

Industrial Land Opportunity

7001 Bi-National Avenue
Santa Teresa, New Mexico 88008
www.cbre.com/elpaso

9.21 Acres Available



Property Overview

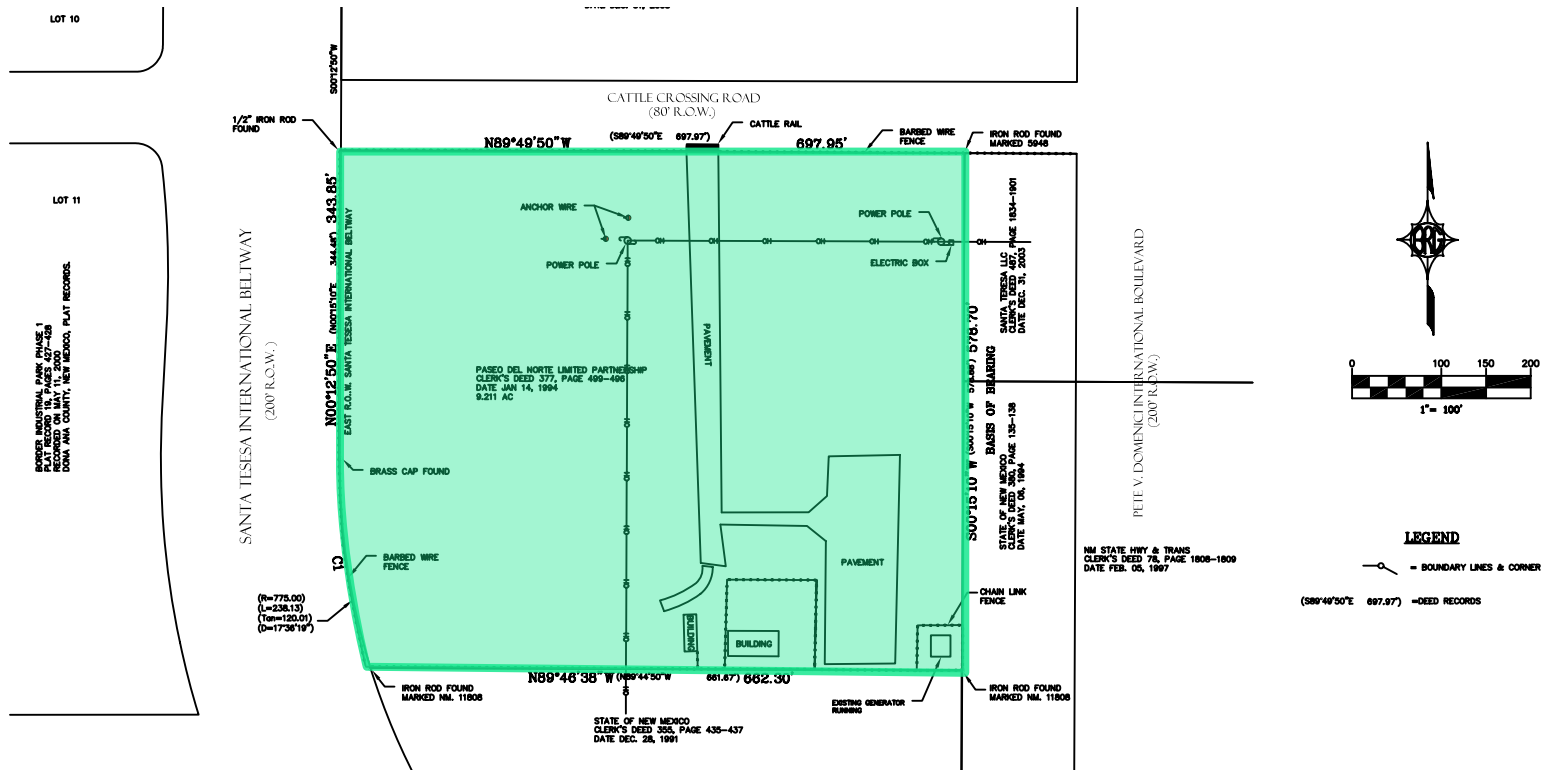
- + APN: 17-13529

+ Parcel ID: 4-013-171-033-125

+ Legal Description: S: 18 T: 29S R: 3E PT OF WHFNWQTR, DONA ANA, NM, TOWNSHIP 3E-29-18, NEIGHBOR CODE 105
- + Available Land Area: 9.21 acres

+ Zoning: Remote

+ Utilities: At property line or close by



Regional Advantage

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.

- + Jet Port expansion - the runway capacity upgrade from 90,000 lbs. to 255,000 lbs. will enable it to handle up to 757 cargo aircraft - to be ready by January 2025.
- + Junction of Pete Domenici (SH178) and Interstate-10 at Aircraft to include additional access and exit ramps along with the widening of Interstate 10 from Mesa to Vinton - work is currently underway with target completion date in early 2025.
- + The Border Highway Connector - extension of St. Francis Avenue to Highway 9 to McNutt Road, will provide a second source of ingress and egress and make the entire Santa Teresa development very accessible - feasibility completed - target start date is September 2025.
- + POE expansion / improvements from 3 northbound commercial lanes to 15 and 2 northbound POV lanes to 11 - feasibility just completed + discussions are underway for similar improvements on the Mexican side.
- + There is an overpass planned for the at-grade Union Pacific rail lines on Industrial Avenue - start date pending.
- + Alta Mesa Estates housing development - 1,200 acres - 4,500 residential units on the eastern side of Pete Domenici between Strauss Road and Highway 9. Ground breaking to be announced late 2024.



Regional Advantage

Logistical Savings

- + Union Pacific Intermodal: A short 11 miles away, the location allows for significant drayage savings. Average drayage costs within Santa Teresa are \$100 - \$150 roundtrip v. \$300 - \$350 to East El Paso.
- + Overweight Freight Zone: Allows for truck loading capacity up to 96,000 lbs. vs. the U.S. standard of 84,000 lbs. As a result, six truck loads in Santa Teresa is equivalent to seven in El Paso equating to transportation savings of ~14%.
- + U.S. – México Border: The Santa Teresa Port of Entry averages under 15 minutes of wait time per border crossing compared to the unpredictability of the Zaragoza Bridge in East El Paso (wait times can range from 45 minutes to over six hours). The Santa Teresa crossing is also free compared to a \$14 fee at the Zaragoza entry.
- + FedEx Ground: Located 7 miles to a FedEx Ground facility, this location can offer extensive shipping savings to FedEx customers.
- + Doña Ana County International Jetport: Only 7.5 miles away, recent renovations allow for increases in air freight and cargo plane shipments.

Operational Savings

- + Property Taxes: Real estate taxes and personal property taxes are ~67% lower in Santa Teresa than El Paso. As a result, real estate operating costs in Santa Teresa are typically \$0.90psf less than El Paso.
- + Foreign Trade Zone/Inventory Tax: While both El Paso and Santa Teresa are located in a foreign trade zone, only Santa Teresa offers no inventory tax, creating a competitive advantage to operators in Santa Teresa.
- + No Sales Tax for Trade Companies: New Mexico does not have a sales tax, and instead charges a Gross Receipts Tax. There are advantages associated with this subject to certain uses and operations.

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For Sale



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