

# *SANTA TERESA*

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LAND PROPERTIES  
289.461 ACRES

SANTA TERESA, NEW MEXICO

**CBRE**

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& INDUSTRIAL ROAD

# SANTA TERESA

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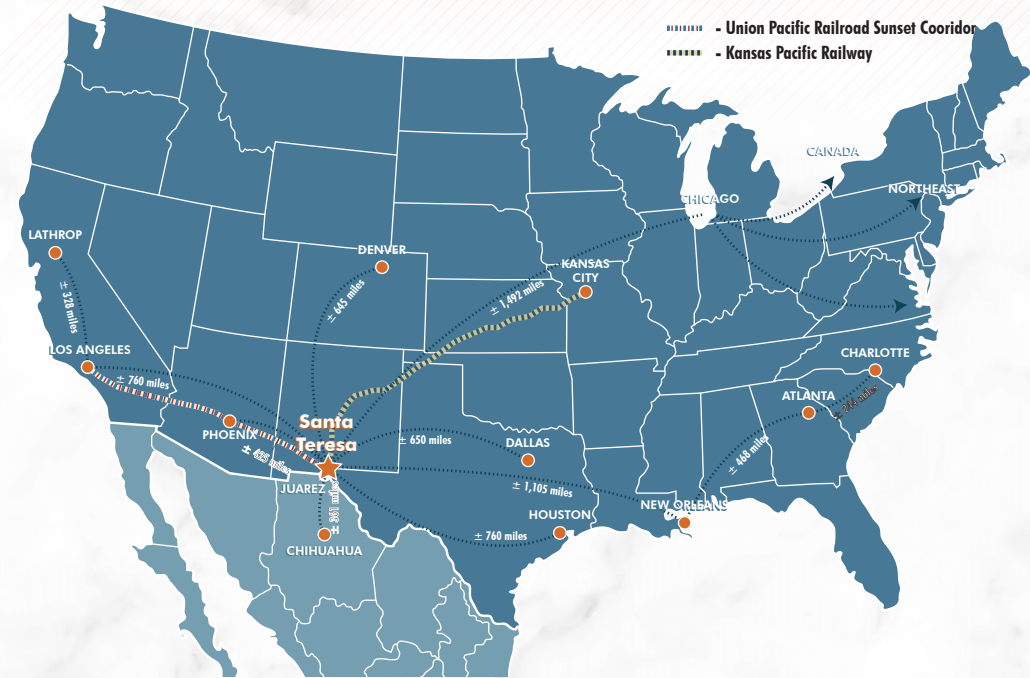


# 1

PORTFOLIO  
OVERVIEW

# regional connectivity

Santa Teresa is equi-distance between Southern California and Houston and the center of the southwest U.S. with easy access to the major Texas metros, Phoenix and Denver. Interstate 10 is the major highway running from L.A. to Houston and the UPRR's Sunset Corridor connects with Port of L.A./Long Beach with Santa Teresa and El Paso, the gateway to Mexico's maquiladora market. The macro location advantages are enhanced by the less congested Santa Teresa International Port of Entry, the Overweight Cargo Zone and significantly lower drayage costs compared to warehouses in east El Paso.



## LAND HIGHLIGHTS

- › All available land parcels are located in an Opportunity Zone. Information on the Opportunity Zone can be found at [gonm.biz](http://gonm.biz).
- › New Mexico is the only state on the border that allows for overweight cargo, up to 96,000 lbs., and 18 ft. width.
- › Enter from Mexico and unload within a six-mile radius.
- › Home to one of Union Pacific Railroad's largest intermodal yards in its entire system providing rail service and overseas container storage.
- › MCS manufacturing building, Federal Express built a distribution facility and Cold Valley Storage Facility completed in 2017.
- › Tax credits for job creation
- › Job training incentive program
- › 67% less real estate and personal property taxes than neighboring state (Texas)
- › No Inventory Tax
- › No sales taxes charged for trade support companies
- › Foreign Trade Zone
- › Overweight cargo zone out of Santa Teresa Port of Entry



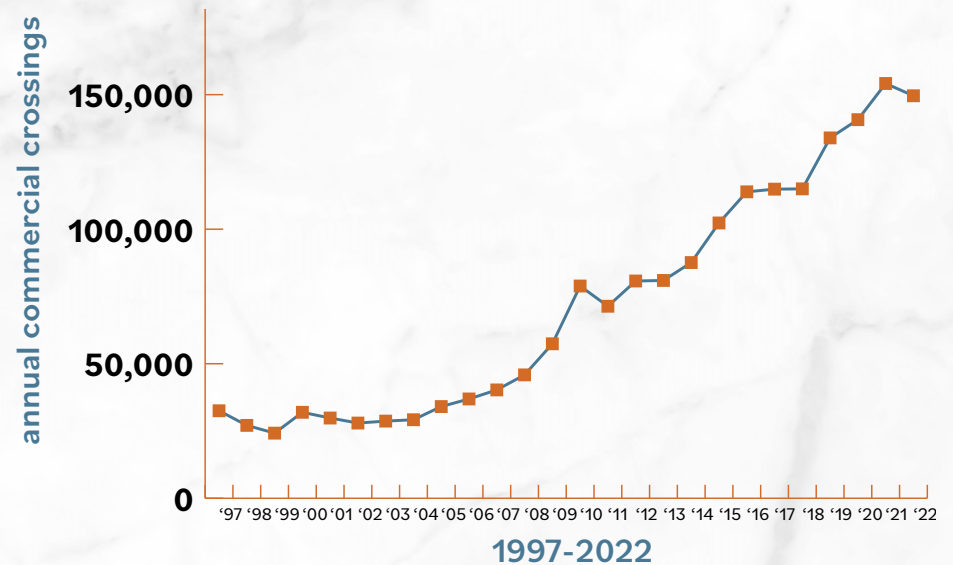
# market overview

Santa Teresa, New Mexico has seen tremendous growth in the last decade with the opening of Foxconn's 600,000 sq. ft. manufacturing plant at the port of entry in 2009 and UP's \$400 million intermodal in 2014. Both manufacturing and logistics companies are starting to understand the unique advantage of Santa Teresa, combining proximity to Cd. Juarez' manufacturing base with direct access to the U.S. transportation system, including both Interstate 10 and UPRR's intermodal yard. The Santa Teresa Port of Entry is the fifth largest port for Mexico trade with the United States.

These advantages are demonstrated by the oversized role Santa Teresa has played in the regional real estate market over the past five years. Although Santa Teresa only accounts for 6% of the total El Paso regional industrial real estate market, this submarket has recorded 17% of all net absorption since 2015. Most of this net absorption has been the result of companies including FedEx, Valley Cold Storage, Admiral Cable, Expeditor's International and Corrugated Synergies International leasing or building new facilities. These decisions are being driven by the following factors:

**SANTA TERESA PORT OF ENTRY  
COMMERCIAL CROSSINGS**

SOURCE: BTS.GOV



# land sites

## BORDER INDUSTRIAL PARK

- › Total Available Land Area: 75.921 Acres(Divisible)
- › Zoning: M-1

## CATTLE CROSSING

- › Total Available Land Area: 183.02 Acres(Divisible)
- › Zoning: M-1

## RAIL SERVED PARCELS - 100% LEASED

- › Total Available Land Area: 10.52 Acres
- › Zoning: INDUSTRIAL

## TWIN CITIES AVENUE PARCELS

- › Total Available Land Area: 20 Acres
- › Zoning: INDUSTRIAL



An aerial photograph of a multi-lane highway stretching into the distance under a sunset sky. The sun is a bright yellow orb in the upper center, casting a golden glow over the scene. The landscape is flat and arid, with sparse vegetation. A large, semi-transparent, light blue number '2' is overlaid on the left side of the image. The text 'BORDER INDUSTRIAL PARK' is centered in the middle of the image in a white, sans-serif font. A thin orange horizontal line is positioned below the text.

BORDER  
INDUSTRIAL  
PARK

# BORDER INDUSTRIAL PARK



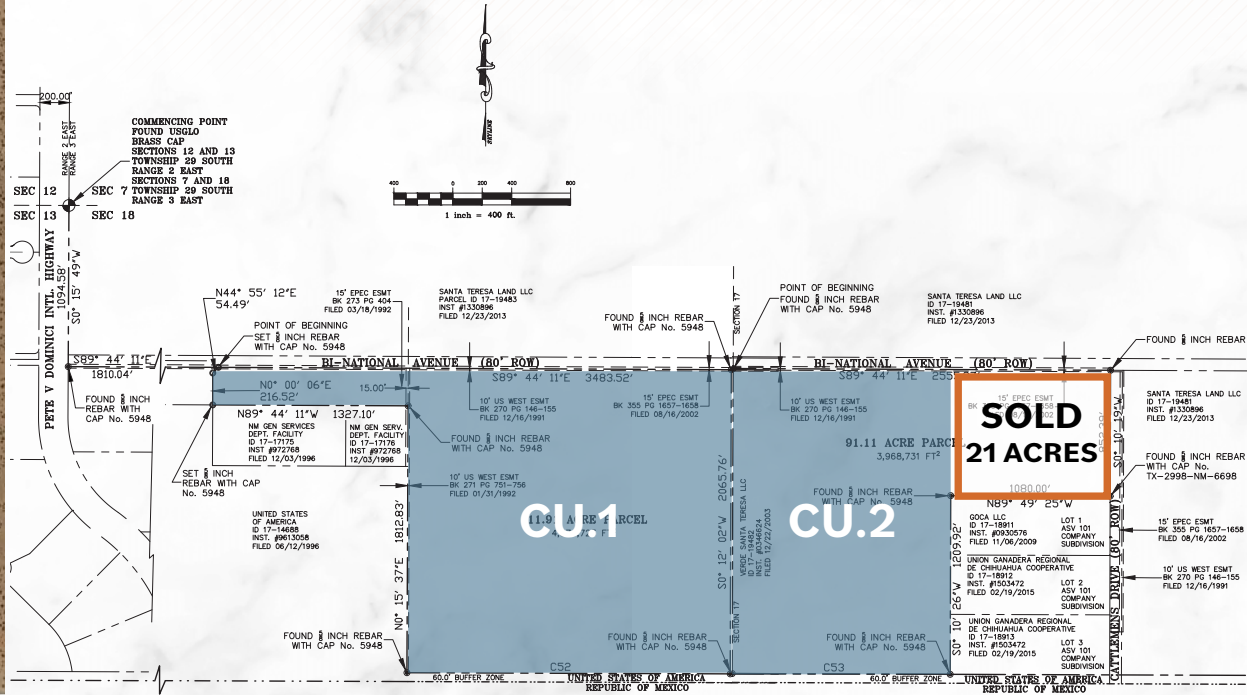
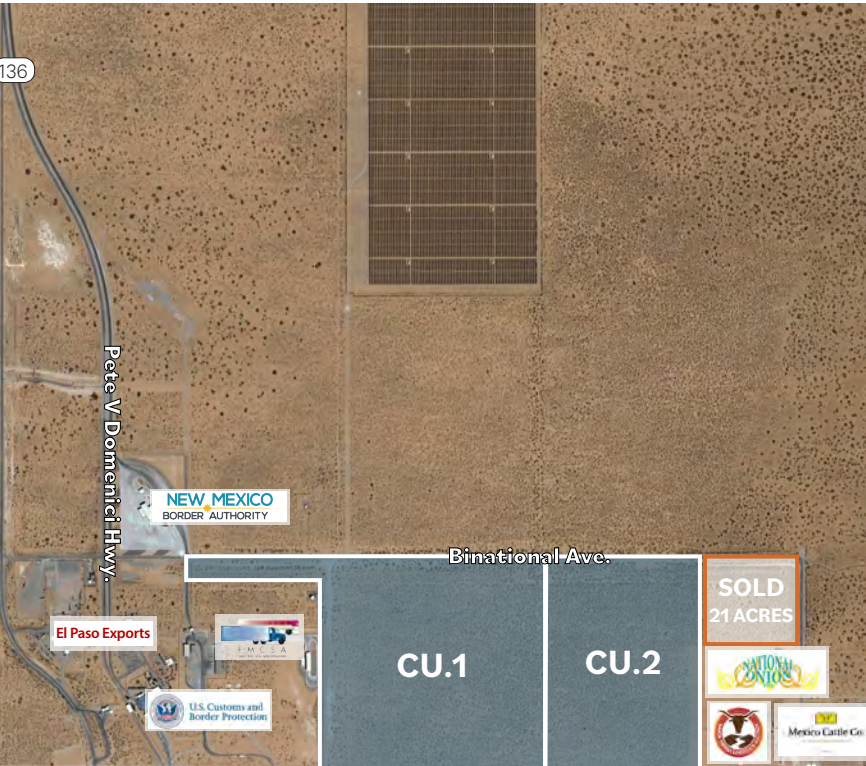
- › 511 Avenida Ascencion (Lot A.1): 11.93 Acres
- › 501 Avenida Ascencion (Lot A.5): 5.782 Acres
- › 100 Avenida Delicias (Lot A.19): 6.733 Acres
- › 111 Avenida Delicias (Lot A.20): 12.669 Acres
- › 133 Avenida Delicias (Lot A.21): 12.067 Acres
- › 155 Avenida Delicias (Lot A.22) 12.063





CATTLE  
CROSSING

# SANTA TERESA INDUSTRIAL LAND



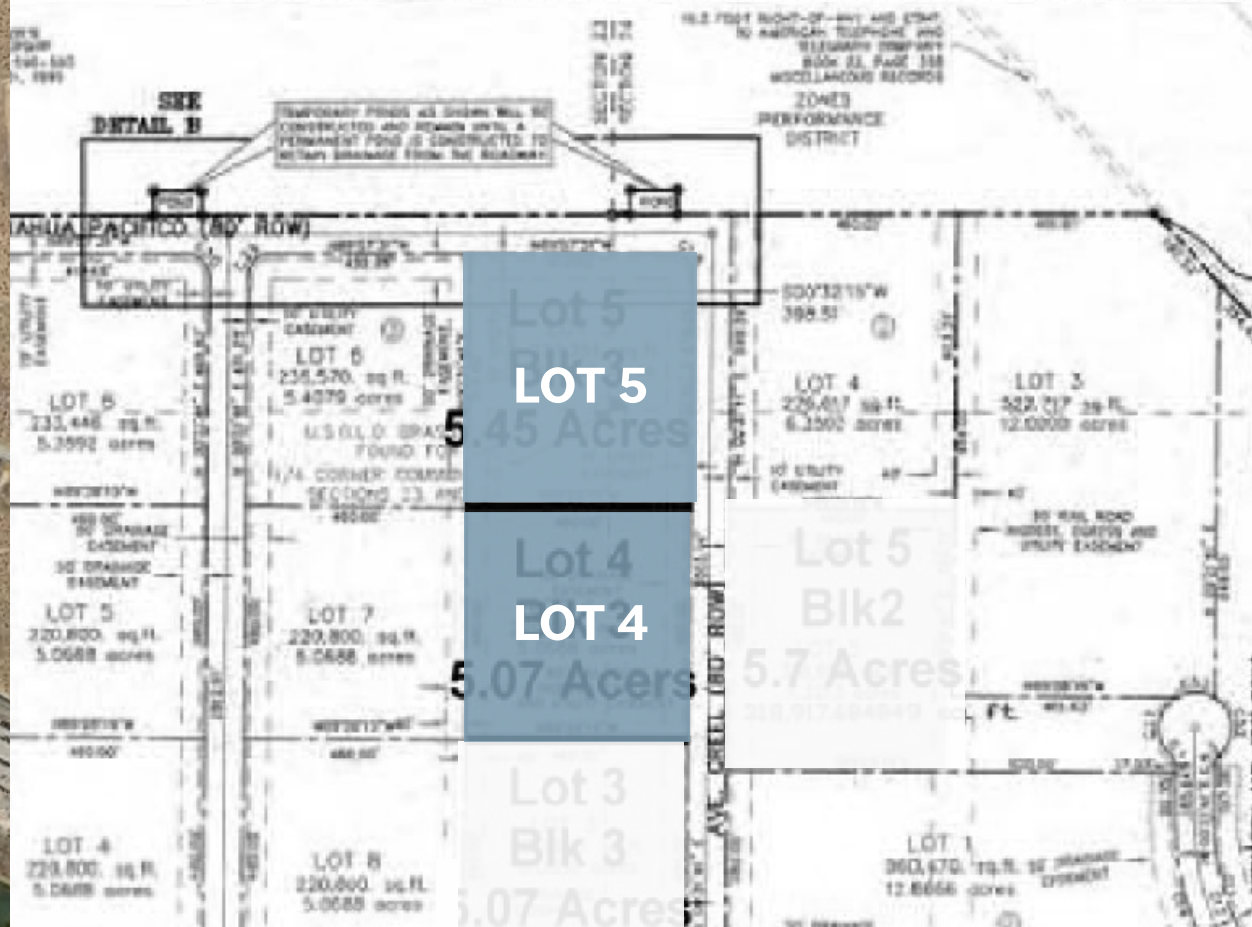
## CATTLE CROSSING (LOT CU.1 & CU.2)

- › Parcel CU.1: 111.91 Acres
- › Parcel CU.2: 71.11 Acres
- › Zoning: Commercial
- › Strategically located adjacent to the International Border Crossing



RAIL  
SERVED  
PARCELS

# SANTA TERESA INDUSTRIAL LAND



## RAIL SERVED PARCELS - LEASED

- › Total Parcel Size: 42.85 Acres
- › Lot 4: 5.07 Acres
- › Lot 5: 5.45 Acres
- › Occupancy: 100%
- › Zoning: Commercial



TWIN CITIES AVE  
AND  
INDUSTRIAL RD

# SANTA TERESA INDUSTRIAL LAND



## TWIN CITIES AVENUE

### 201 INDUSTRIAL AVENUE

- › Available Parcel: 20 Acres
- › Zoning: Commercial

# SANTA TERESA

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## CONTACT US

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>CBRE, Inc.</b>	<b>299995</b>	<b>texaslicensing@cbre.com</b>	<b>210-225-1000</b>
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<b>Jeremy McGown</b>	<b>620535</b>	<b>jeremy.mcgown@cbre.com</b>	<b>214-979-6100</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials                      \_\_\_\_\_  
Date