

ABOUT THE DEVELOPMENT

Central New Mexico Rail Park (CNMRP) is a 1400 acre rail-served industrial park situated in the village of Los Lunas in Central New Mexico.

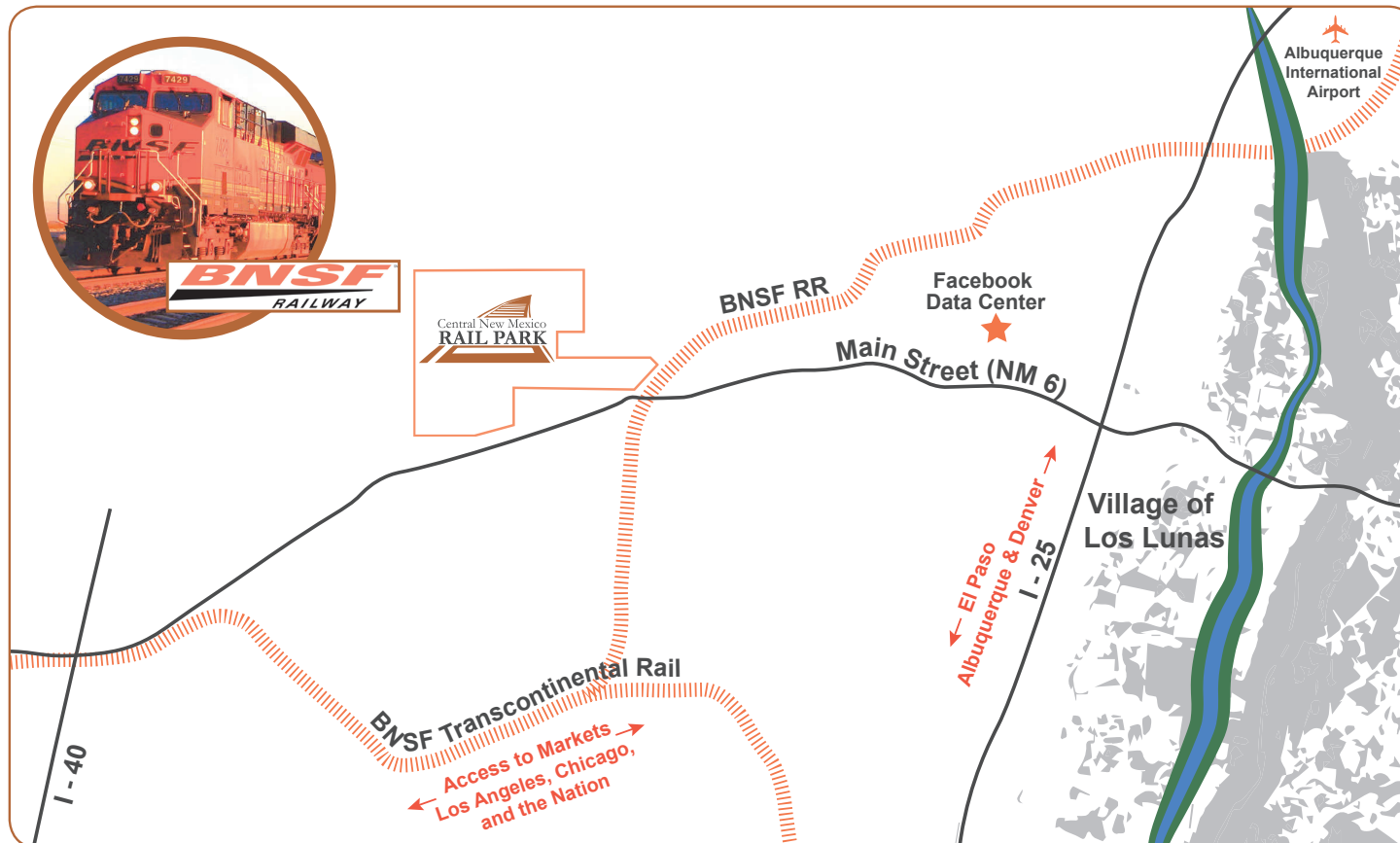
CNMRP's direct access to US Interstate 25 and US Interstate 40, as well as NM Highway 6 and located just 3 miles from BNSF's Transcontinental line, providing unmatched access to Albuquerque, Los Angeles, Chicago, and the nation.

Los Lunas and the Region is experiencing significant growth that includes the construction of a 30 billion dollar Facebook Data Center which is entering the 2nd phase of a multiphase project. Housing has had an increase in new construction which will bring a new, local, first-class workforce.

Adjacent to the Facebook Data Center is the Los Morros Business Park, a 500 acre Industrial Business Park which has nationally recognized tenants that include the Walmart Regional Distribution Center, Wall Colmonoy, Fresenius Medical Equipment, Niagara Bottling Company, and many more!



A First Class Rail-Served Industrial Park



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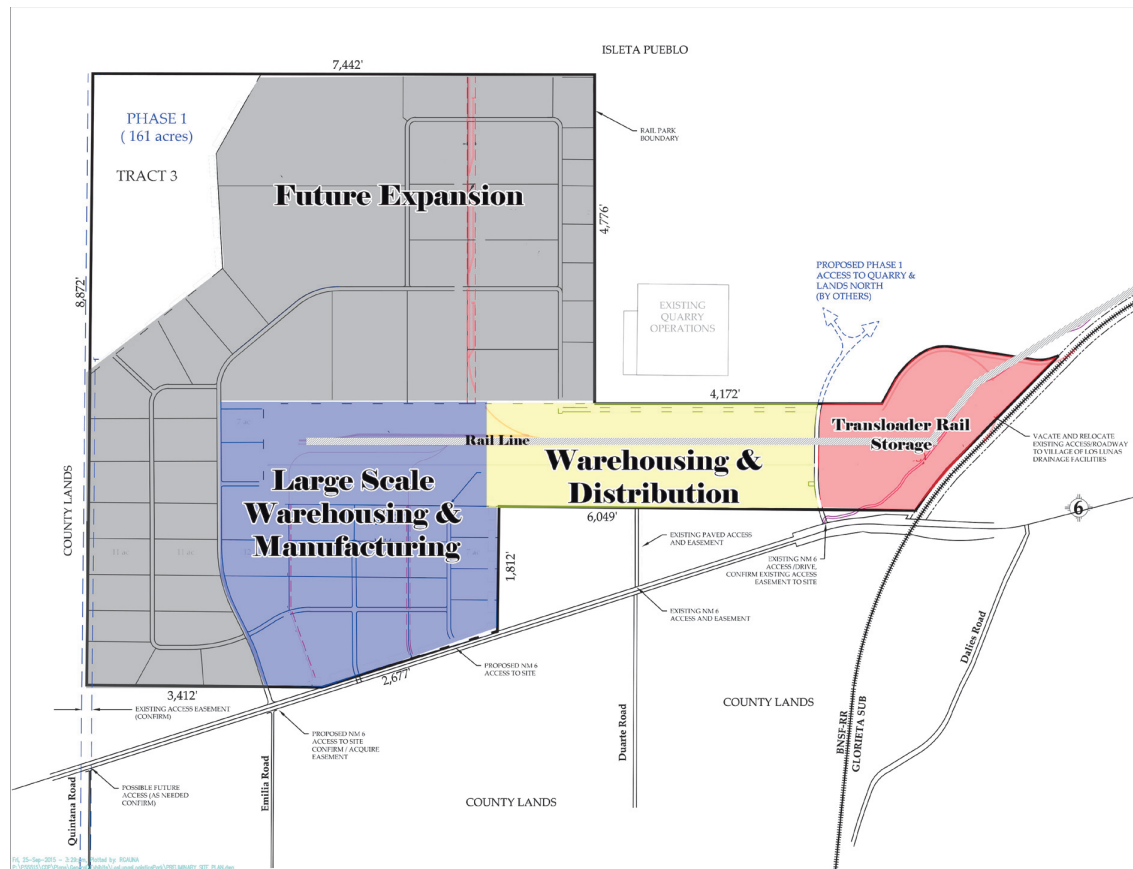
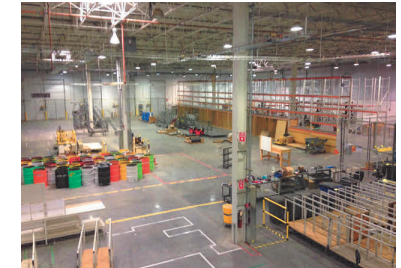
CENTRAL NEW MEXICO RAIL PARK INFO

Park Size: 1,400 acres available

Price: Tracts from 5 - 50 acres: \$3.75-5/sf
Large Tract: Pricing available upon request

Features:

- Flexible platting to specific requirements
- Preliminary plat completed
- Water, sewer, electric and gas services
- Regional workforce with public rail and bus transportation connections



The site is large enough to accommodate multiple uses within the park. The site plan allows for manufacturing, large-scale warehousing and distribution facilities. Rail sidings available to company properties and or access to team track. There will be trans-load and multi-modal facilities.

The size and topography of the site can serve any size rail operations including unit trains up to 10,000 feet. This industrial park will offer sites to purchasers from 5 to 1,400 + acres to meet the needs of today's logistics, transportation & manufacturing businesses.

Zoned as SU-Rail Park 2, permissible uses include:

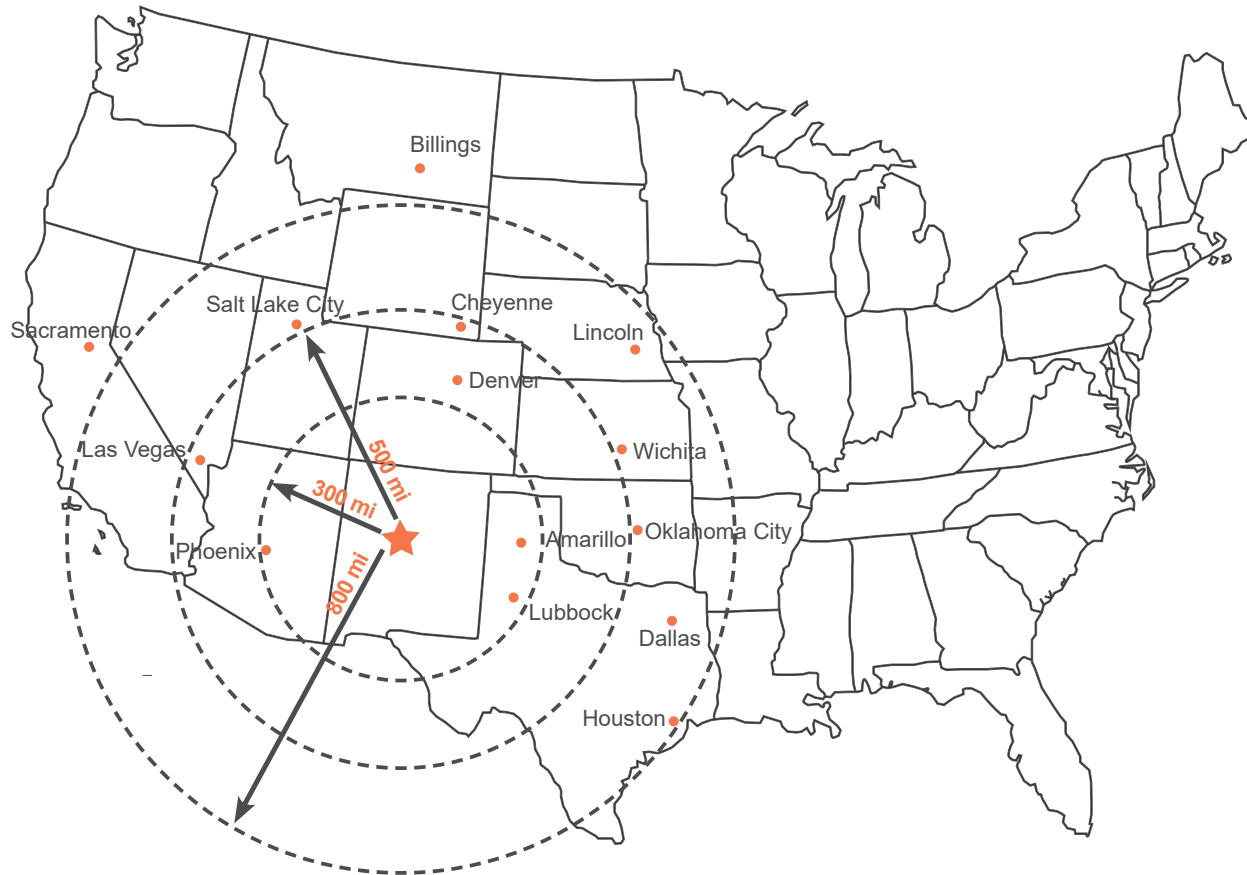
- Industrial
- Manufacturing
- Fabrication
- Assembly
- Wholesaling
- Distribution
- Storage
- Warehousing

Rail Services include:

- Transload capabilities
- Car Storage
- Industry Spurs available



ACCESS & PROXIMITY



Land Size: Approximately 1,400 acres

Location: Less than 25 miles south of New Mexico's largest city, Albuquerque.

Highway Access: Located on NM Highway 6, and access to Interstate 25 and Interstate 40 with just a short 25 miles to Albuquerque International Airport complete with air cargo and transport.

Rail Service: Rail service provided by BNSF Railway Company

Rail Car Storage: Planned rail car storage track

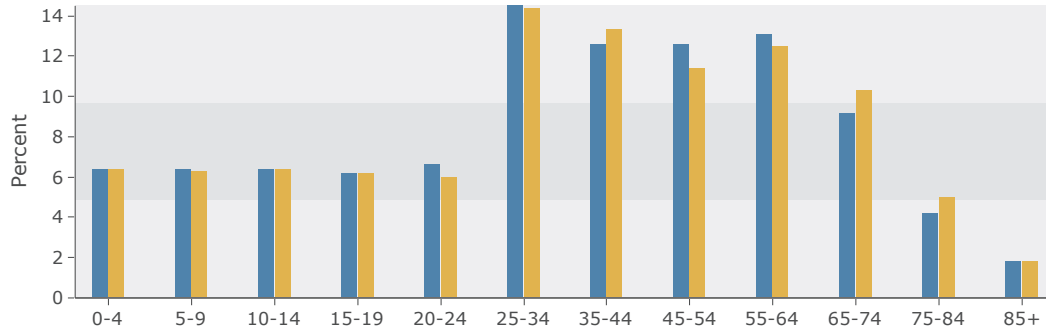
Incentives: State & Local economic incentive packages available to qualified park residents

Labor: Access to regional priced labor and training force

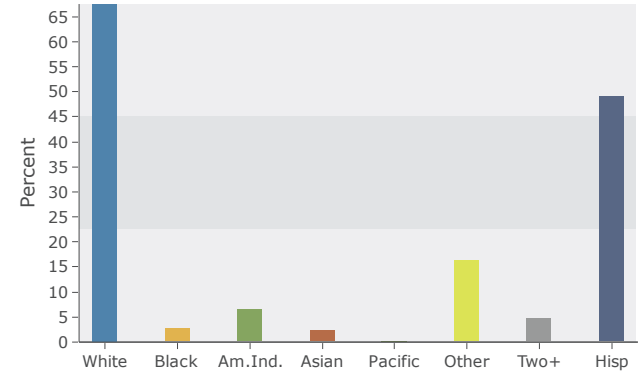


NEW MEXICO DEMOGRAPHICS

Population by Age

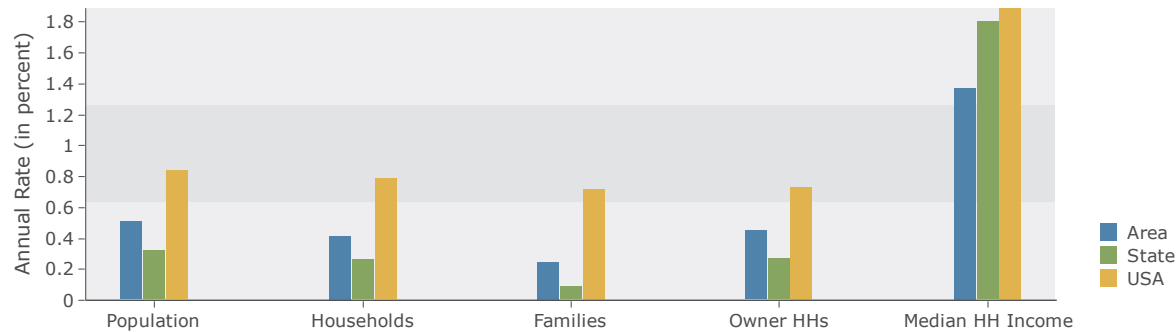


2017 Population by Race



NM(35001),NM(...)

Trends 2017-2022



2017 Household Income

