

## PHASE 1 DEVELOPMENT

- > 166 Acres Phase 1
- > 408 acre-feet of water rights
- > Foreign Trade Zone eligible
- > Opportunity Zone
- > SD-V-M-1 Light Industrial Zoning

<b>LOT 1</b>	<b>65.6 ACRES</b>
<b>LOT 2</b>	<b>5.7 ACRES</b>
<b>LOT 3</b>	<b>3.5 ACRES</b>
<b>LOT 4</b>	<b>4.3 ACRES</b>
<b>LOT 5</b>	<b>6.5 ACRES</b>
<b>LOT 6</b>	<b>10.2 ACRES</b>
<b>LOT 7</b>	<b>43.5 ACRES</b>

Project resides in Bernalillo County, New Mexico. Entitled. Shovel Ready.

**ESTIMATED 9.8 MILLION DOLLAR ROAD IMPROVEMENT PROJECT CURRENTLY BUDGET FOR UNIVERSITY BLVD. PLANNED COMPLETION 2021**

### Electric

- » Three phase electric power is currently available to the site. The Public Service Company of New Mexico, who owns and operates the system has plans for placement of a sub-station either adjacent to or on the site to help meet any service needs above the existing systems current capacity.

### Fiber Optics

- » Fiber optics in University Blvd running north to south across the plan area. Multiple carriers are in the area for service.

### Gas

- » Natural gas will be serviced by New Mexico Gas Company. An existing 10" HP gas line is currently located in University Blvd, which bisects the plan area running north and south.
- » Distribution lines off this gas main in University will be routed into the plan area with pressure regulating station constructed to step the pressures down to required levels.

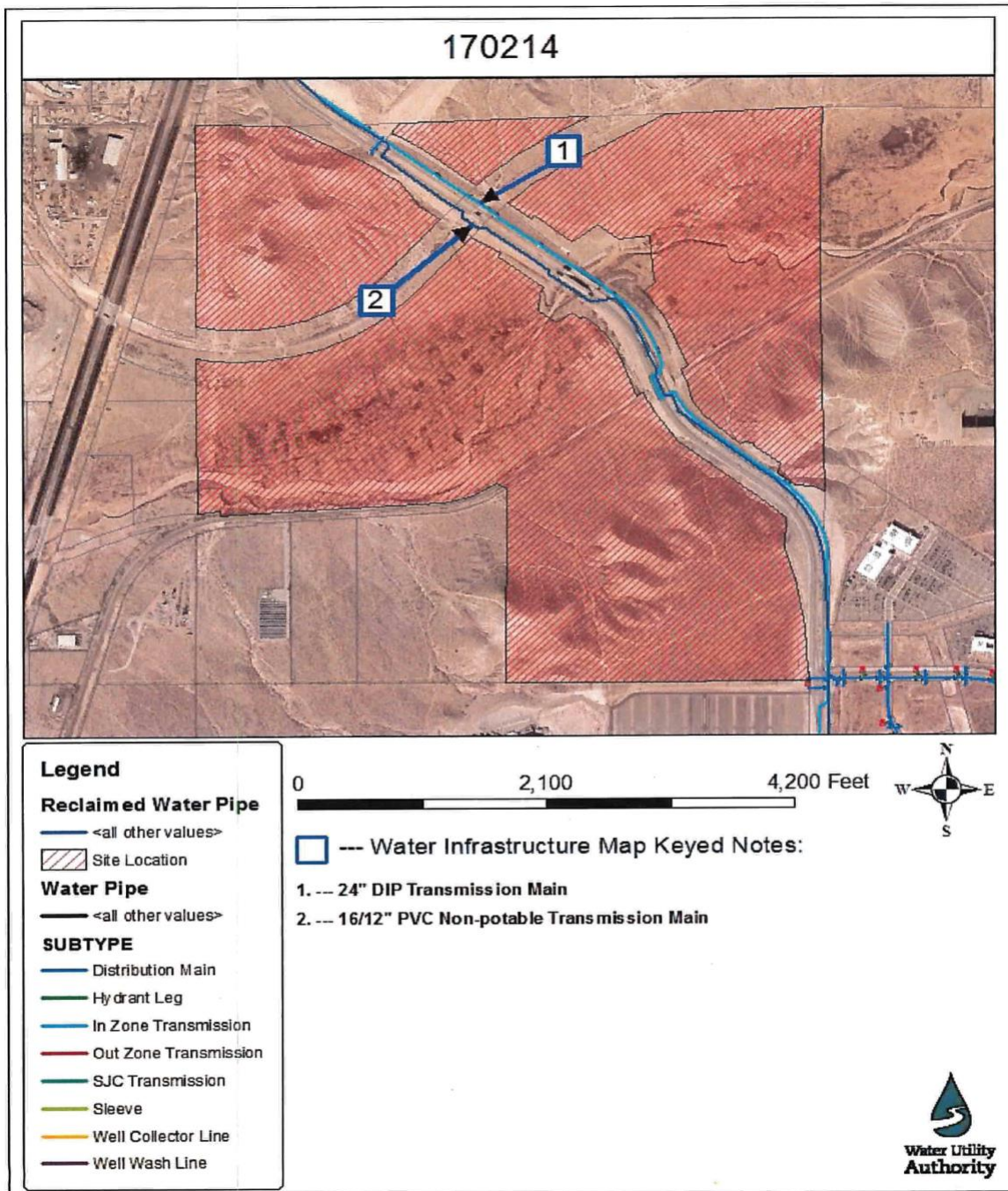
### Water

- » Water will be serviced by ABCWUA (Albuquerque Bernalillo County Water Utility Authority).
- » An existing 24" transmission main is located in University Blvd which bisects the site running north and south.
- » An existing 16" to 12" re-use water transmission main (non-potable) is also located in University Blvd.
- » Extensions of the existing transmission lines from both the lower and upper water zones located west and east of the plan area, respectively, will provide both domestic and fire flow. No additional wells or storage reservoirs are anticipated.
- » The property does have 408 acre-feet of water rights tied to the site. These water rights can be used independent of the public water that will be provided by ABCWUA.
- » An existing well is located on site and is currently equipped to produce 340 gpm.

### Sanitary Sewer

- » Sanitary Sewer for the plan area will be serviced by ABCWUA with connections to the existing interceptor line that currently runs across the plan area from east to west. The interceptor line ranges in size from 42" to 54" in diameter and does have capacity to service the development.

WATER INFRASTRUCTURE





GAS INFRASTRUCTURE

