

RANCHO CIELO

Albuquerque International Airport
11 Miles






SOLAR FARM

Ample Buffer Zone
From Existing Neighbors

14,000 LINEAR FEET OF RAIL
Multiple approved rail spurs available to existing BNSF Transcontinental Line

Industrial Zoning In Place

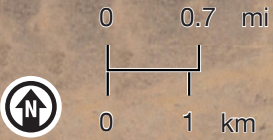
DESIGNATED INDUSTRIAL PARK – TOWN OF BELEN
±760 Acres

Water		Water rights required and some re-use need is likely
Sewer		Self-contained plant would be installed
Power		Public Service of New Mexico: 3-phase power on site
Natural Gas		Existing 12" (600-800 PSI) high pressure main at property line.
Alternative Energy Options		Solar: Ample acreage available. High pressure gas line facilitates dedicated electrical generation facility.
Zoning		Existing Industrial zoning for southern 760 acres.
Rail		Entire 5,500 Acres front on the BNSF Transcontinental line, 14,000 linear feet.

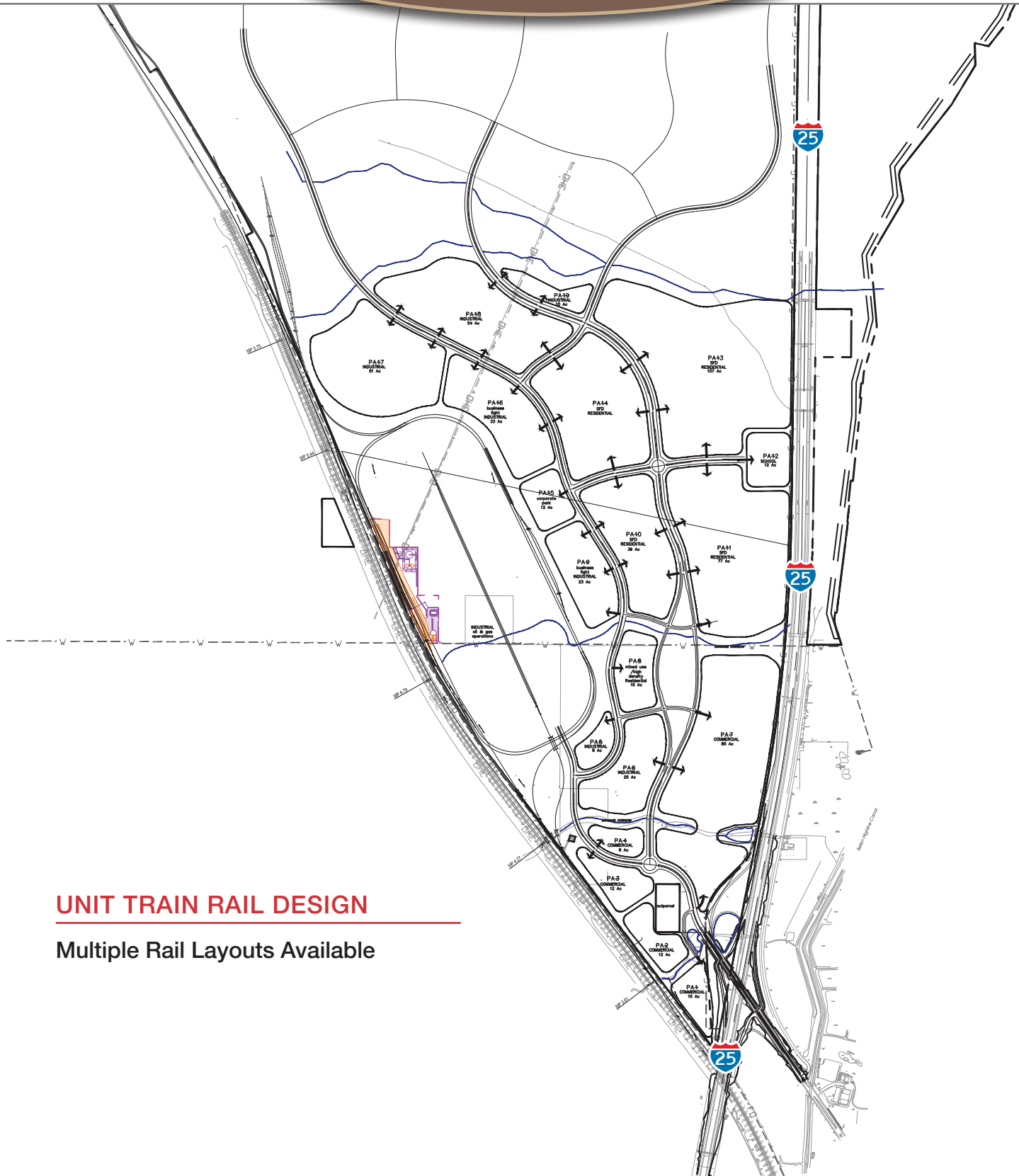
Wet Utility Infrastructure In Place

Exit 195

Alexander Executive Airport
4 Miles



RANCHO CIELO

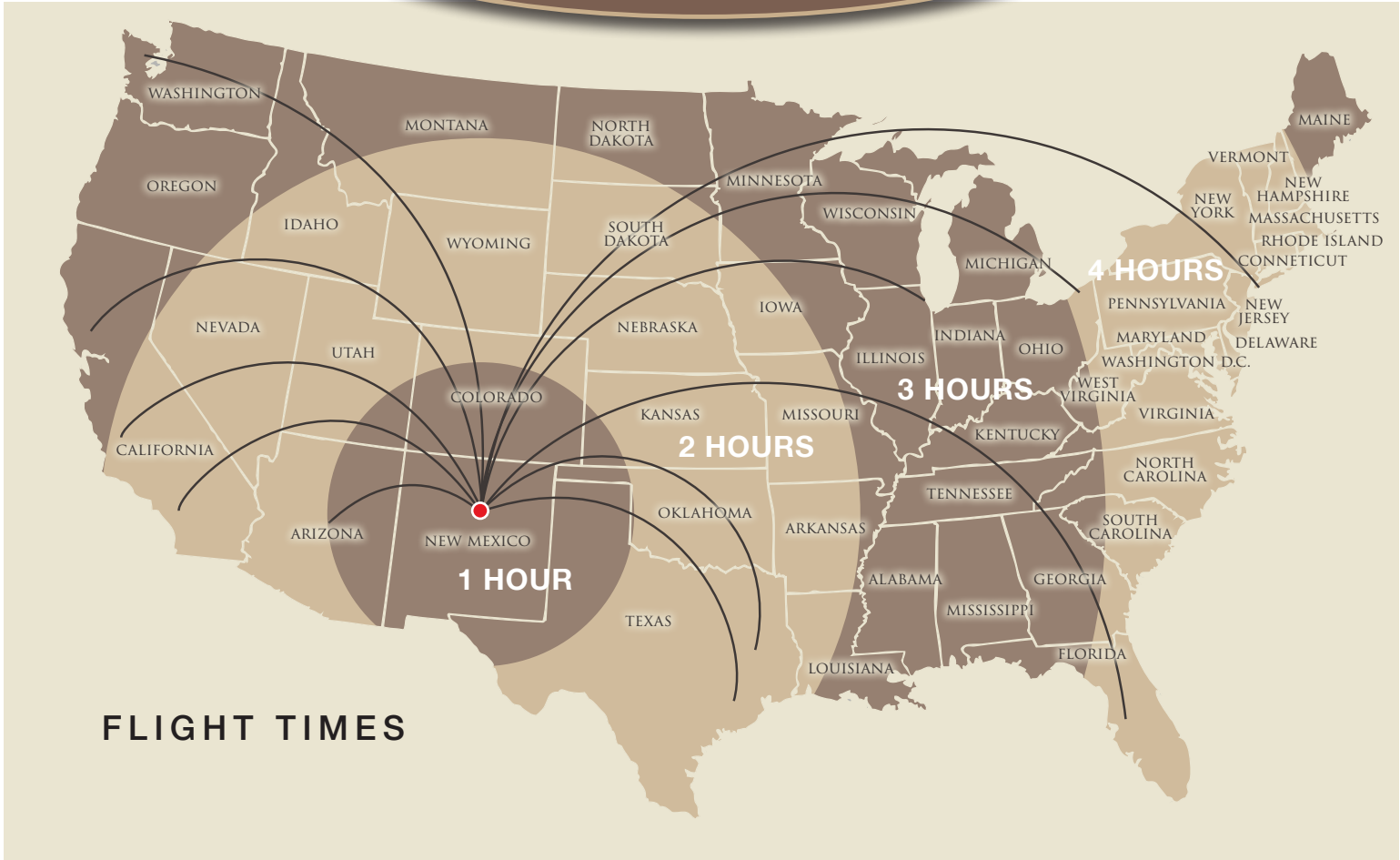


UNIT TRAIN RAIL DESIGN

Multiple Rail Layouts Available



RANCHO CIELO



FLIGHT TIMES

AIRLINES

Albuquerque is served by eight major, commercial carriers and also receives regular in-state service from commuter airlines.



DEMOGRAPHICS



There is a total population of more than **840,000** within 40 miles of Rancho Cielo

Demographics	1 mile	3 mile	5 mile
Total Population	65,838	93,812	844,869
Average HH Income	\$79,308	\$78,093	\$95,026
Daytime Employment	14,662	19,596	389,075

2024 Forecasted by Esri



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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