

Property Information Sheet

Hagerman Industrial Park Hagerman, NM 88232

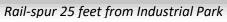


General				
	80 Industrial Park Ave, Hagerman, NM 88232			
Address / Coordinates	33.119276, -104.328964			
	Google Maps			
Owner	Town of Hagerman			
Size	80 acres			
Zoning	Light Industrial			
Building Availability	Immediately			
Lease rate or Asking	Lease: Not available at this time			
Price	Asking Price: Not for sale			
Ceiling Height	Not applicable			
Loading Docks	Not applicable			
Highway Access	8.1 miles to US Highway 285			
	20 miles to US Highway 82			
	22 miles to US Highway 380			
Air Access	Roswell Air Center (ROW) is 20 miles from the site. American			
	Airlines operates 2 daily flights to Dallas-Fort Worth (DFW)			
	and one to Phoenix (PHX)			
Rail Access	Rail access onsite; east side of property along Oxford Road			

Link	Hagerman Industrial Park video (50 sec)			
Utilities				
Electricity Provider	Xcel Energy	Three-phase, underground 12.47kV to 4.16kV		
Natural Gas	New Mexico Gas	2" line; needs 2000ft extension from NM-2		
Water	Town of Hagerman	8" line; 2 storage tanks with a total capacity of 240,000 gallons		
Sewer	Town of Hagerman	8" main sewer line		
Telecom/fiber	Leaco, Southwest Wireless, PVT, Plateau	Site needs fiber/cable expansion		

Site Due Diligence and Community Information						
Title commitment	not	Archeological and Historic Use				
	required	assessments				
Aerial site views and maps	✓	Park covenants and restrictions				
Park master plan	✓	Transportation access maps	✓			
Utility service maps	✓	Geotechnical study/soil survey				
Site dimensions and	./	FEMA Flood Plain Designation				
configuration		with map				
Wetlands delineation and		Air attainment status				
map			Y			
Phase 1 environmental		Endangered species assessment				
assessment						







32 acre shovel ready parcel