



General	
Address / Coordinates	80 Industrial Park Ave, Hagerman, NM 88232 33.119276, -104.328964 Google Maps
Owner	Town of Hagerman
Size	80 acres
Zoning	Light Industrial
Building Availability	Immediately
Lease rate or Asking Price	Lease: Not available at this time 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)
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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 required	Archeological and Historic Use 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 configuration	✓	FEMA Flood Plain Designation with map	
Wetlands delineation and map		Air attainment status	✓
Phase 1 environmental assessment		Endangered species assessment	



Rail-spur 25 feet from Industrial Park



32 acre shovel ready parcel