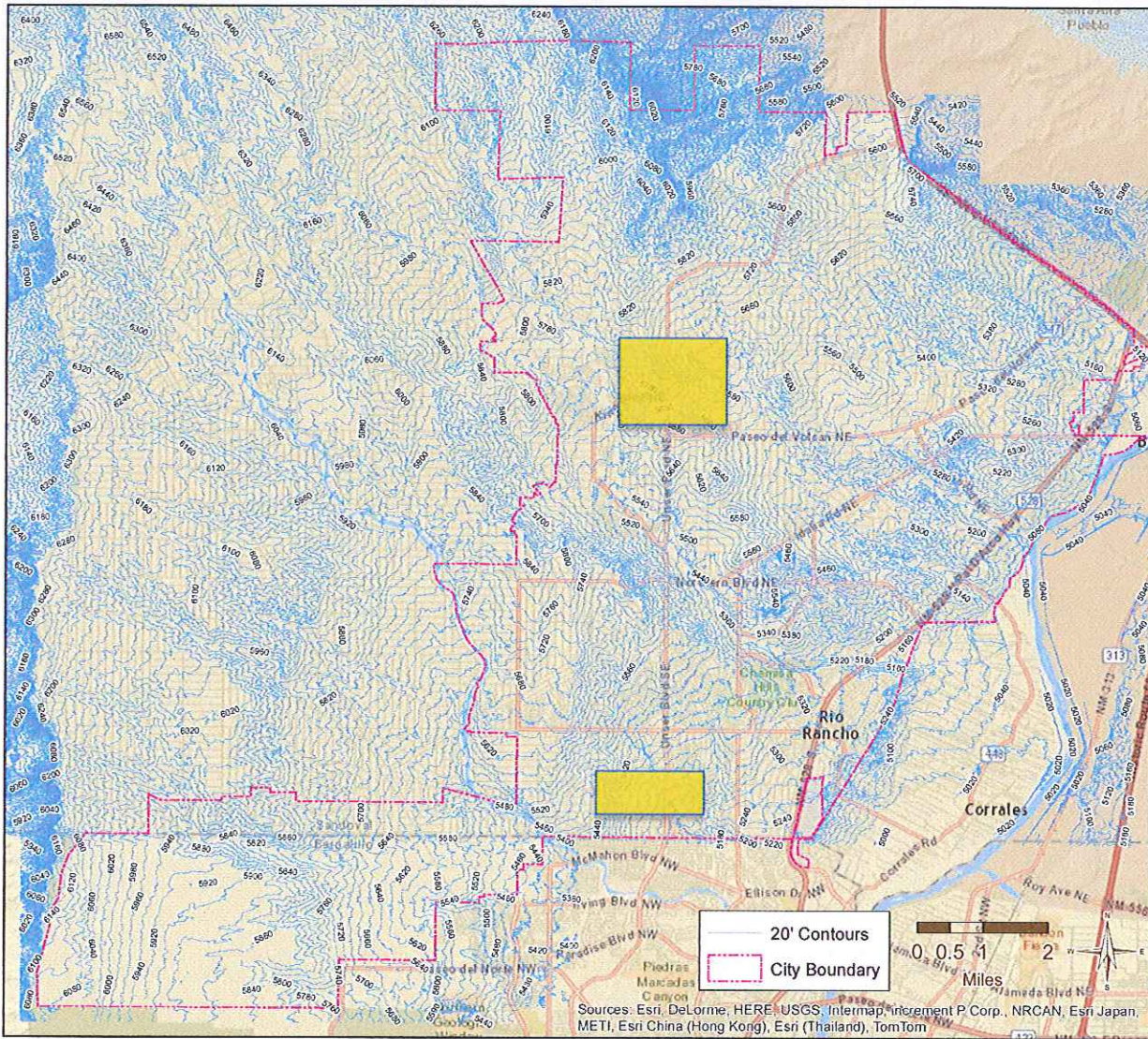
We warrant accuracy to the best of our knowledge and belief for the data. Sandoval County does not make any warranty, express or implied, concerning the accuracy, completeness, reliability or suitability for any particular purpose of the information contained in or derived from this data. Sandoval County makes no obligation to update the information presented and will not be held liable for any inaccuracy, discrepancy or error in this data.



Note: High Resolution Maps Located in Appendix



# Topographical Information



# RIO RANCHO TOPOGRAPHIC MAP

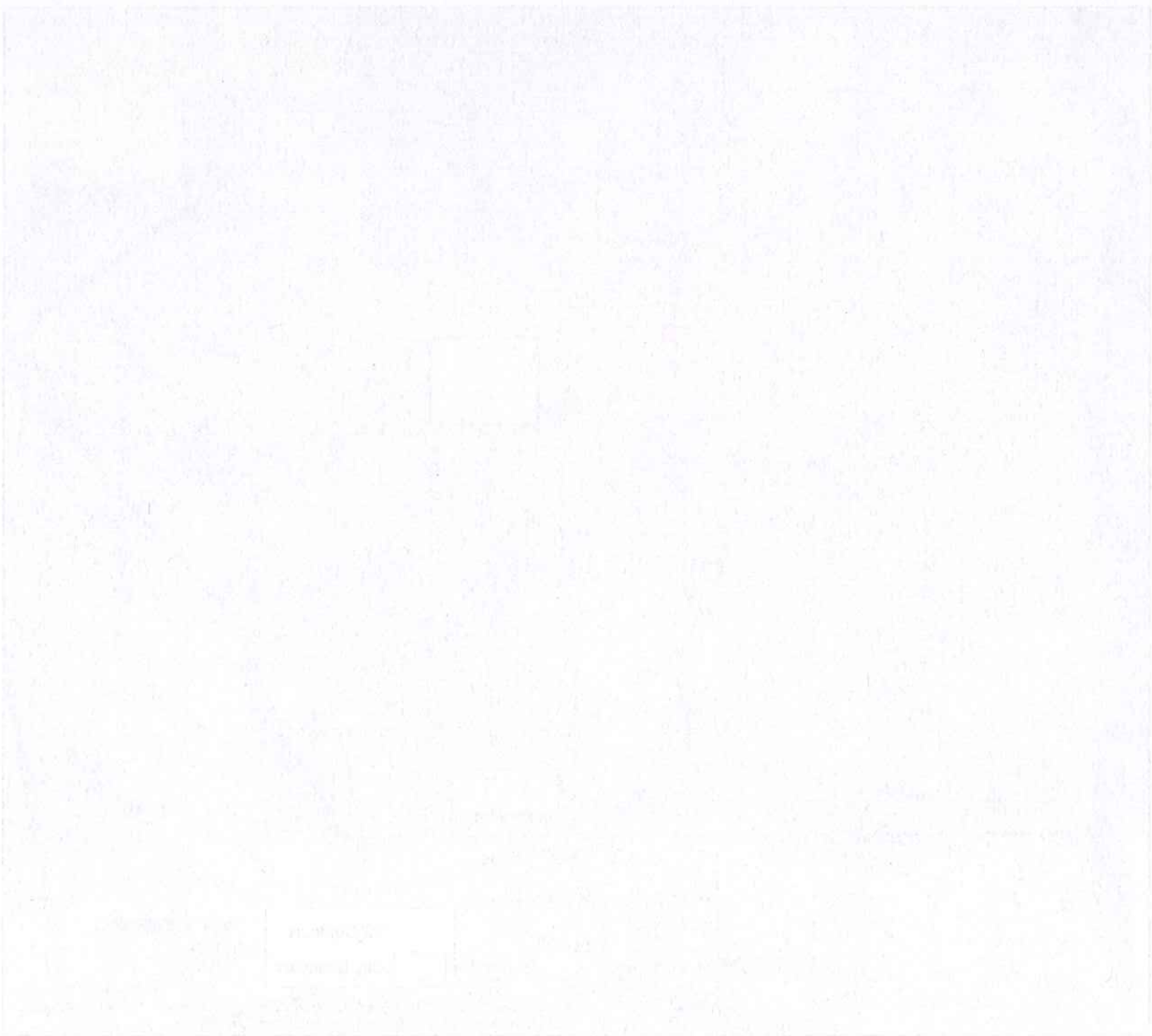


DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should only be used for graphical purposes only.

Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

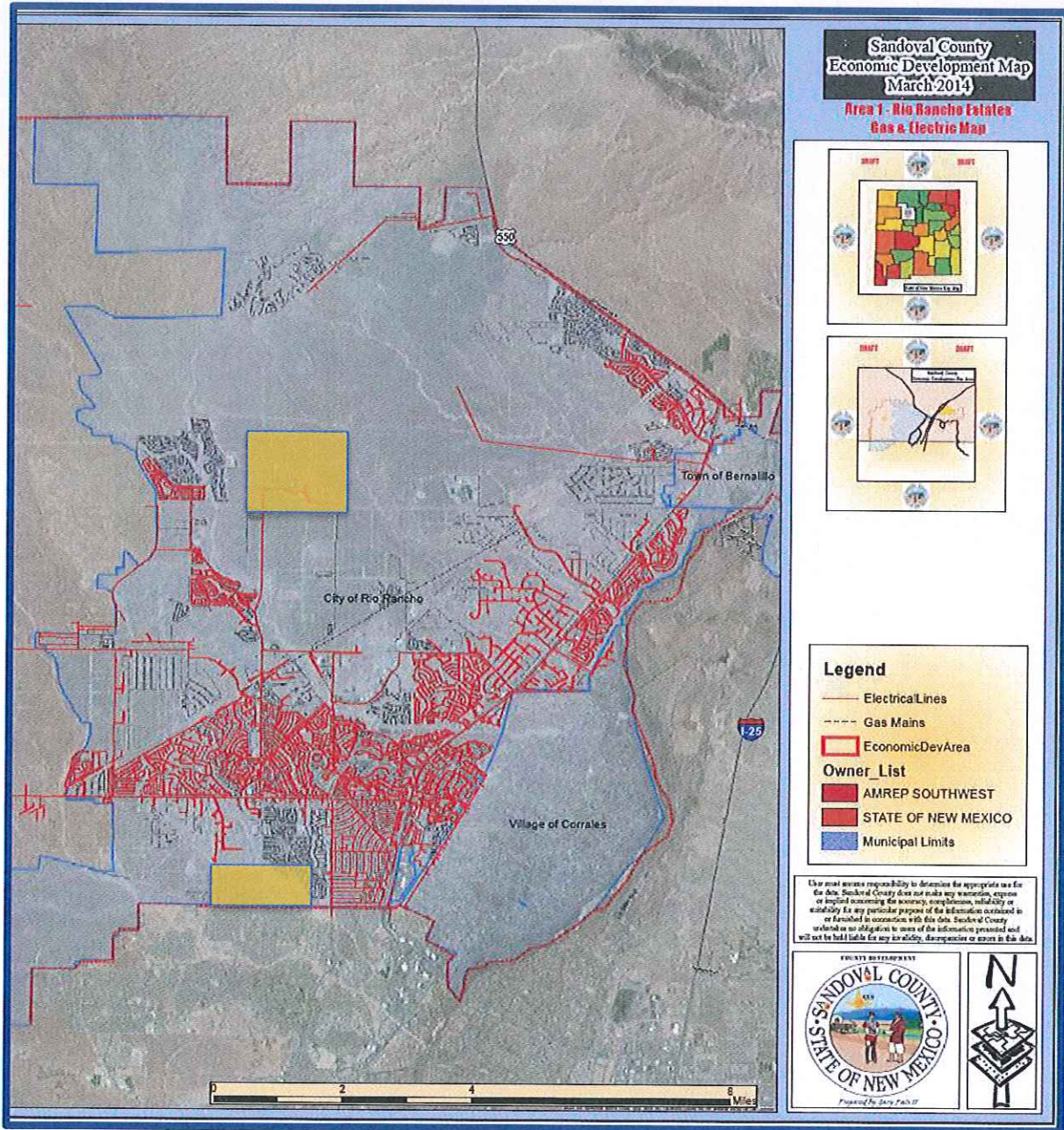
Note: High Resolution Maps Located in Appendix

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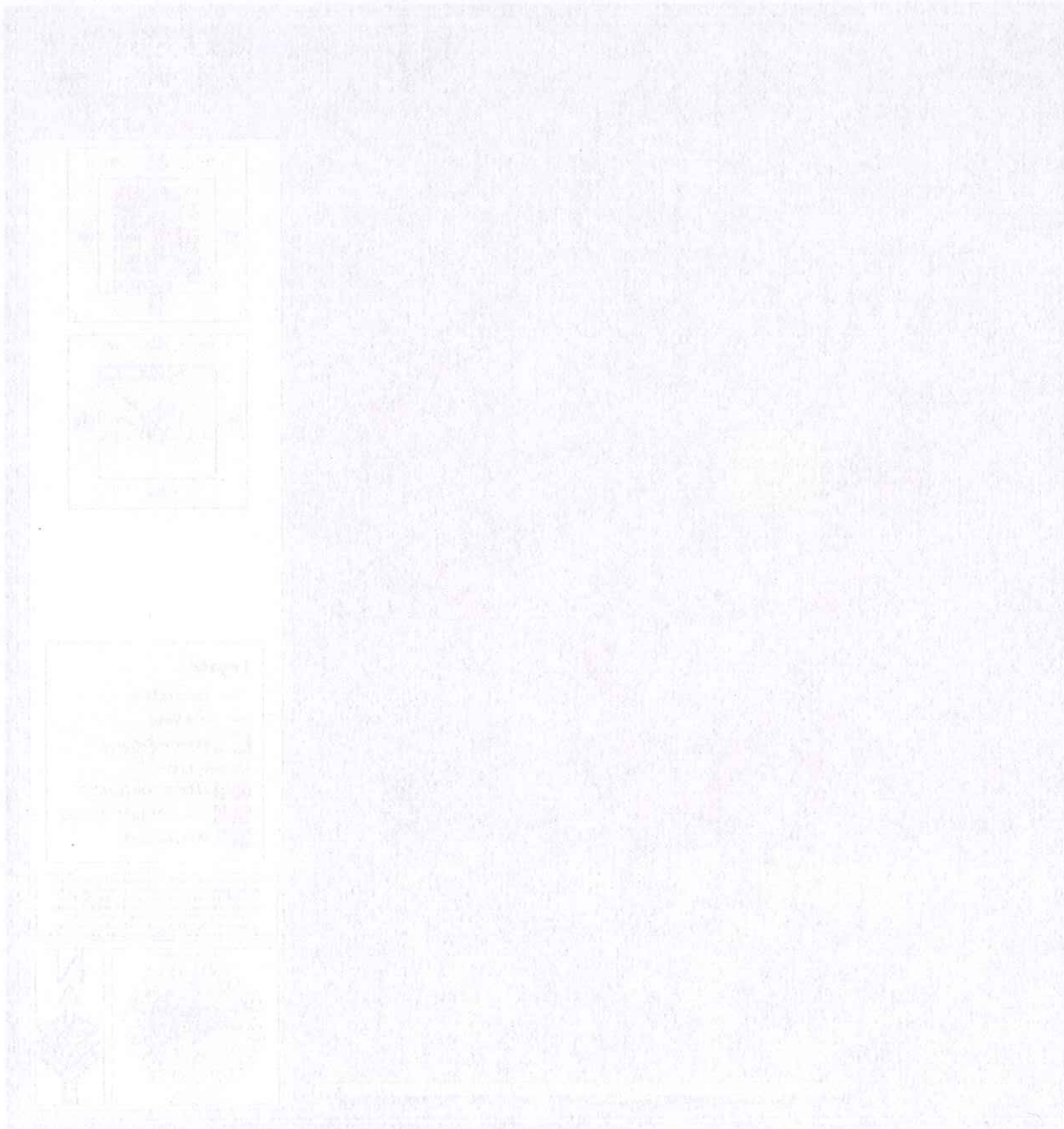
Note: High resolution data located in separate file.

# Electrical and Gas Utilities



Note: High Resolution Maps Located in Appendix

# Appendix



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