

# OFFERING MEMORANDUM

FOR SALE | ±180 AC Industrial Land  
Interstate 10 & High Valley Rd. Vado, NM



"Borderplex" Economic Opportunity Region

Offered Exclusively by:

**NAI Horizon NAI 1st Valley**

2944 N 44th St, Suite 200, Phoenix, AZ 85018  
602 955 4000 | [naihorizon.com](http://naihorizon.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



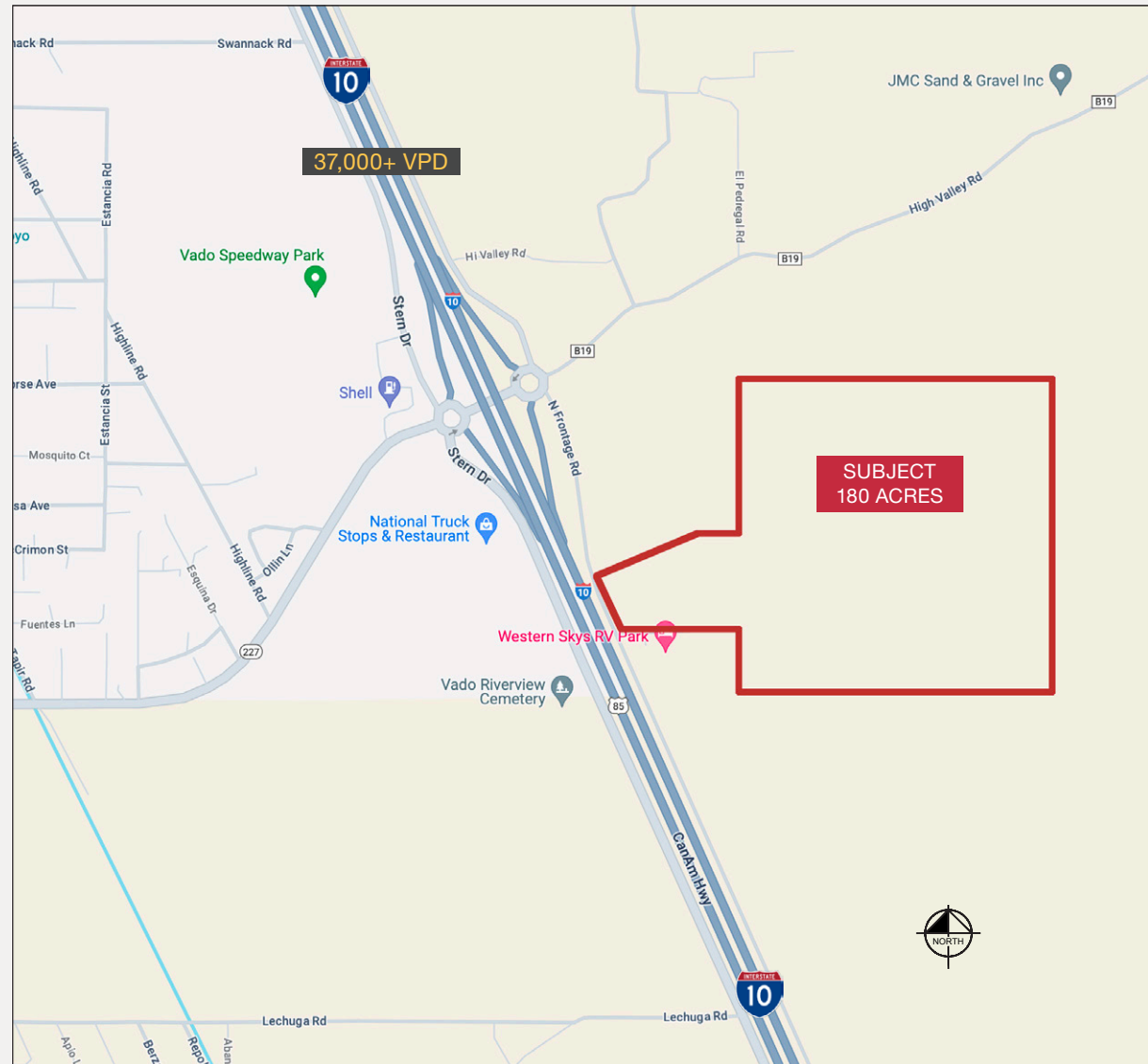
# PROPERTY OVERVIEW

The subject property is comprised of two (2) parcels totaling  $\pm 180$  Acres of Industrial Land.

It has easy access to I-10 and is within the Borderplex.

## Offering Summary

Address	SEC I-10 & High Valley Rd, Vado, NM 88072
Price	Contact agent for price
County	Doña Ana County
Land Area	$\pm 7,840,800$ SF ( $\pm 180$ Acres)
Zoning	MU-CC & I-2
Parcels	4-016-148-132-132 & portion of 4-015-148-466-134
Access	Via Frontage Road to I-10



# SITE PLAN





# TRADE OVERVIEW

## United States-Mexico-Canada Agreement spells economic opportunity for Borderplex region

Mexico is now America's single largest trading partner, and the U.S.-Mexico border has become a dynamic and critical economic driver for the United States. In 2018, trade between our nations totaled an estimated \$671.1 billion in 2018.

Moreover, our region is now the fourth largest manufacturing hub in North America, and there are daily positive indicators of our interconnectedness with our southern neighbor.

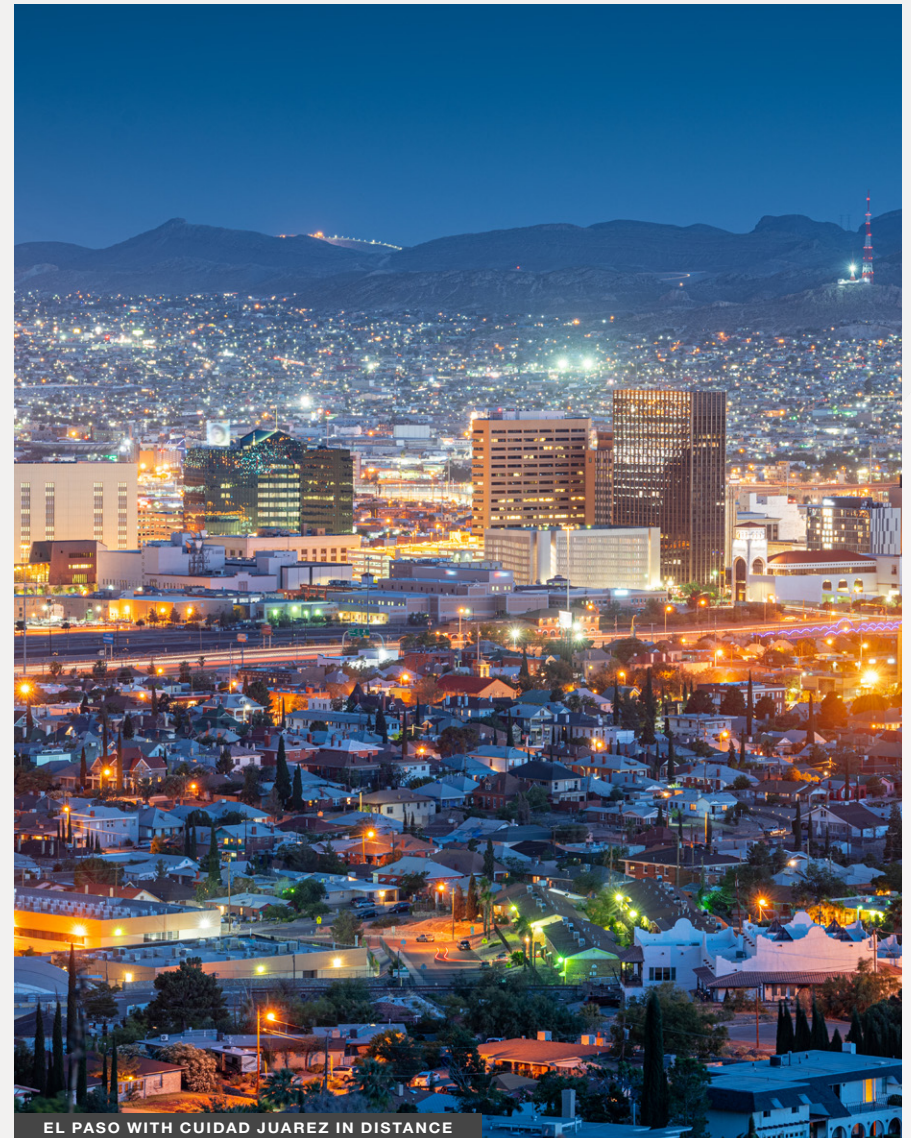
Consumers from Mexico cross the border to eat, shop and play, accounting for 20% to 30% of the retail sales in the El Paso area. Warehousing, logistics and customs brokers are critical industries in the region, and one in four jobs locally is connected to cross-border trade. All this has resulted in record-low unemployment and a positive trend in our regional economy over the quarter-century. Thankfully, many young people do not remember when our region consistently experienced double-digit unemployment rates, vacant buildings and an abandoned Downtown. In short, NAFTA has created jobs, hope and opportunity on both sides of the border.

NAFTA's successor, the United States-Mexico-Canada Agreement presents as NAFTA did, a once in a generation opportunity for economic development.

This trade agreement creates higher standards and better policies that will help our region's enterprises. This improved trade deal will address many of the outdated elements of NAFTA and ensure a level playing field for U.S. manufacturers to participate in international markets.

Updates include new chapters on improved regulatory practices and technical barriers to trade. These new rules prevent discriminatory and unfair practices and improve the reliability and accessibility of new markets for businesses in our region and across the U.S.

Source: <https://www.elpasotimes.com/story/opinion/2019/12/19/usmca-spells-economic-opportunity-borderplex-region-jon-barela/2702972001/>



# TRADE OVERVIEW



## The Borderplex

Subject property is located in Vado, New Mexico and within the “Borderplex”.

Vado is just 19 miles southeast of Las Cruces, NM and 33 miles northwest of El Paso, TX. The property is adjacent to Interstate-10 (37,000+ VPD), and enjoys majestic views of the Organ & Franklin Mountains.

Vado is located within the industrious “Borderplex”, a bi-national metro area, operating as a single economy for private business manufacturing and distribution with over 2.7 million people. The Borderplex encompasses two nations and three states and serves as the 2nd most important on border trade point and the 14th largest trade center in the U.S. Over 70 Fortune 500 companies house operations in this space as well as more than 1,100 manufacturing operations.



# TRADE OVERVIEW

## Santa Teresa International Border Crossing

The Santa Teresa Port of Entry is located 42 miles south of New Mexico's second largest city, Las Cruces, and 30 miles from Vado. From Interstate 10, it is an easy 12 miles down the Pete Domenici Highway, the newest borderland multi-lane transportation link.

With little congestion and short lines, Santa Teresa, via its sister port Jeronimo is the premier driving route to southern Cd. Juárez, Cd. Chihuahua, and further into the interior of Mexico.

The Santa Teresa Border Crossing is in operation from 6:00 AM to midnight, seven days a week. This port of entry is open to commercial vehicles, passenger vehicles, and pedestrians.

## Free and Secure Trade (FAST) program

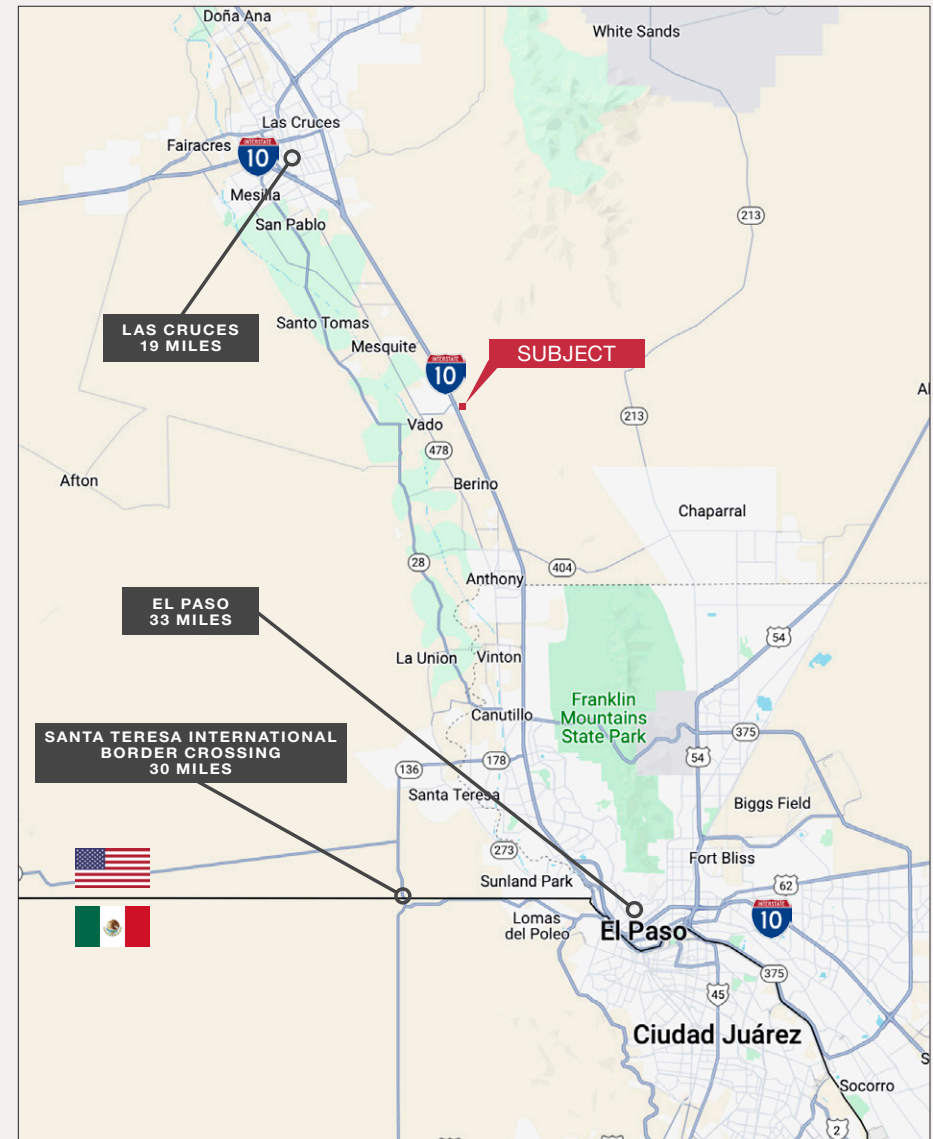
Commercial vehicle drivers can utilize the FAST lane, if qualified, from 6:00 AM to 8:00 PM, Monday through Friday.

FAST vehicle lanes process cargo at land border ports of entry that serve commercial cargo. Enrollment is open to truck drivers from the United States, Canada, and Mexico.

The Free and Secure Trade (FAST) program is a commercial clearance program for known low-risk shipments entering the United States from Canada and Mexico. This innovative trusted traveler/trusted shipper program allows expedited processing for commercial carriers who have completed background checks and fulfill certain eligibility requirements.

Participation in FAST requires that every link in the supply chain, from manufacturer to carrier to driver to importer, is certified under the Customs Trade Partnership Against Terrorism (CTPAT) program.

More than 10,000 companies world-wide are certified CTPAT members.



# ROADS MAP





# DRIVE TIME MAP



VADO, NM TO:	APPROX. DISTANCE	APPROX. DRIVE TIME
Phoenix	403 mi.	5hr. 56min.
Las Vegas	703 mi.	10hr. 39min.
OKC	688 mi.	10hr. 37min.
Tucson	293 mi.	4hr. 19min.
El Paso	28 mi.	0hr. 44min.
Dallas	693 mi.	10hr. 41min.
Austin	607 mi.	9hr. 14min.
San Antonio	582 mi.	8hr. 28min.
Salt Lake City	837 mi.	12hr. 58min.



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24-04-065

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