



SANTA TERESA, NM
AVAILABLE LAND FOR SALE

CBRE



THE OFFERING - INDUSTRIAL / COMMERCIAL LAND

CBRE, Inc. is pleased to offer land for sale in the rapidly growing Santa Teresa market. There are three primary Industrial Parks which make Santa Teresa an ideal choice for doing business.

Those parks include the Santa Teresa Industrial Park, located off Airport Road, The Intermodal Rail Park (owned by Santa Teresa Short Line Railroad), and the Border Industrial Park, which is adjacent to the Port of Entry and boasts no crossing fees and often the fastest crossing time of all the International Ports of Entry.

Additionally, New Mexico is the only State on the Border that allows for overweight cargo, up to 96,000 lbs. and trailer width of 18'.

Border Industrial Park

- + Total Available Land Area: \pm 169.55 acres (divisible)
- + Zoning: M-1

Santa Teresa Country Club

- + Total Available Land Area: \pm 11.70 acres
- + Zoning: Commercial

9001 Pete V. Domenici Highway (Lot B.1) - SOLD

- + Total Available Land Area: \pm 272.36 acres (divisible)
- + Zoning: M-1

Sunland Park Parcel

- + Total Available Land Area: \pm 42.85 acres
- + Zoning: Commercial

9101 Pete V. Domenici Highway (Lot B.2)

- + Total Available Land Area: \pm 136.54 acres (divisible)
- + Zoning: M-1

Rail Served Parcels

- + Total Available Land Area: \pm 10.52 acres
- + Zoning: Commercial

LAND HIGHLIGHTS:

Favorable Environment | New Mexico is the only state on the border that allows for overweight cargo, up to 96,000 lbs., and 18 ft. width.

Competitive Edge | Enter from Mexico and unload within a six-mile radius.

Tax Incentives | The Governor has a pro-business attitude with aggressive tax incentives to provide business with logistical, financial and operational advantages, some benefits include...

- 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
- Tax credits for job creation
- Job Training Incentive Program

Largest Intermodal Yards | The Union Pacific Railroad chose Santa Teresa to build one of their largest intermodal yards in its entire system providing rail service and overseas container storage.

Recent Developments | MCS manufacturing building, Federal Express built a distribution facility and Cold Valley Storage Facility was completed in 2017.

SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK PARCELS

+ 511 Avenida Ascencion (Lot A.1):	± 11.93 acres
+ 510 Avenida Ascencion (Lot A.2):	± 11.93 acres
+ 100 Avenida Buena Ventura (Lot A.3):	± 5.748 acres
+ 500 Avenida Ascencion (Lot A.4):	± 5.779 acres
+ 501 Avenida Ascencion (Lot A.5):	± 5.782 acres
+ 500 Avenida Casas Grandes (Lot A.6):	± 5.782 acres
+ 400 Avenida Casas Grandes (Lot A.7):	± 7.974 acres
+ 400 Avenida Ascencion (Lot A.9):	± 7.975 acres
+ 300 Avenida Ascencion (Lot A.12):	± 7.869 acres
+ 300 Avenida Casas Grandes (Lot A.14):	± 7.869 acres
+ 200 Avenida Casas Grandes (Lot A.15):	± 7.869 acres
+ 201 Avenida Ascencion (Lot A.16):	± 5.28 acres
+ 200 Avenida Ascencion (Lot A.17):	± 7.869 acres
+ 110 Avenida Delicias (Lot A.18):	± 9.597 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 acres
+ 201 Avenida Delicias (Lot A.23):	± 8.895 acres



*This property is Co-Listed between CBRE, Inc. and Juan Uribe with Team Juan Uribe. Please see team contact information on the last page of this packet for further information.

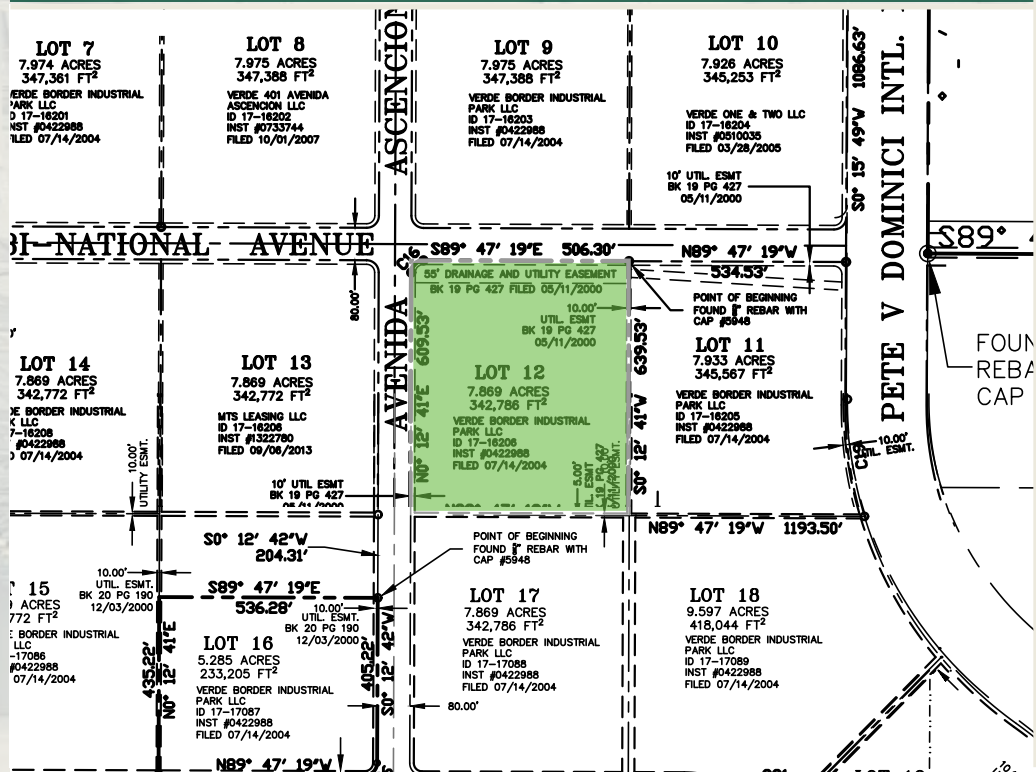
SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 300 AVENIDA ASCENCION (LOT A.12)

+ Parcel Size: ± 7.869 acres

+ Zoning: M-1

This land parcel has paved access.



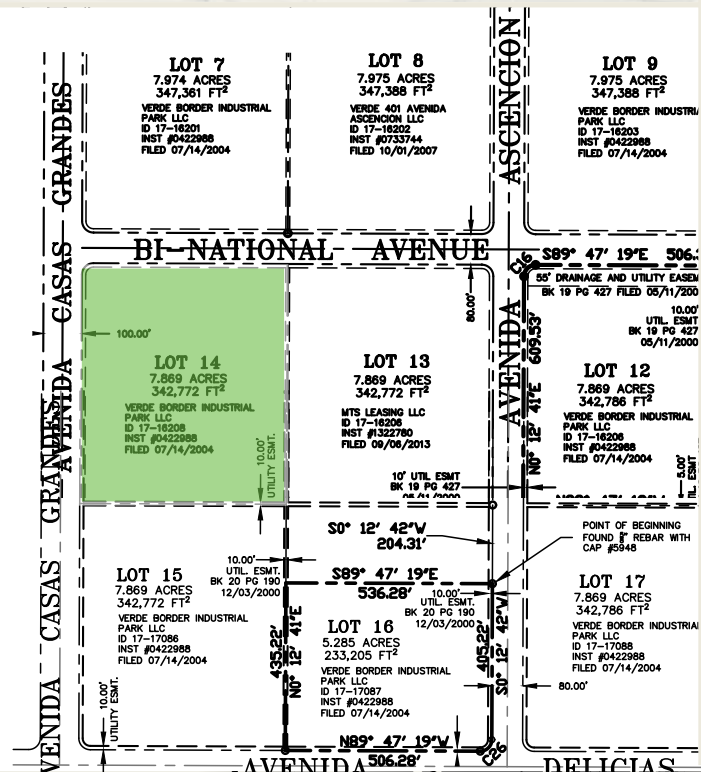
SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 300 AVENIDA CASAS GRANDES (LOT A.14)

+ Parcel Size: ± 7.869 acres

+ Zoning: M-1

This land parcel has paved access.



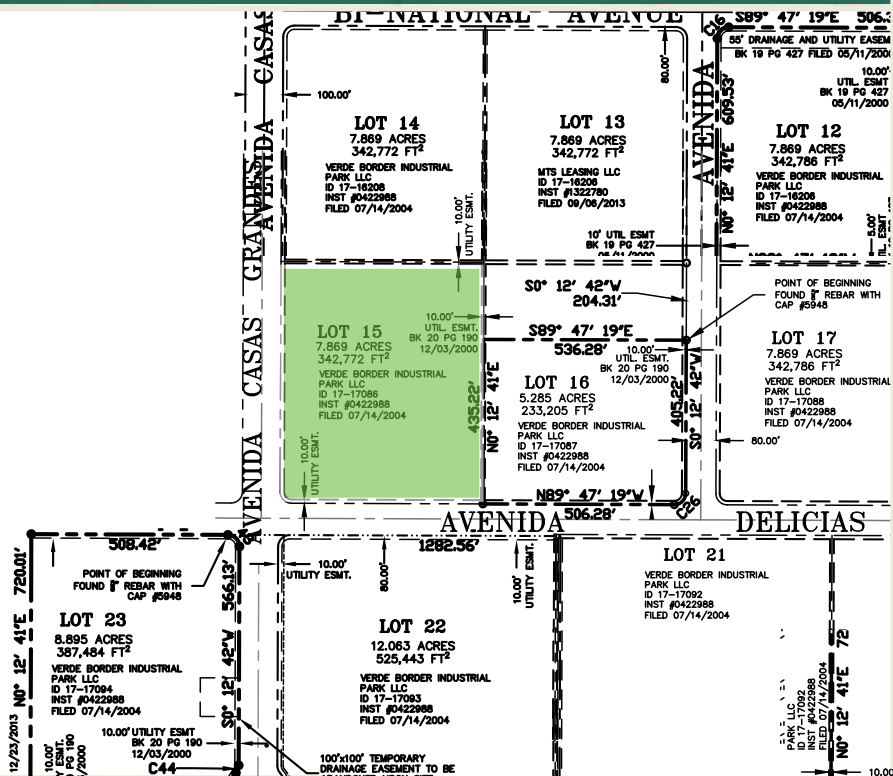
SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 200 AVENIDA CASAS GRANDES (LOT A.15)

+ Parcel Size: ± 7.869 acres

+ Zoning: M-1

This land parcel has paved access.

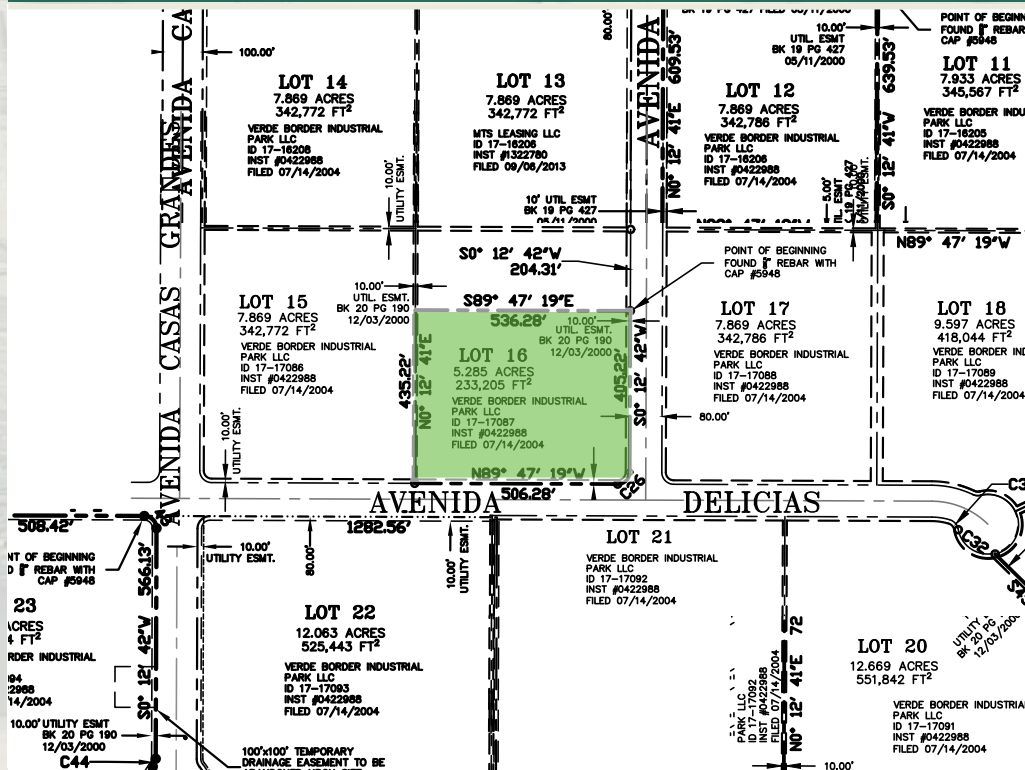


SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 201 AVENIDA ASCENCION (LOT A.16)

- + Parcel Size: ± 5.28 acres
- + Zoning: M-1

This land parcel has paved access.



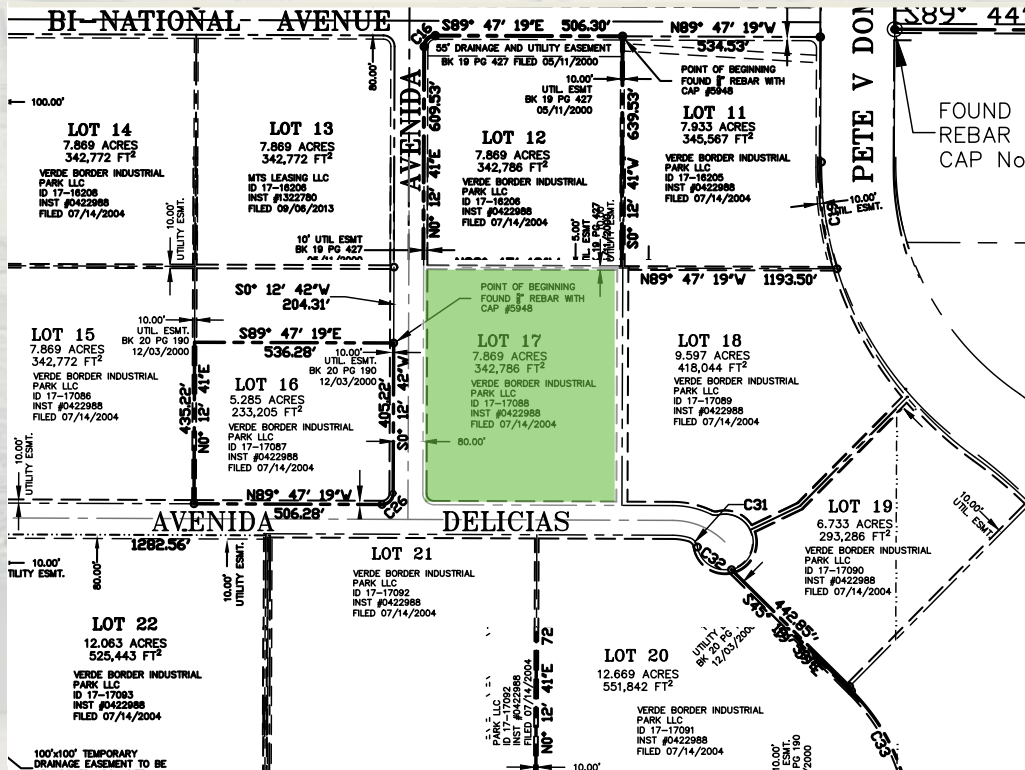
UNITED STATES OF AMERICA
REPUBLIC OF MEXICO

SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 200 AVENIDA ASCENCION (A.17)

- + Parcel Size: ± 7.869 acres
- + Zoning: M-1

This land parcel has paved access.



UNITED STATES OF AMERICA
REPUBLIC OF MEXICO

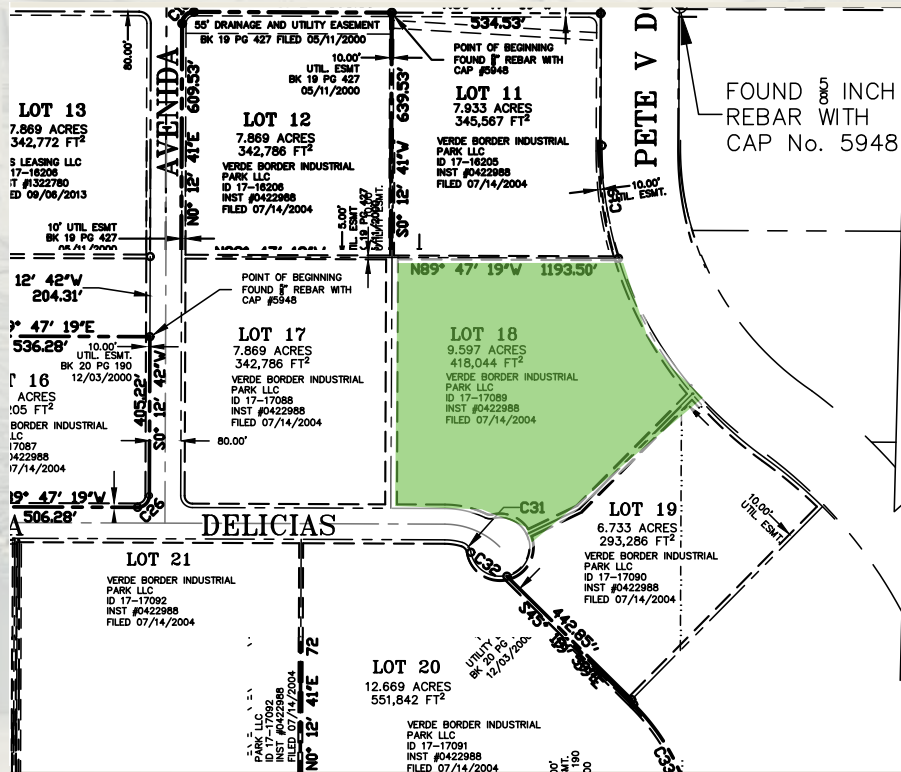
SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 110 AVENIDA DELICIAS (LOT A.18)

+ Parcle Size: ± 9.597 acres

+ Zoning: M-1

This land parcel has paved access.

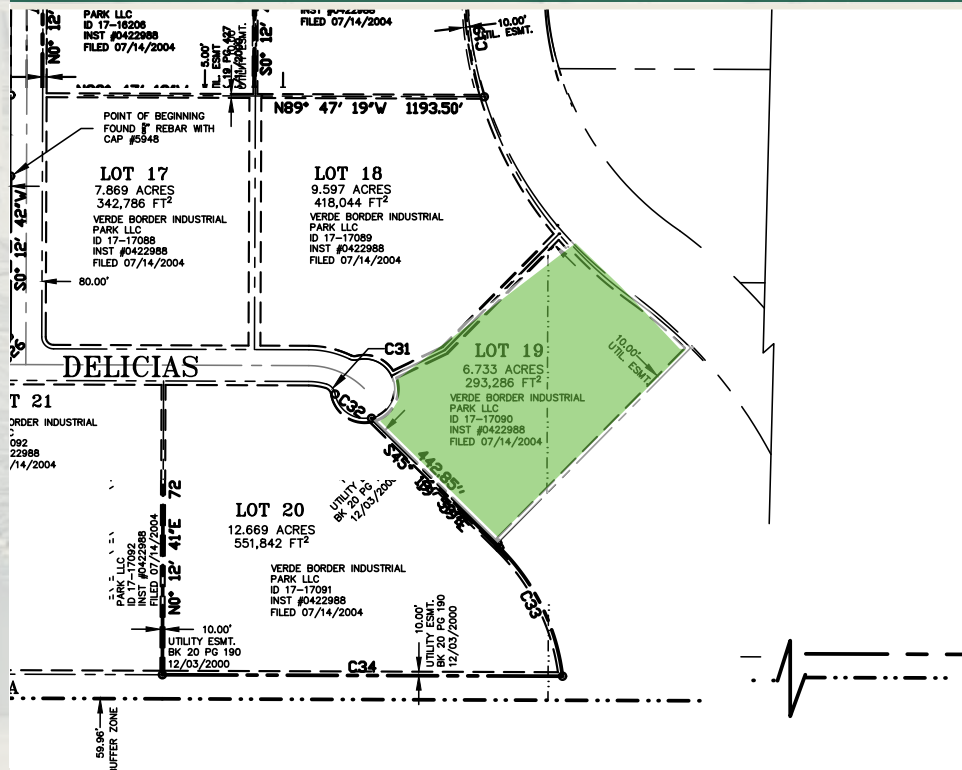


SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 100 AVENIDA DELICIAS (LOT A.19)

- + Parcel Size: ± 6.733 acres
- + Zoning: M-1

This land parcel has paved access.

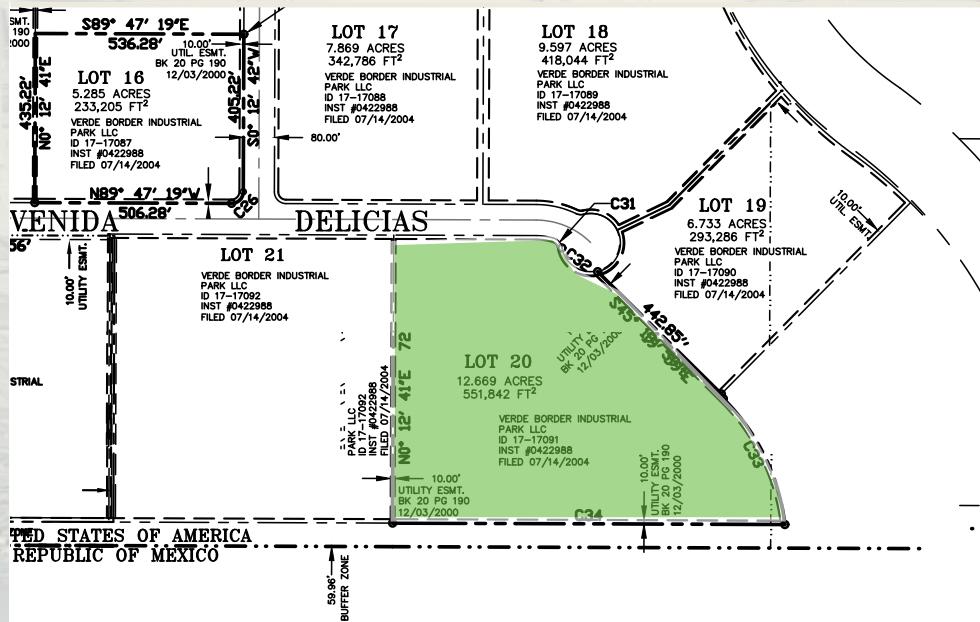


SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 111 AVENIDA DELICIAS (LOT A.20)

- + Parcel Size: ± 12.669 acres
- + Zoning: M-1

This land parcel has paved access.

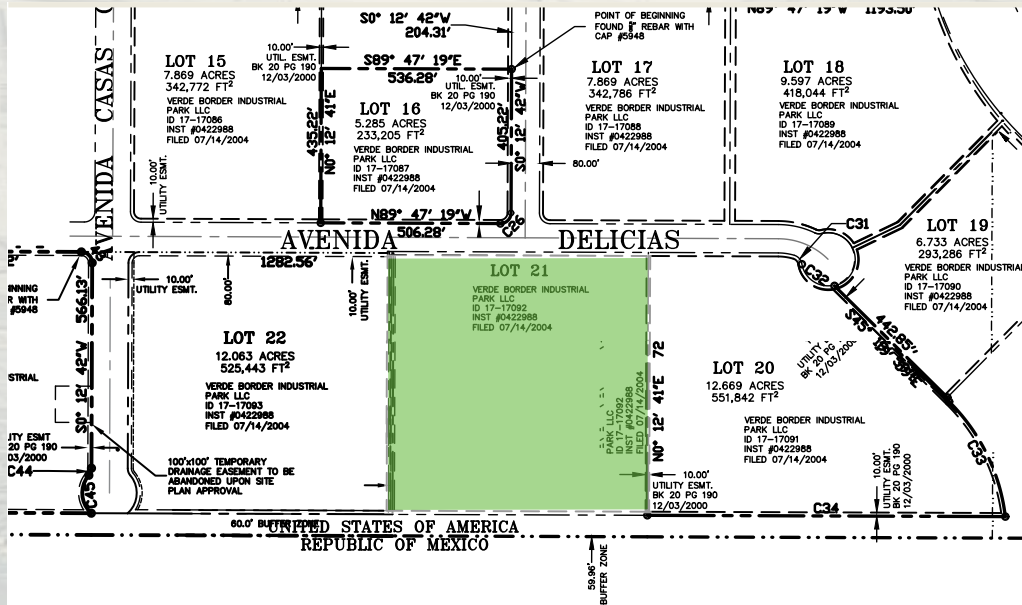


SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 133 AVENIDA DELICIAS (LOT A.21)

- + Parcel Size: ± 12.067 acres
- + Zoning: M-1

This land parcel has paved access.

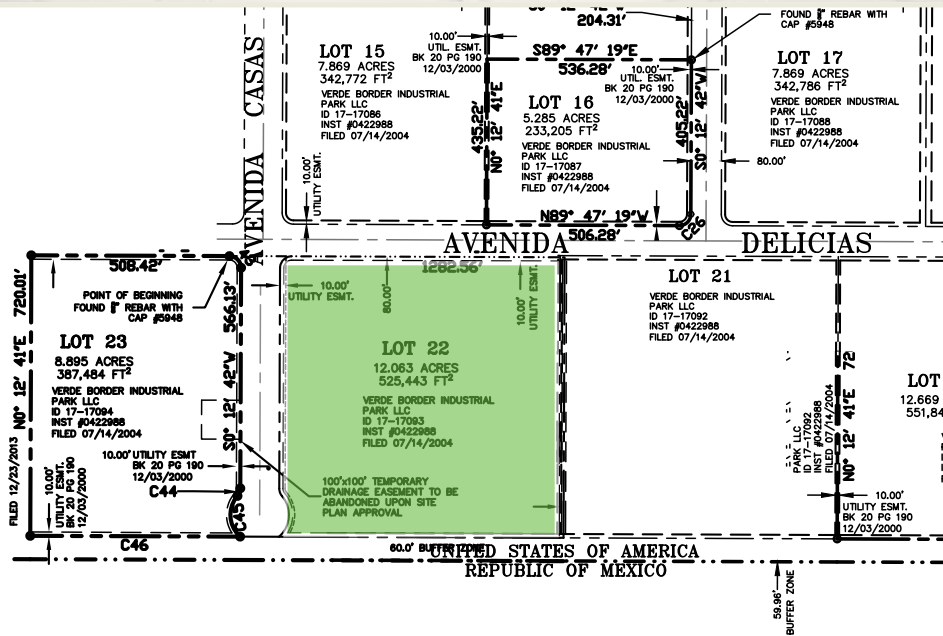


SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 155 AVENIDA DELICIAS (LOT A.22)

- + Parcel Size: ± 12.063 acres
- + Zoning: M-1

This land parcel has paved access.

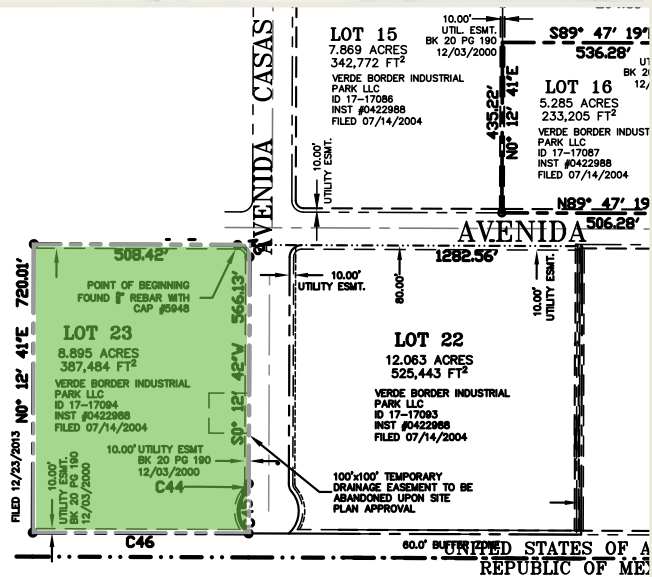


SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK - 201 AVENIDA DELICIAS (LOT A.23)

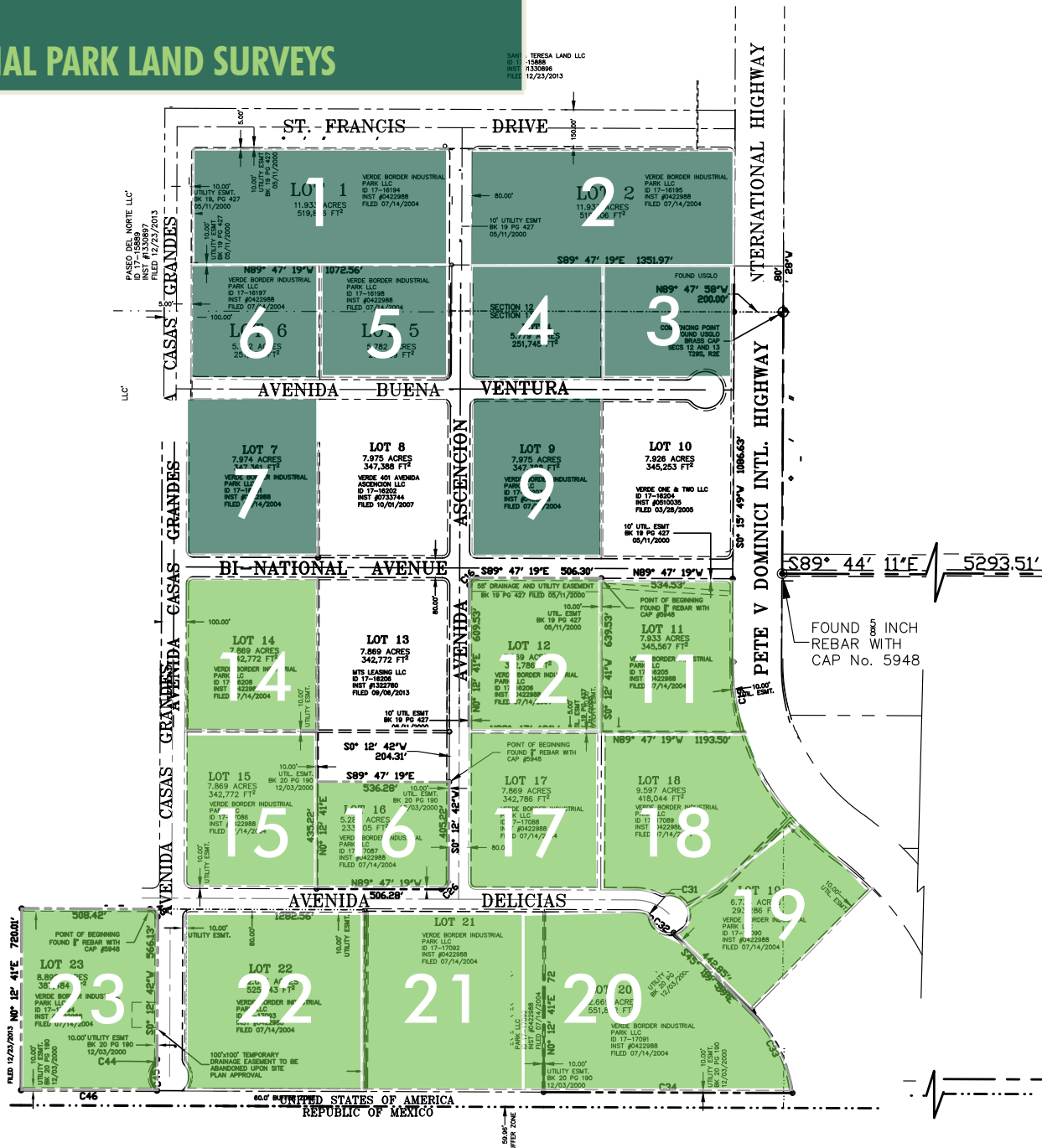
- + Parcel Size: ± 8.895 acres
- + Zoning: M-1

This land parcel has paved access.



SANTA TERESA INDUSTRIAL LAND

BORDER INDUSTRIAL PARK LAND SURVEYS



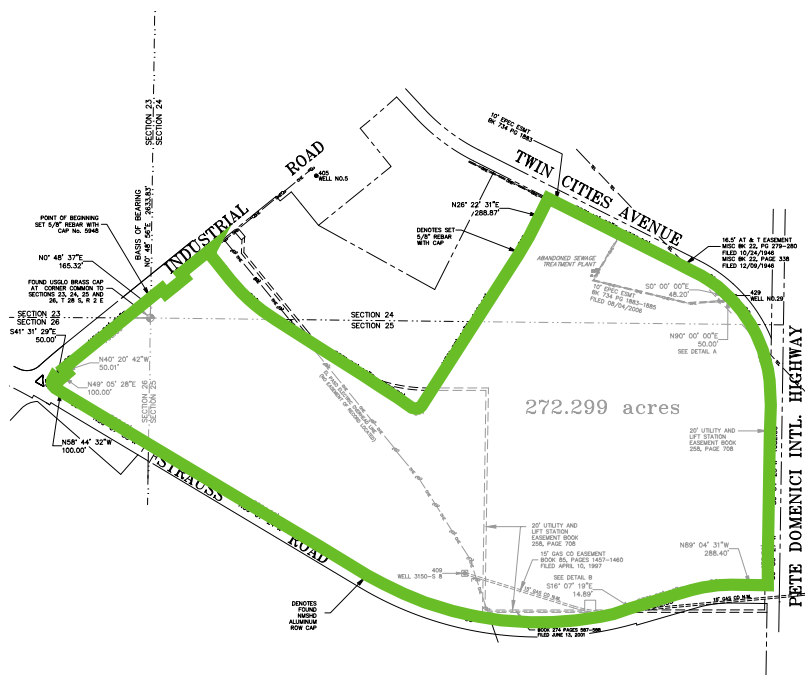
*This property is Co-Listed between CBRE, Inc. and Juan Uribe with Team Juan Uribe. Please see team contact information on the last page of this packet for further information.

SANTA TERESA INDUSTRIAL LAND

INDUSTRIAL NO RAIL PARCEL - 9001 PETE V DOMENICI HWY (LOT B.1)

- + Parcle B.2: ± 272.36 acres
- + Zoning: M-1

Land is divisible with substantial frontage on Pete V Domenici Highway.



SOLD

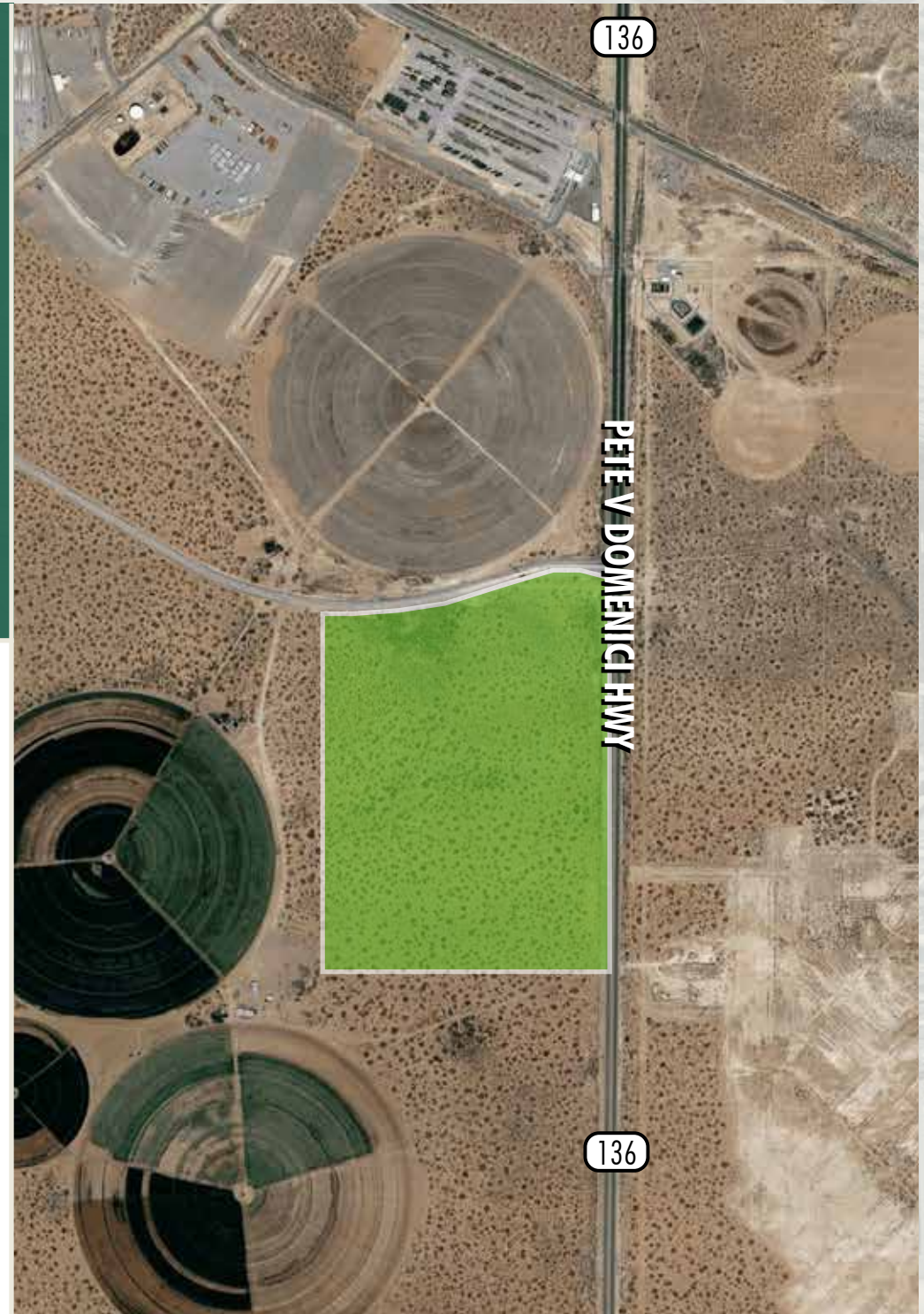
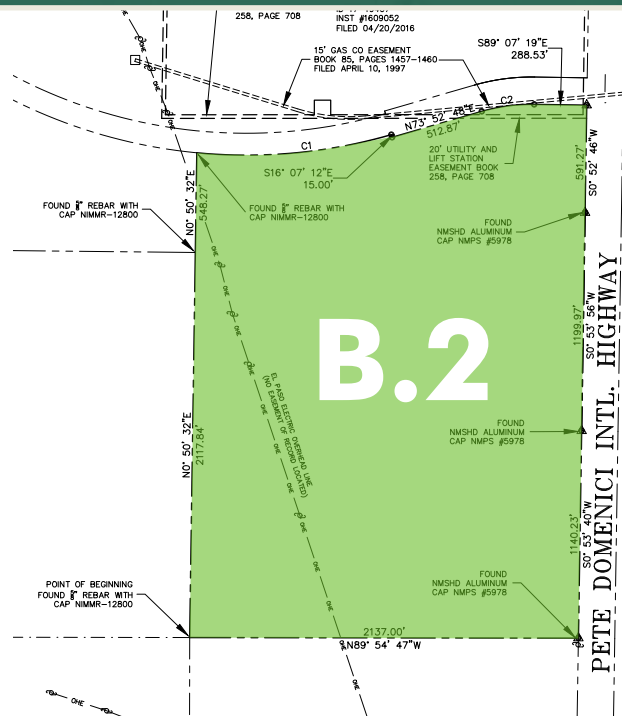


SANTA TERESA INDUSTRIAL LAND

INDUSTRIAL NO RAIL PARCEL - 9101 PETE V DOMENICI HWY (LOT B.2)

- + Parcel B.2: ± 136.54 acres
- + Zoning: M-1

Land is divisible with substantial frontage on Pete V Domenici Highway.

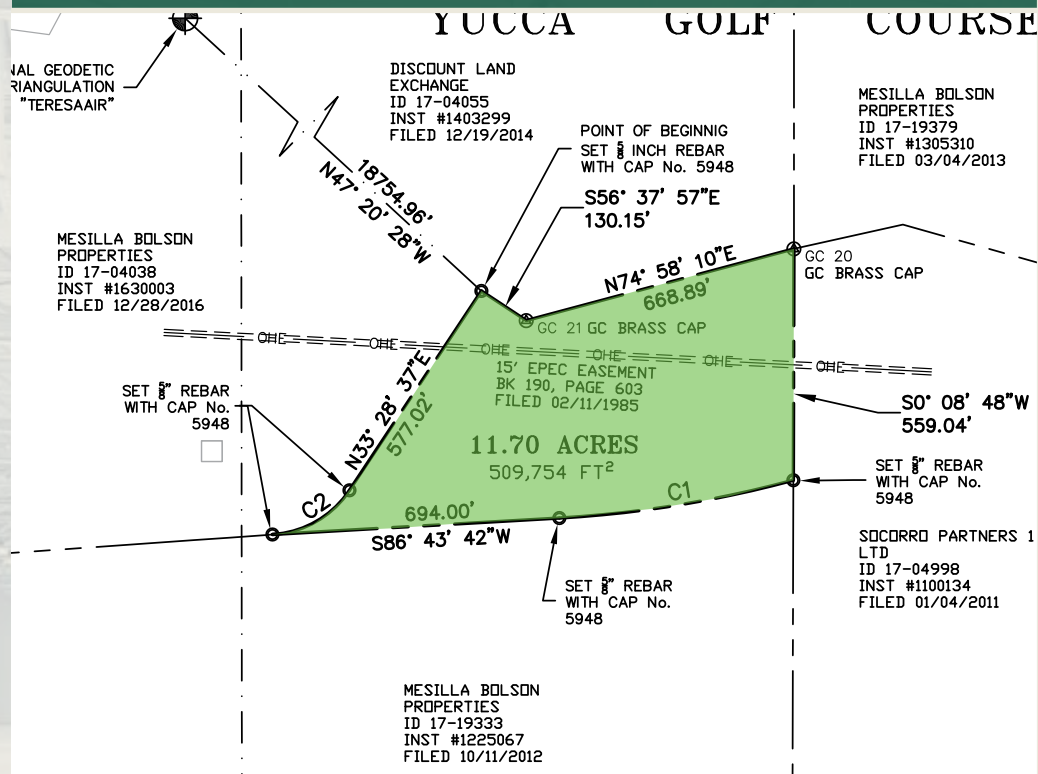


SANTA TERESA COMMERCIAL LAND

SANTA TERESA COUNTRY CLUB PARCEL

- + Parcle Size: ± 11.70 acres
- + Zoning: Commercial

Land parcel is adjacent to the Santa Teresa Golf course.



SANTA TERESA COMMERCIAL LAND

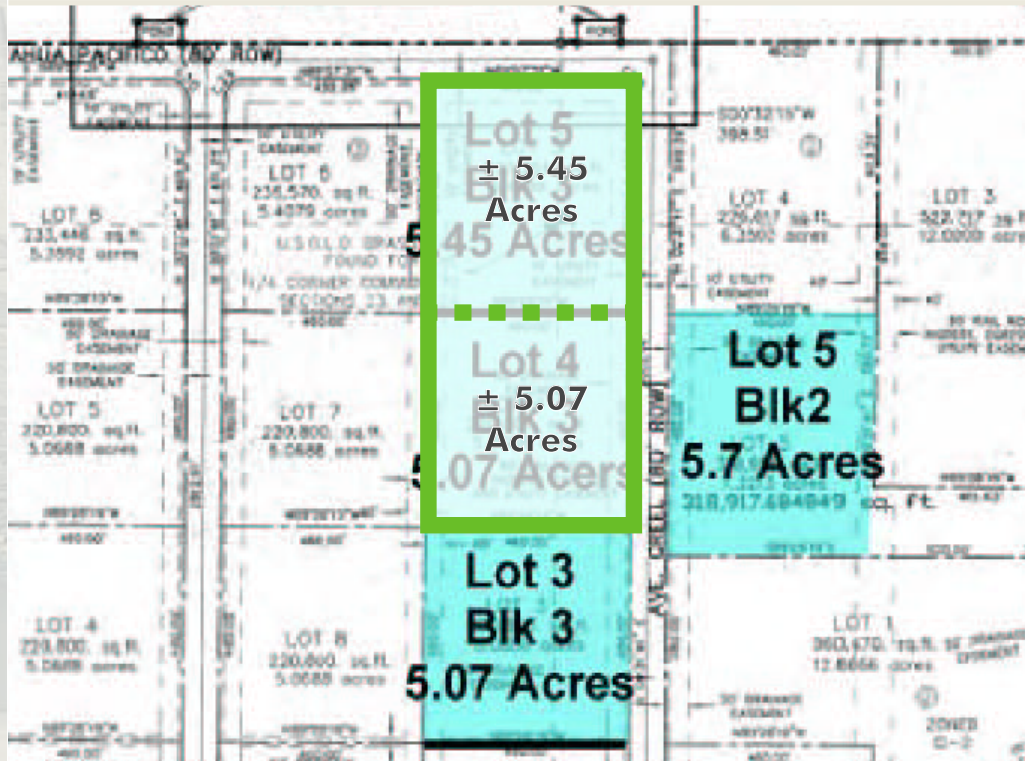
RAIL SERVED PARCELS

- + Parcle Size: ± 10.52 acres
- + Zoning: Commercial



± 5.45
Acres

± 5.07
Acres



± 5.45
Acres

± 5.07
Acres

Lot 3
Blk 3
5.07 Acres

Lot 5
Blk 2
5.7 Acres

THE OFFERING - CO-BROKERED COMMERCIAL LAND

CBRE, Inc. is pleased to offer for sale the opportunity to purchase land in the rapidly growing Santa Teresa market.

700 Pete V. Domenici Highway*

- + Total Available Land Area: ± 1,118.806 acres (divisible)
- + Zoning: Commercial

Commercial Border Parcels*

- + Total Available Land Area: ± 4.84 acres (divisible)
- + Zoning: Commercial

SOLD

Southeast Corner of Airport Rd. and Pete Domenici Hwy*

- + Total Available Land Area: ± 92.74 acres (divisible)
- + Zoning: Commercial

SOLD

Northwest Corner of Airport Rd. and Pete Domenici Hwy*

- + Total Available Land Area: ± 42.08 acres (divisible)
- + Zoning: Commercial

SOLD

Southwest Corner of Airport Rd. and Pete Domenici Hwy*

- + Total Available Land Area: ± 72.31 acres (divisible)
- + Zoning: Commercial

Cattle Crossing*

- + Total Available Land Area: ± 183.02 acres (divisible)
- + Zoning: Commercial

LAND HIGHLIGHTS:

Favorable Environment | New Mexico is the only state on the border that allows for overweight cargo, up to 96,000 lbs., and 18 ft. width.

Competitive Edge | Enter from Mexico and unload within a six-mile radius.

Tax Incentives | The Governor has a pro-business attitude with aggressive tax incentives to provide business with logistical, financial and operational advantages, some benefits include...

- 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
- Tax credits for job creation
- Job Training Incentive Program

Largest Intermodal Yards | The Union Pacific Railroad chose Santa Teresa to build one of their largest intermodal yards in its entire system providing rail service and overseas container storage.

Recent Developments | MCS manufacturing building, Federal Express built a distribution facility and Cold Valley Storage Facility was completed in 2017.

*The above land parcels are Co-Listed between CBRE, Inc. and Juan Uribe with Team Juan Uribe. Please see team contact information on the last page of this packet for further information.

SANTA TERESA INDUSTRIAL LAND

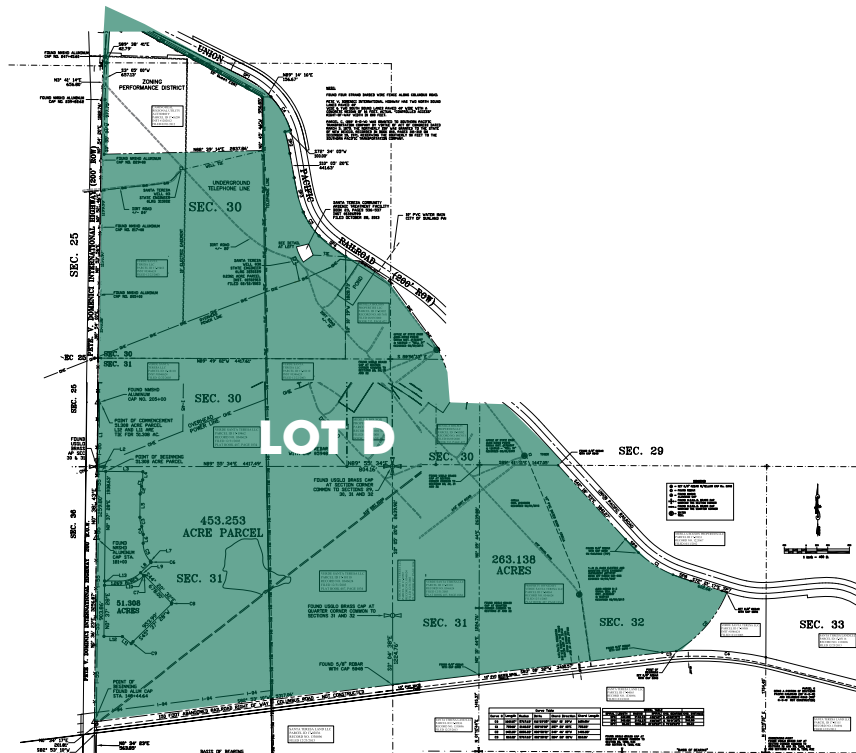
700 PETE V DOMENICI HWY (LOT D)

+ Parcle B.2: ± 1,118.806 acres

+ Zoning: Multiple Uses

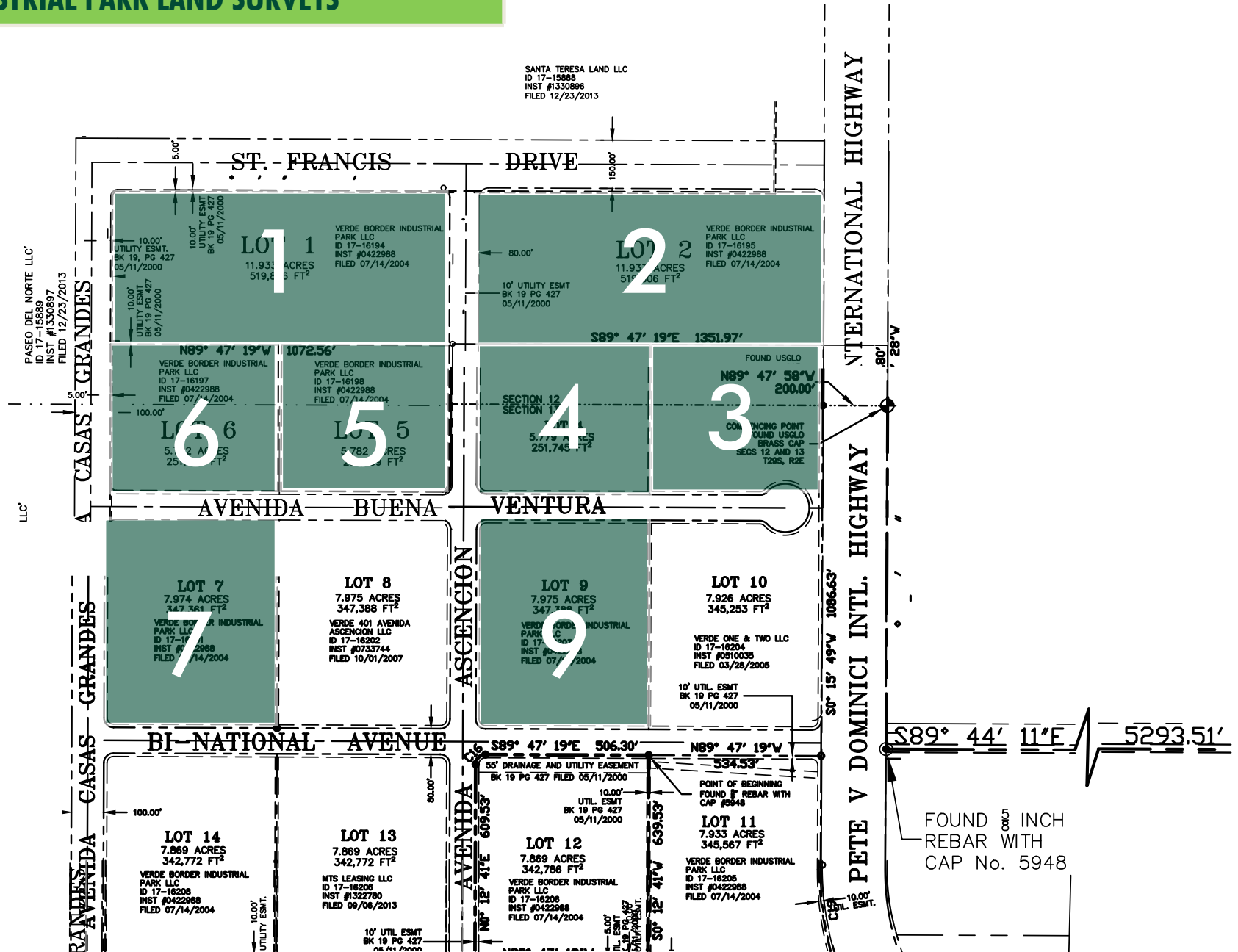
The property is located on the corner of Pete V Domenici and Columbus Rd, Highway 9 (in the Opportunity Reinvestment Zone- restrictions have been removed). There is preliminary plumbing, and grading and water (Camino Real Regional Utility Authority Department).

The new Union Pacific Railroad Inter-model is finished/completed and promises to bring a lot of employment to the area. The owner is willing to work with a Buyer, and a purchase agreement with financing.



SANTA TERESA COMMERCIAL LAND

BORDER INDUSTRIAL PARK LAND SURVEYS



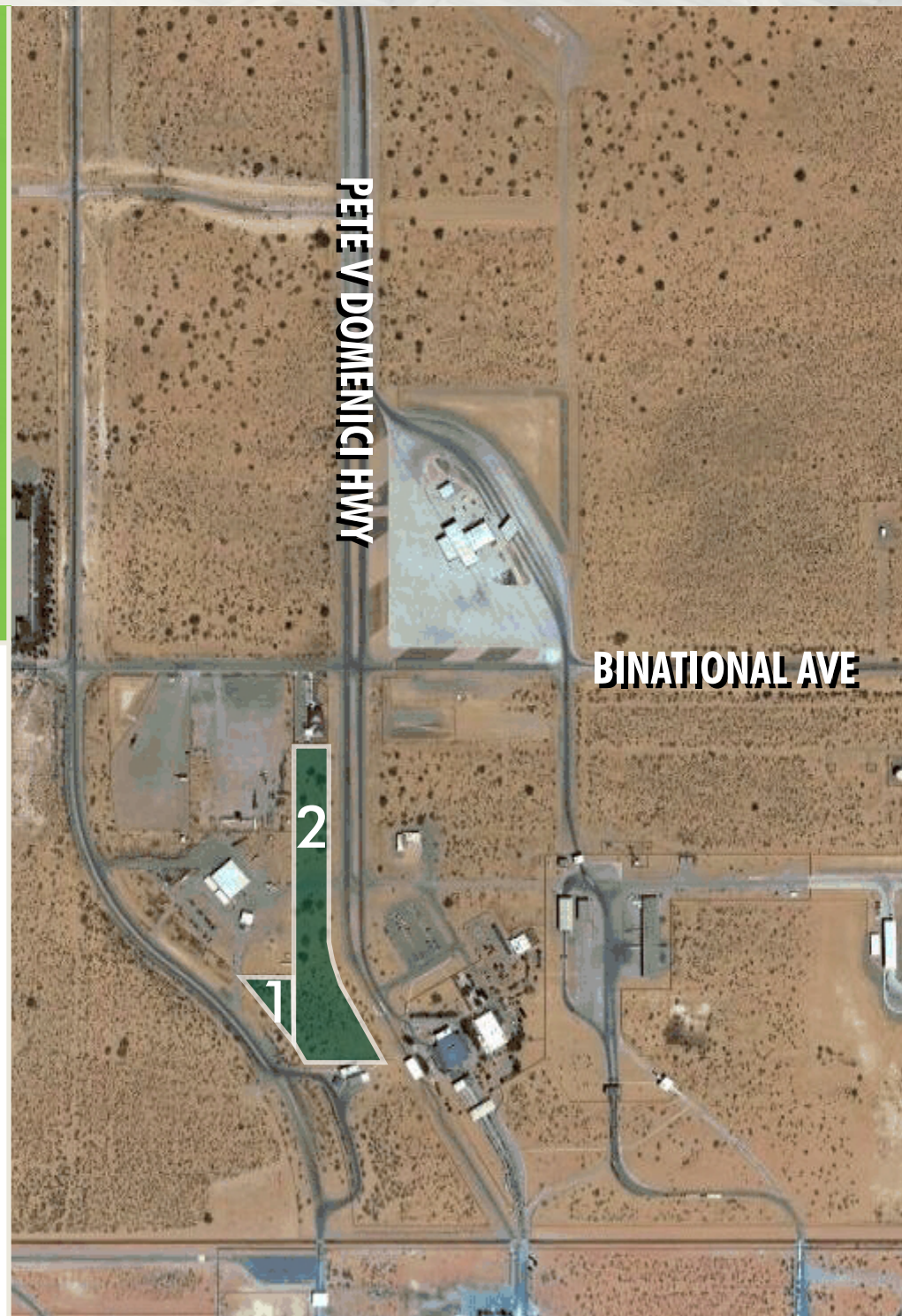
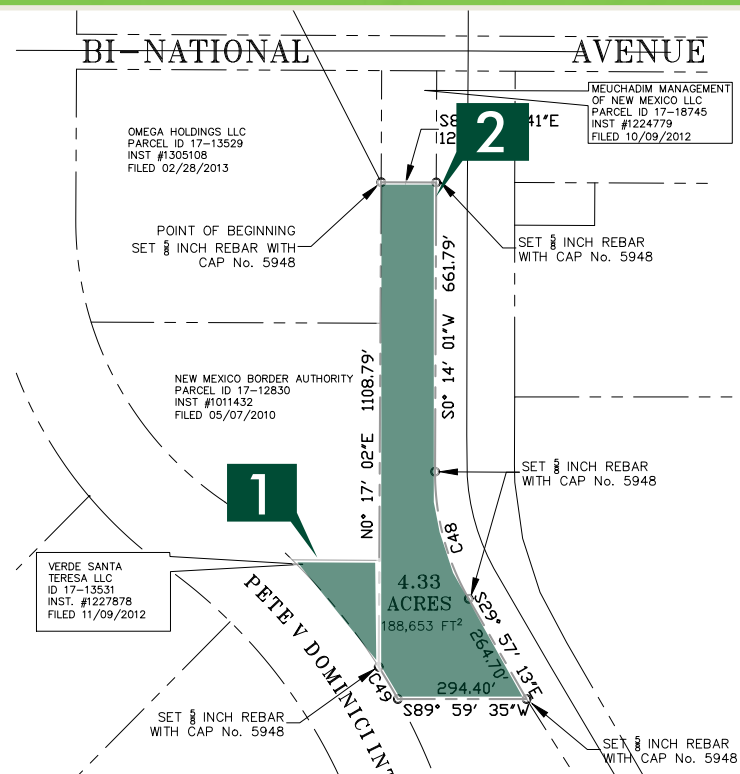
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SANTA TERESA COMMERCIAL LAND

COMMERCIAL BORDER PARCELS*

- + Parcel 1: ± 0.52 acres
- + Parcel 2: ± 4.32 acres

This parcel of land has been split into two by an access road; creating two commercial corners. As you enter the US from Mexico, this is the first commercial land on your left-hand side. This is a perfect place for customs or immigration operations. The property owner is willing to carry a note with a 20% down payment.



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SANTA TERESA COMMERCIAL LAND

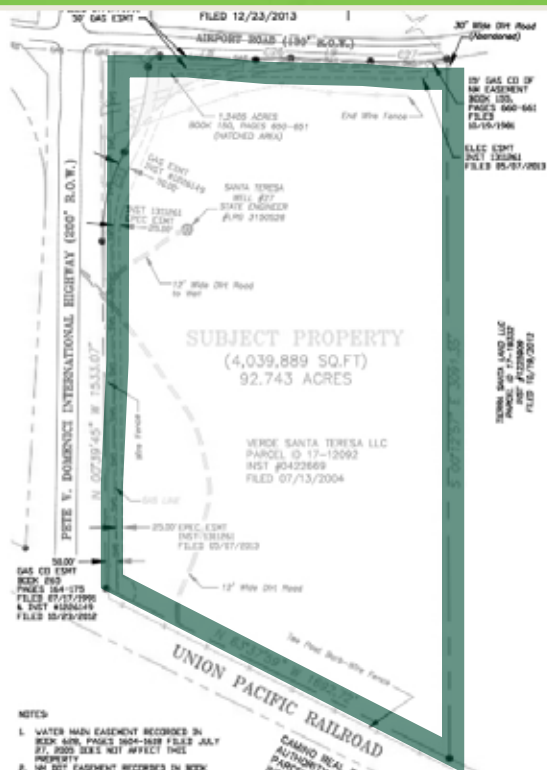
**SOLD - SOUTHEAST CORNER OF AIRPORT RD.
& PETE DOMENICI HWY***

+ Parcel Size: ± 92.743 acres

+ Zoning: Commercial

This parcel of land was sold.

SOLD



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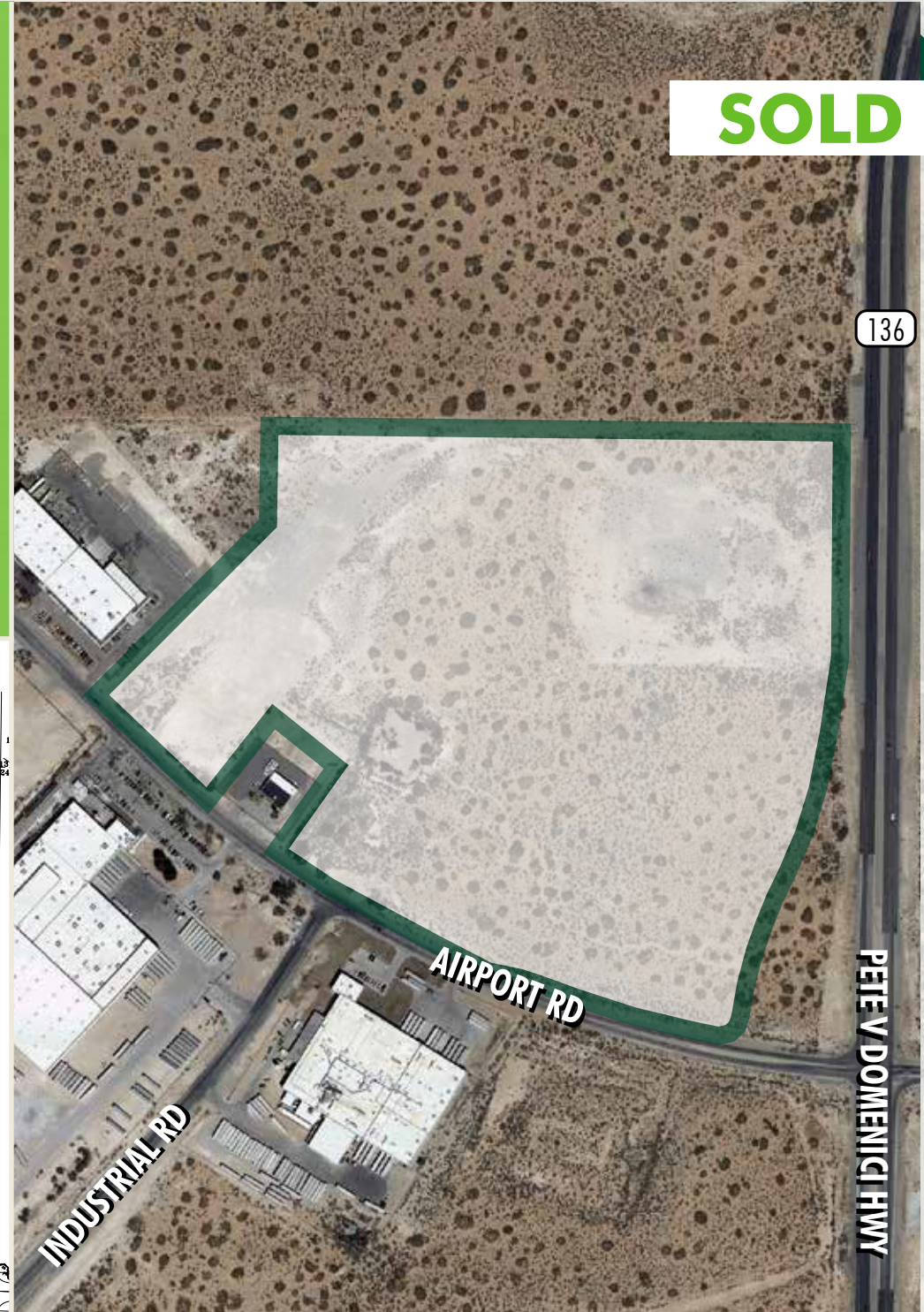
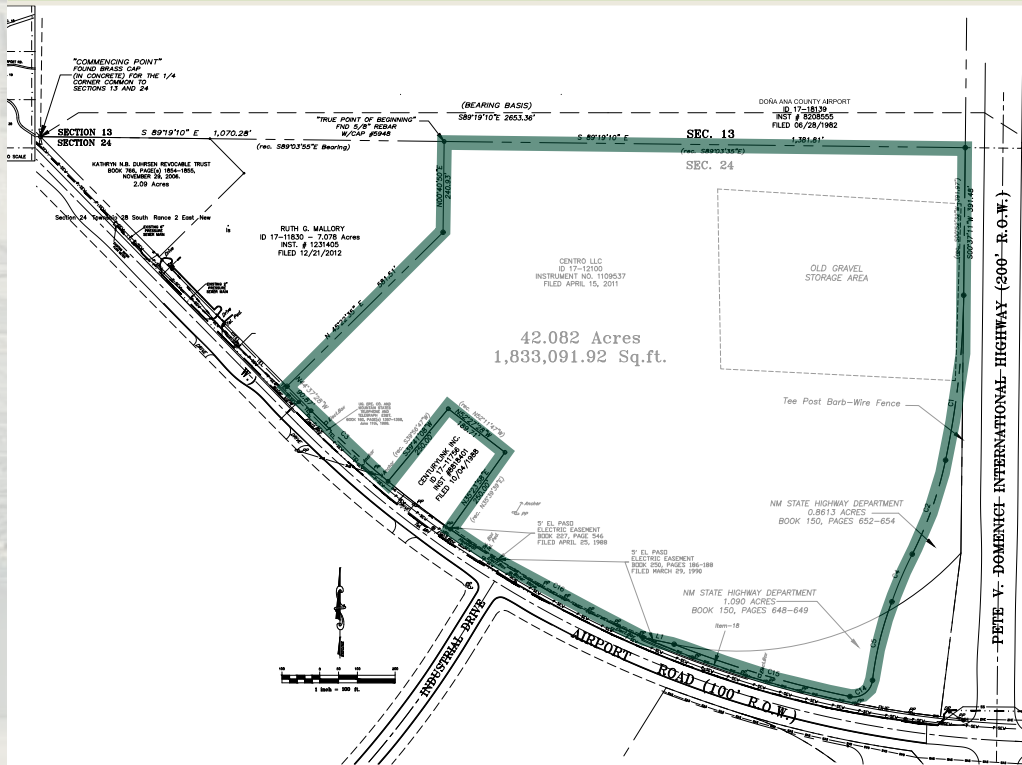
SANTA TERESA COMMERCIAL LAND

**SOLD - NORTHWEST CORNER OF AIRPORT RD.
& PETE DOMENICI HWY***

- + Parcel Size: ± 42.082 acres
- + Zoning: Commercial

This parcel of land was sold.

SOLD



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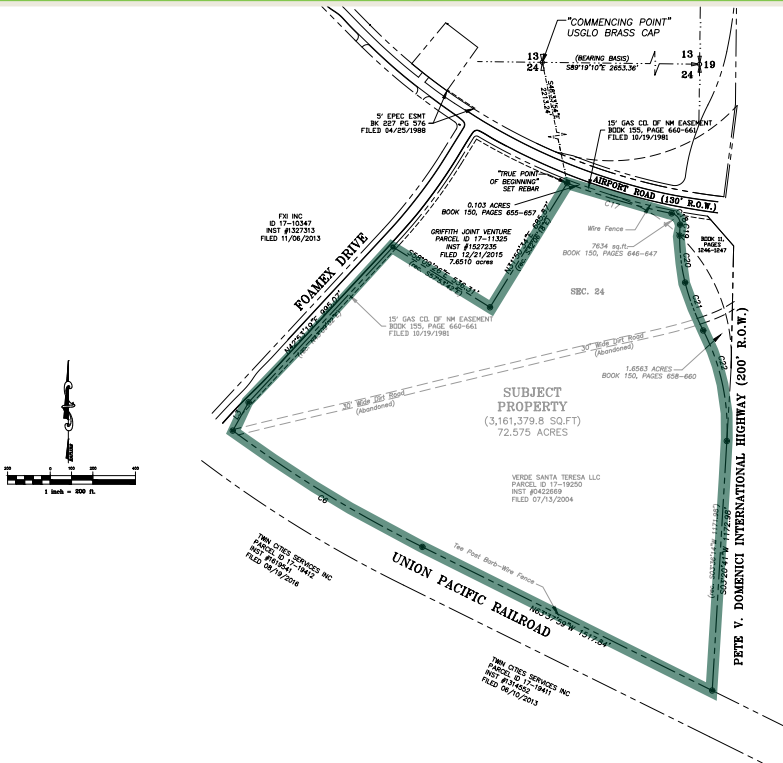
SANTA TERESA COMMERCIAL LAND

**SOLD - SOUTHWEST CORNER OF AIRPORT RD.
& PETE DOMENICI HWY***

- + Parcel Size: ± 72.31 acres
- + Zoning: Commercial

This parcel of land was sold.

SOLD



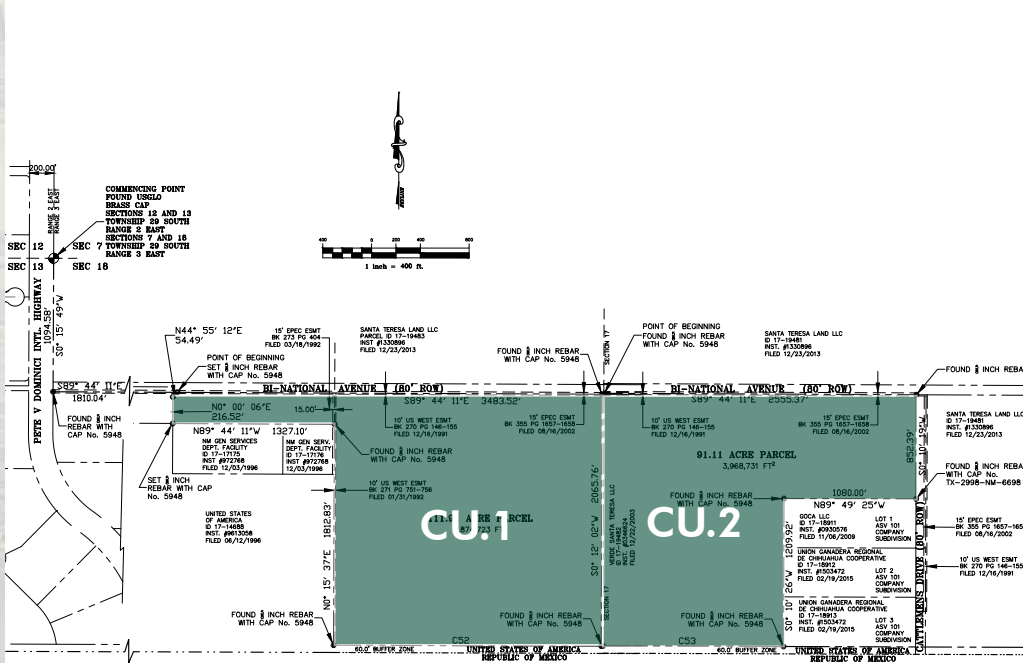
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SANTA TERESA COMMERCIAL LAND

CATTLE CROSSING

- + Parcel CU.1: ± 111.91 acres
- + Parcel CU.2: ± 71.11 acres (Available)
- ± 21 acres (Sold)
- + Zoning: Commercial

Strategically located adjacent to the International Border Crossing.



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**CONTACT CBRE, INC.
BROKERAGE**

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Co-Operating Broker

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CBRE

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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.

CBRE, Inc.	299995		(915) 585-3883
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Caffey	437641		(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Scott Senese	404094		(512) 499-4900
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