NEW MEXICO

EnergyPlex Park

Site Readiness Report

December 2024

GLS GLOBAL LOCATION STRATEGIES®

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NEW MEXICO SITE READINESS

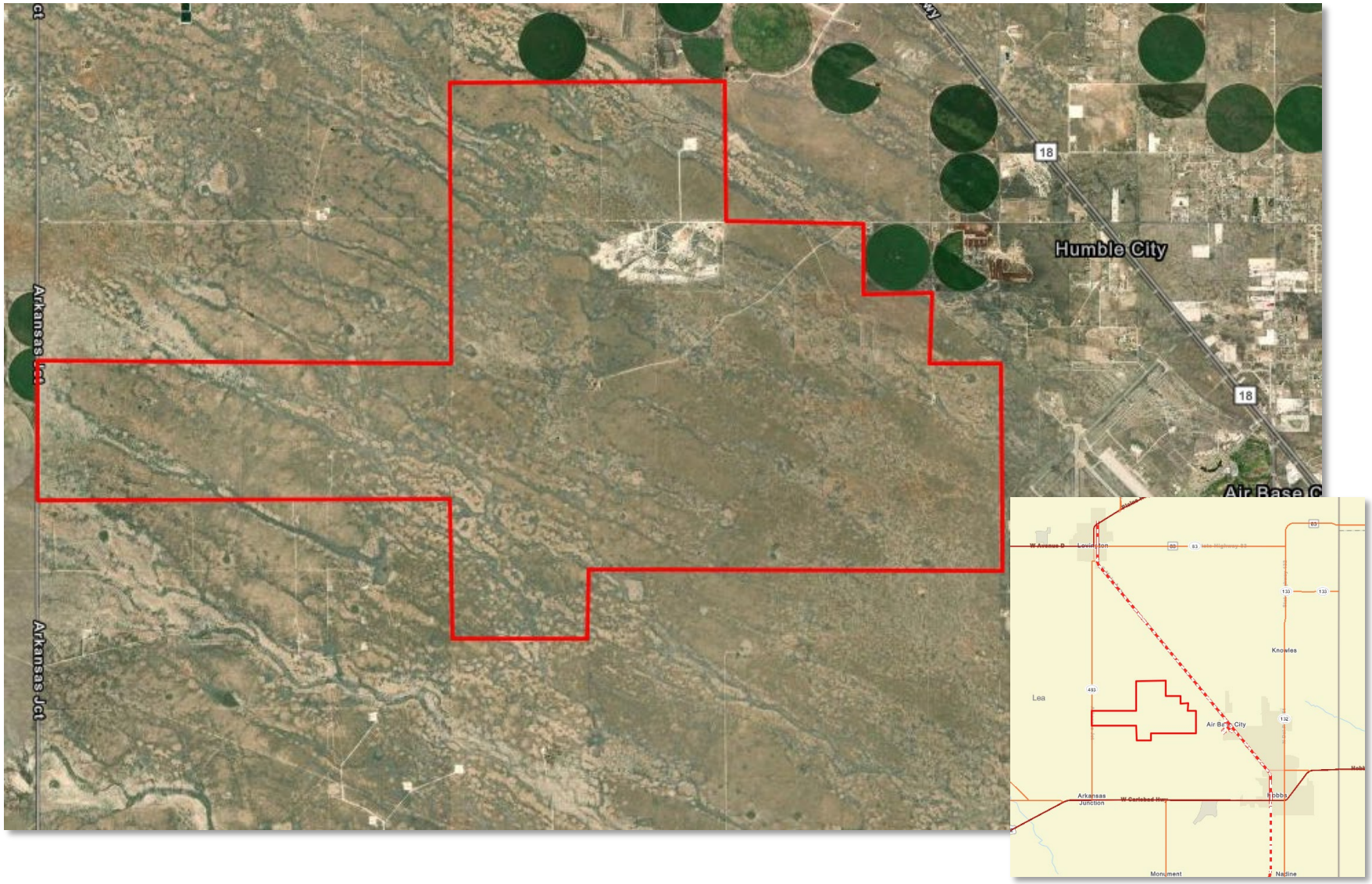
Site Overview

Disclaimer: All content captured in the site overview was provided to GLS by 11/21/24.

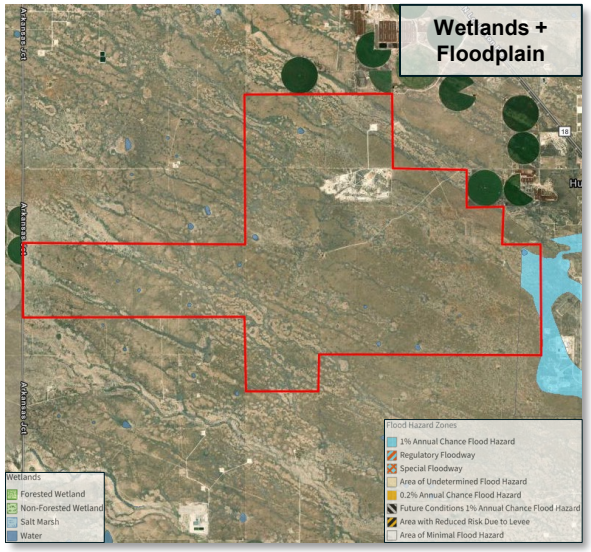
NEW MEXICO SITE READINESS

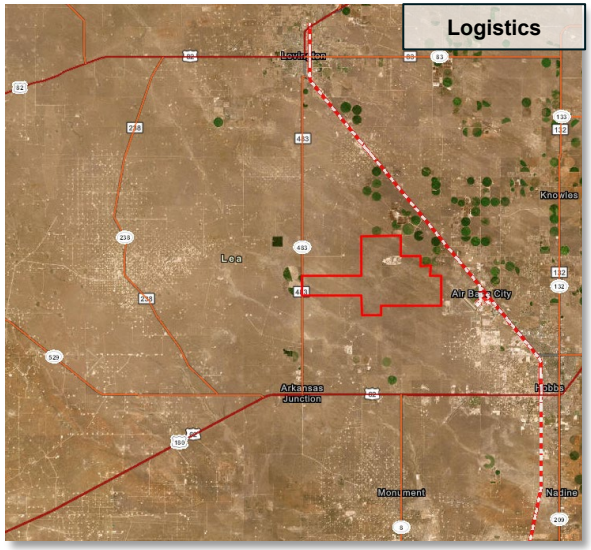
EnergyPlex Park

Site Aerial


Humble City
18
18
Arkansas Jct
Arkansas Jct
Lea
Knowles
Arkansas Junction
Monument
Nadine

Site Characteristics





EnergyPlex Park Site Profile

Site Name: EnergyPlex Park

Location: Hobbs, Lea County, New Mexico

Total Acreage: +/- 4500 acres with +/- 800 acres contiguous and developable

Ownership: Publicly owned (2 owners - State Land Office and Lea County); The County-owned acreage is For Sale or Lease. The State Land Office land is currently For Lease only. However, the county has a lease on the land, and the county is working on doing a land swap for the state land to sell.

Zoning: Unzoned; Rezoning is not required.

Developability Impacts: FEMA shows a small section of 100-year floodplain on the far eastern boundary of the site. The NWI shows several small wetlands scattered throughout the site.

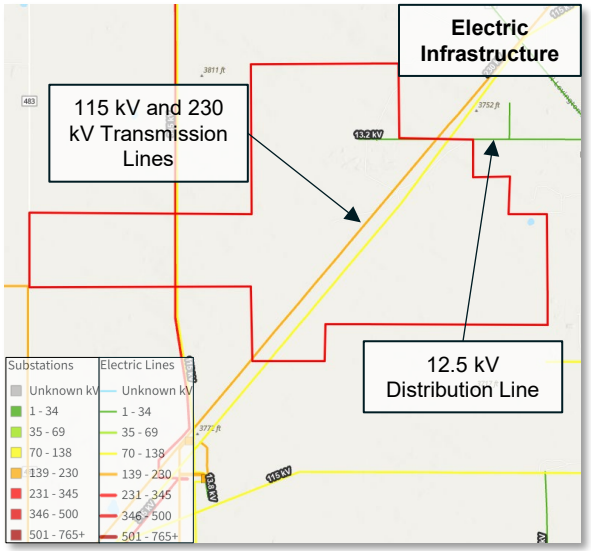
Due Diligence Studies Completed: A Biological Resources Reconnaissance Report was completed in May 2014. 36 species of wildlife were found in the area during an early spring survey. This included 26 species of birds, 8 species of mammals, and 2 species of reptiles. Recommendations for migratory birds include trying to schedule clearing and grubbing of proposed construction sites outside the breeding season. This works with the exception of western burrowing owls that can be present in the burrows year-round and require special methods to identify their presence. A Phase I ESA was completed in December 2014 and found one recognized environmental concern (REC). A Phase II ESA is recommended.

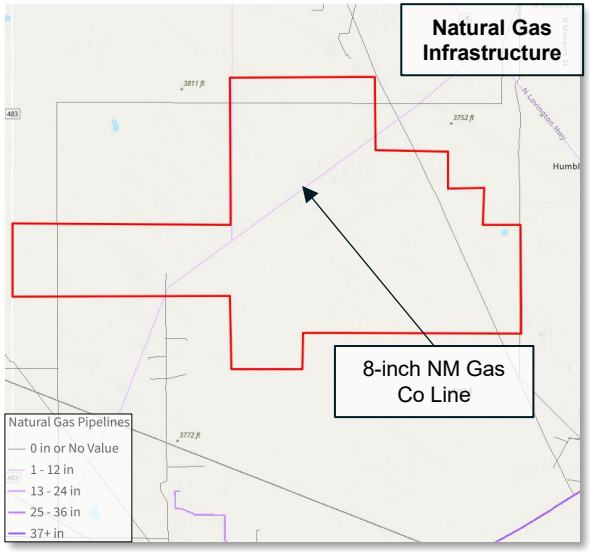
Interstate: 97-mile drive south to the I-20 on-ramp.

Highway: 1.7-mile drive east to the 4-lane highway NM-18.

Rail: Direct rail access is unlikely**.** The nearest rail line is a Watco shortline 1.3 miles northeast of the site.

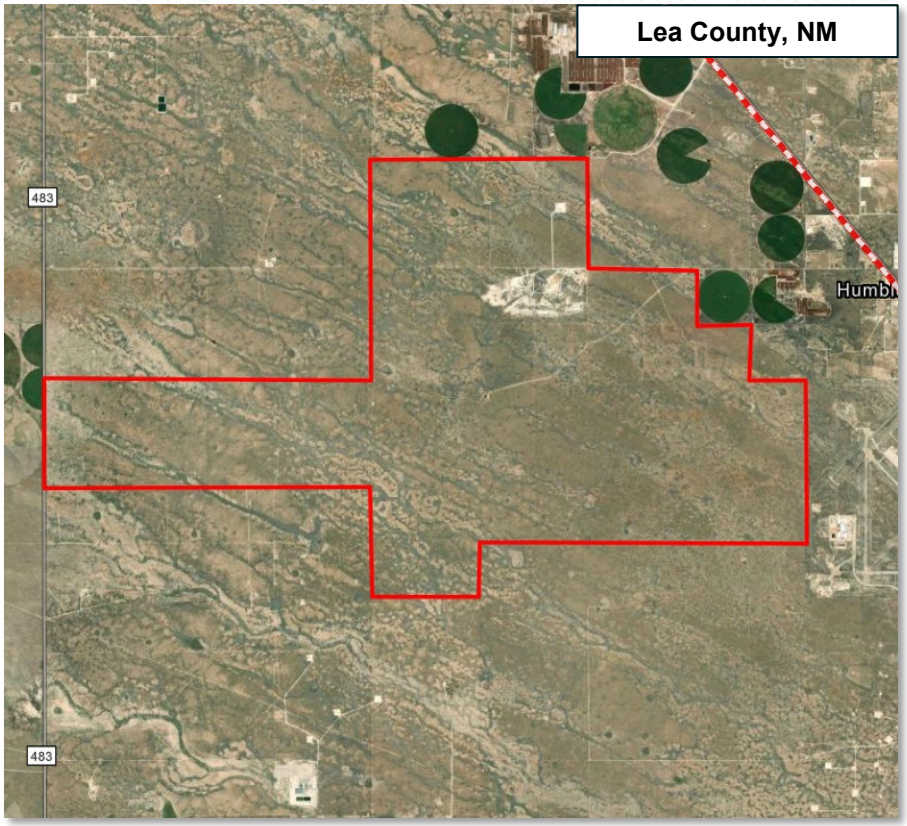
Site Utilities





EnergyPlex Park Site Profile
Electric: Site is served by Xcel Energy. There are several 3-phase 12.5 kV distribution lines adjacent to the site. There are two transmission lines (115 kV and 230 kV) bisecting the site diagonally. These transmission lines come from Xcel Energy's Cunningham and Maddox Generating Stations, both fueled by natural gas. Discussions with Xcel energy indicate that there is potential for a dedicated solar or power generation facility at the site.
Natural Gas: Site is served by New Mexico Gas Company. There is an 8-inch line operating at 600 lbs. pressure bisecting the site from the southwest to the northeast. NMGC estimates that the existing natural gas infrastructure will be able to serve a reasonable industrial load on the site.
Water: Site is served by City of Hobbs. The site is served by well water. Fresh water is available, however, the water provider does not want to use freshwater for industrial operations. Excess capacities and improvements required to serve the site are currently unknown. Large users will require major upgrades.
Wastewater: Site is served by the City of Hobbs. To serve the site, the existing wastewater system would need to be expanded for additional capacity. However, the wastewater provider is uncertain if they will accept industrial wastewater into the municipal system. Large users will require major upgrades.

EnergyPlex Park



Advantages:

- Publicly owned site
- Willing to sell or lease depending on location within site
- Approx. 4500-acre site
- Due diligence has been completed on the site
- Zoning is not required; county supports industrial users with the goal being very large end-users
- Heavy power infrastructure around site

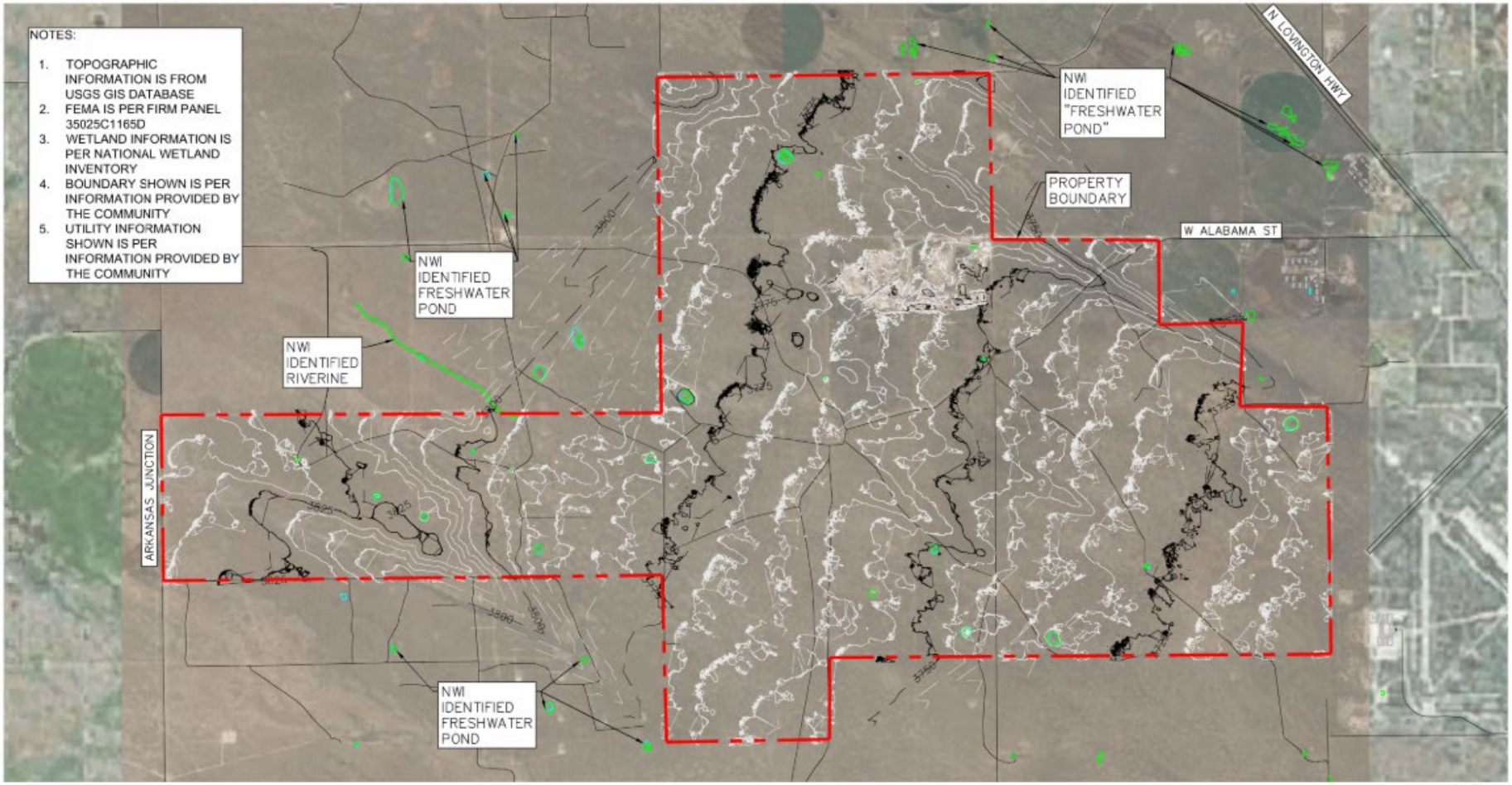
Disadvantages:

- Within the 4500 acres, the state owns portions and the county owns portions. The county has a lease on all state property. State parcels are lease only. Would require a land-swap to sell state property.
- No existing access roads into the site
- Utility capacities are unknown
- Site would require well water and potential water rights acquisition
- Wastewater is limited and major users would require significant upgrades

NEW MEXICO SITE READINESS

Preliminary Conceptual Plan

Disclaimer: The following section was prepared by Gray Construction on behalf of GLS. GLS acknowledges Gray as the author of the content and does not take credit for the work presented in this document. An additional write-up provided by Gray is included in the Appendix.

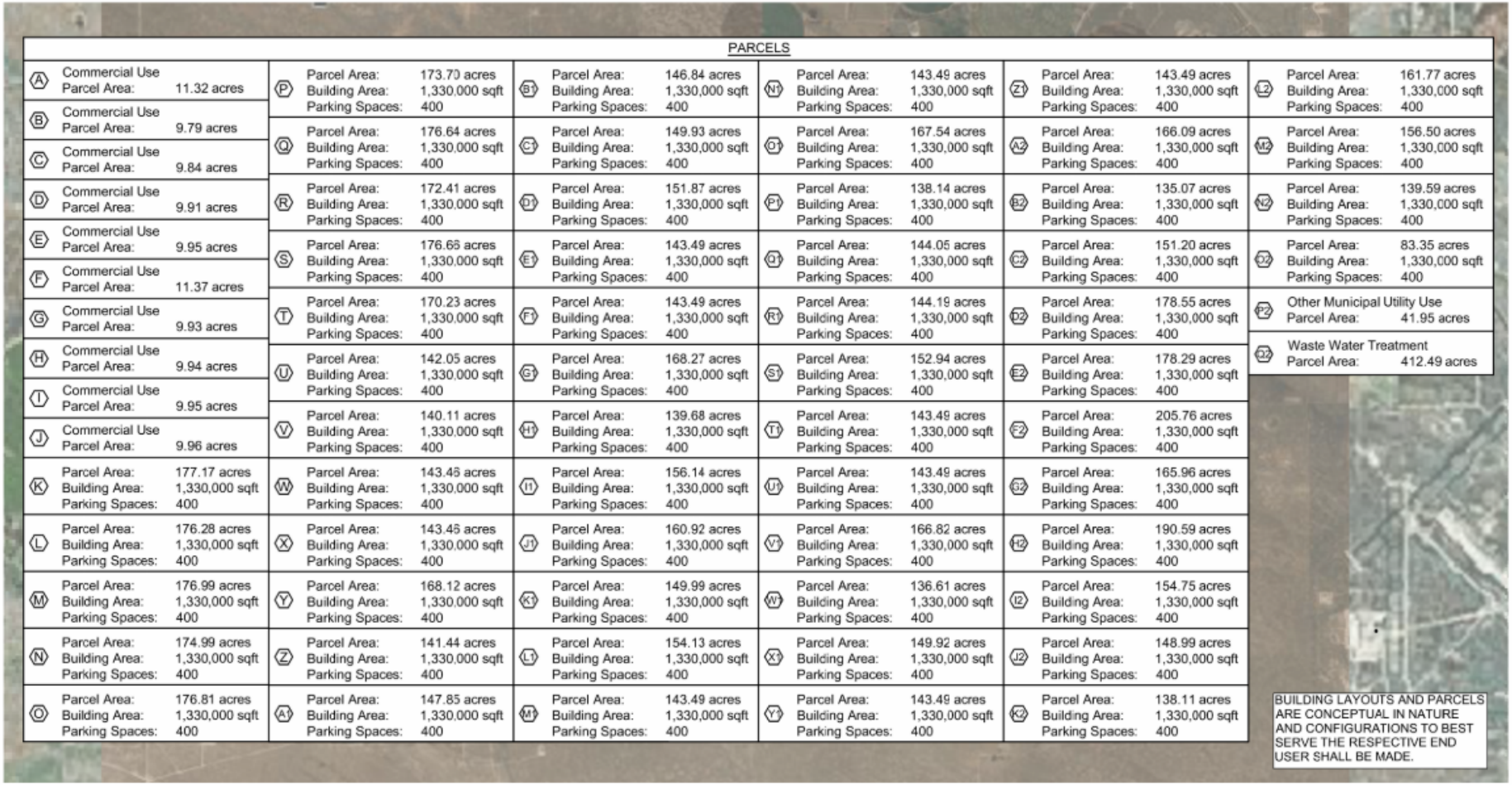


PRELIMINARY EXISTING CONDITIONS

ENERGYPLEX PARK

8313 N DAIRY ST, HOBBS, NM 88240

GRAY AE, PSC



PARCELS

A	Commercial Use Parcel Area: 11.32 acres	P	Parcel Area: 173.70 acres Building Area: 1,330,000 sqft Parking Spaces: 400	B1	Parcel Area: 146.84 acres Building Area: 1,330,000 sqft Parking Spaces: 400	N1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	Z1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	L2	Parcel Area: 161.77 acres Building Area: 1,330,000 sqft Parking Spaces: 400
B	Commercial Use Parcel Area: 9.79 acres	Q	Parcel Area: 176.64 acres Building Area: 1,330,000 sqft Parking Spaces: 400	C1	Parcel Area: 149.93 acres Building Area: 1,330,000 sqft Parking Spaces: 400	O1	Parcel Area: 167.54 acres Building Area: 1,330,000 sqft Parking Spaces: 400	A2	Parcel Area: 166.09 acres Building Area: 1,330,000 sqft Parking Spaces: 400	M2	Parcel Area: 156.50 acres Building Area: 1,330,000 sqft Parking Spaces: 400
C	Commercial Use Parcel Area: 9.84 acres	R	Parcel Area: 172.41 acres Building Area: 1,330,000 sqft Parking Spaces: 400	D1	Parcel Area: 151.87 acres Building Area: 1,330,000 sqft Parking Spaces: 400	P1	Parcel Area: 138.14 acres Building Area: 1,330,000 sqft Parking Spaces: 400	B2	Parcel Area: 135.07 acres Building Area: 1,330,000 sqft Parking Spaces: 400	N2	Parcel Area: 139.59 acres Building Area: 1,330,000 sqft Parking Spaces: 400
D	Commercial Use Parcel Area: 9.91 acres	S	Parcel Area: 176.66 acres Building Area: 1,330,000 sqft Parking Spaces: 400	E1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	Q1	Parcel Area: 144.05 acres Building Area: 1,330,000 sqft Parking Spaces: 400	C2	Parcel Area: 151.20 acres Building Area: 1,330,000 sqft Parking Spaces: 400	O2	Parcel Area: 83.35 acres Building Area: 1,330,000 sqft Parking Spaces: 400
E	Commercial Use Parcel Area: 9.95 acres	T	Parcel Area: 170.23 acres Building Area: 1,330,000 sqft Parking Spaces: 400	F1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	R1	Parcel Area: 144.19 acres Building Area: 1,330,000 sqft Parking Spaces: 400	D2	Parcel Area: 178.55 acres Building Area: 1,330,000 sqft Parking Spaces: 400	P2	Other Municipal Utility Use Parcel Area: 41.95 acres
F	Commercial Use Parcel Area: 11.37 acres	U	Parcel Area: 142.05 acres Building Area: 1,330,000 sqft Parking Spaces: 400	G1	Parcel Area: 168.27 acres Building Area: 1,330,000 sqft Parking Spaces: 400	S1	Parcel Area: 152.94 acres Building Area: 1,330,000 sqft Parking Spaces: 400	E2	Parcel Area: 178.29 acres Building Area: 1,330,000 sqft Parking Spaces: 400	Q2	Waste Water Treatment Parcel Area: 412.49 acres
G	Commercial Use Parcel Area: 9.93 acres	V	Parcel Area: 140.11 acres Building Area: 1,330,000 sqft Parking Spaces: 400	H1	Parcel Area: 139.68 acres Building Area: 1,330,000 sqft Parking Spaces: 400	T1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	F2	Parcel Area: 205.76 acres Building Area: 1,330,000 sqft Parking Spaces: 400		
H	Commercial Use Parcel Area: 9.94 acres	W	Parcel Area: 143.46 acres Building Area: 1,330,000 sqft Parking Spaces: 400	I1	Parcel Area: 156.14 acres Building Area: 1,330,000 sqft Parking Spaces: 400	U1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	G2	Parcel Area: 165.96 acres Building Area: 1,330,000 sqft Parking Spaces: 400		
I	Commercial Use Parcel Area: 9.95 acres	X	Parcel Area: 143.46 acres Building Area: 1,330,000 sqft Parking Spaces: 400	J1	Parcel Area: 160.92 acres Building Area: 1,330,000 sqft Parking Spaces: 400	V1	Parcel Area: 166.82 acres Building Area: 1,330,000 sqft Parking Spaces: 400	H2	Parcel Area: 190.59 acres Building Area: 1,330,000 sqft Parking Spaces: 400		
J	Commercial Use Parcel Area: 9.96 acres	Y	Parcel Area: 168.12 acres Building Area: 1,330,000 sqft Parking Spaces: 400	K1	Parcel Area: 149.99 acres Building Area: 1,330,000 sqft Parking Spaces: 400	W1	Parcel Area: 136.61 acres Building Area: 1,330,000 sqft Parking Spaces: 400	I2	Parcel Area: 154.75 acres Building Area: 1,330,000 sqft Parking Spaces: 400		
K	Parcel Area: 177.17 acres Building Area: 1,330,000 sqft Parking Spaces: 400	Z	Parcel Area: 141.44 acres Building Area: 1,330,000 sqft Parking Spaces: 400	L1	Parcel Area: 154.13 acres Building Area: 1,330,000 sqft Parking Spaces: 400	X1	Parcel Area: 149.92 acres Building Area: 1,330,000 sqft Parking Spaces: 400	J2	Parcel Area: 148.99 acres Building Area: 1,330,000 sqft Parking Spaces: 400		
L	Parcel Area: 176.28 acres Building Area: 1,330,000 sqft Parking Spaces: 400	A1	Parcel Area: 147.85 acres Building Area: 1,330,000 sqft Parking Spaces: 400	M1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	Y1	Parcel Area: 143.49 acres Building Area: 1,330,000 sqft Parking Spaces: 400	K2	Parcel Area: 138.11 acres Building Area: 1,330,000 sqft Parking Spaces: 400		
M	Parcel Area: 176.99 acres Building Area: 1,330,000 sqft Parking Spaces: 400										
N	Parcel Area: 174.99 acres Building Area: 1,330,000 sqft Parking Spaces: 400										
O	Parcel Area: 176.81 acres Building Area: 1,330,000 sqft Parking Spaces: 400										

BUILDING LAYOUTS AND PARCELS ARE CONCEPTUAL IN NATURE AND CONFIGURATIONS TO BEST SERVE THE RESPECTIVE END USER SHALL BE MADE.

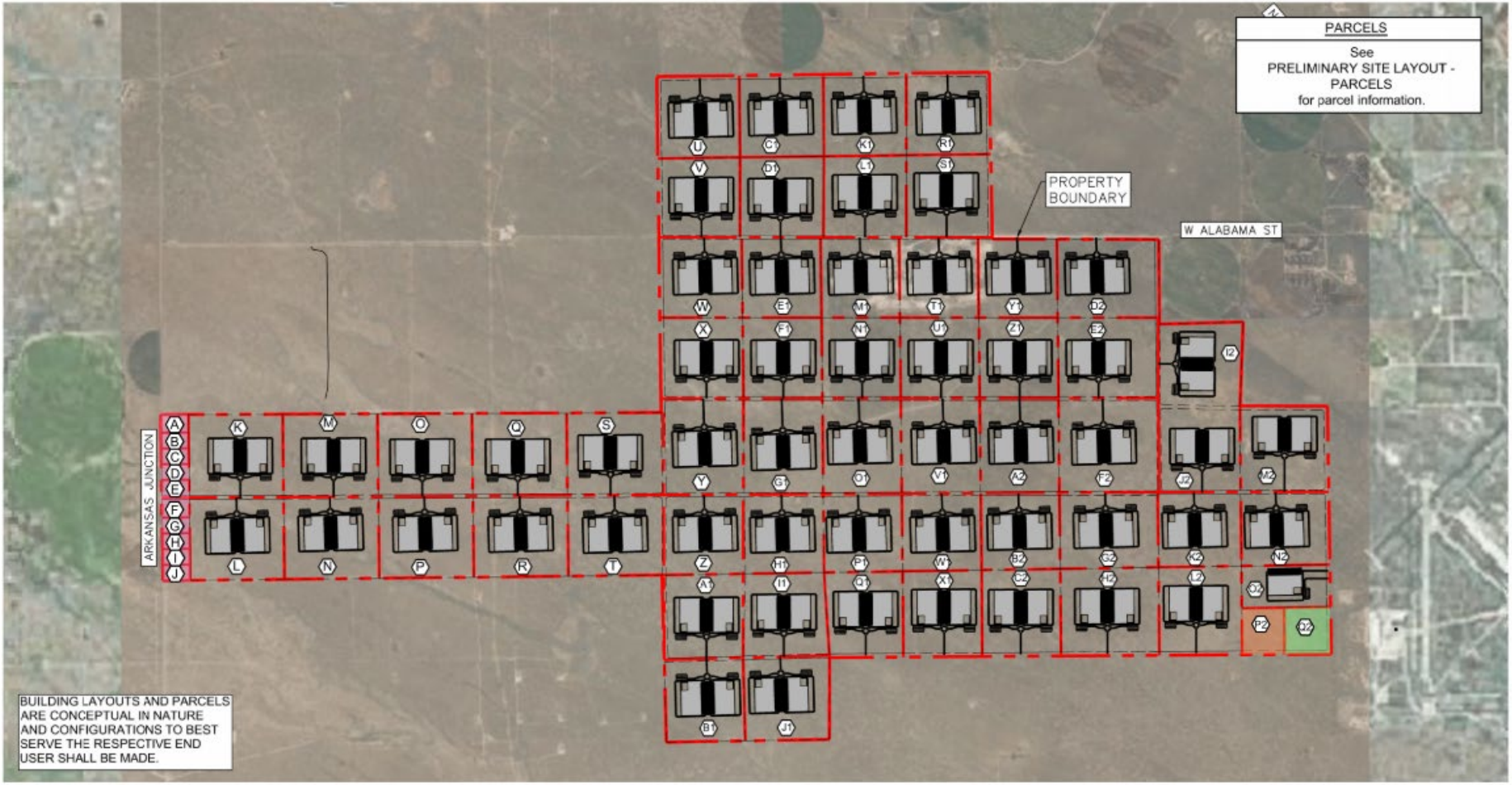
1"=3000'

PRELIMINARY SITE LAYOUT - PARCELS

ENERGYPLEX PARK

8313 N DAIRY ST, HOBBS, NM 88240

GRAY AE, PSC



PRELIMINARY SITE LAYOUT

ENERGYPLEX PARK

8313 N DAIRY ST, HOBBS, NM 88240

GRAY AE, PSC

NEW MEXICO SITE READINESS

Site Selection Simulation Results

Disclaimer: All content analyzed in the site selection simulation was provided to GLS by 11/20/24.

Methodology

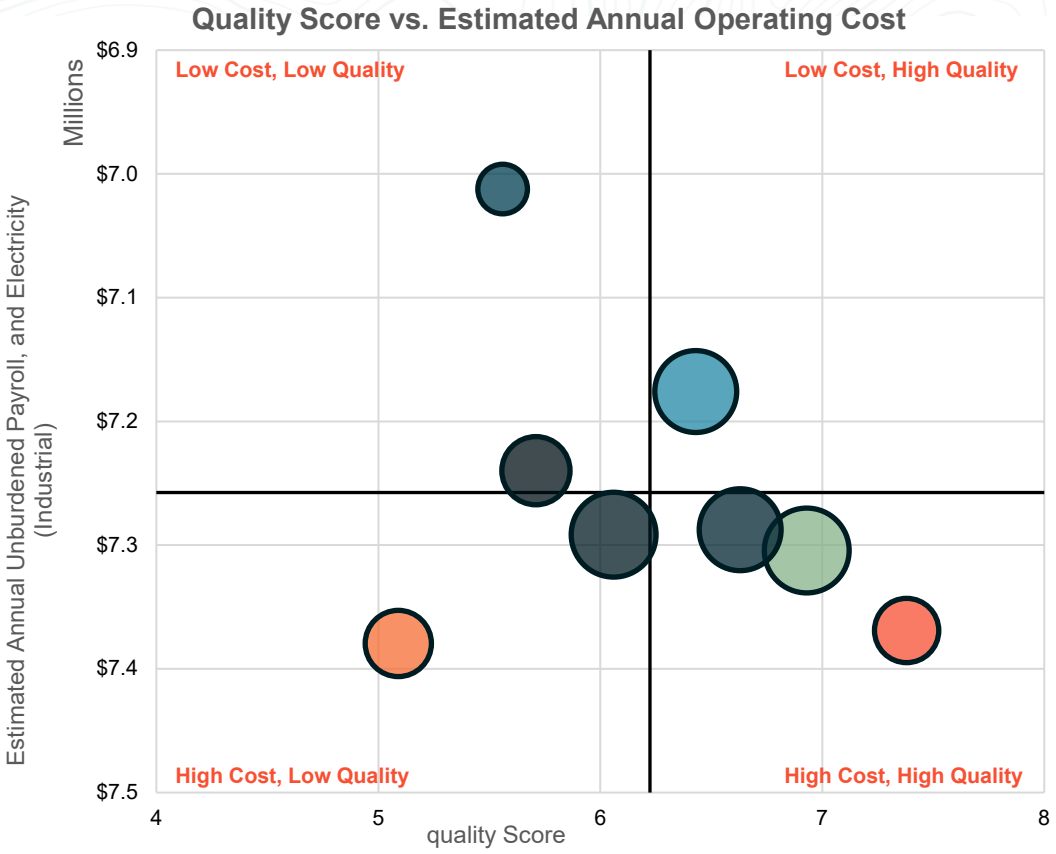
INDUSTRY PROXIES

Below are the models used as proxies to represent several industry types. This allowed GLS to evaluate each site and their competitiveness without confining them and the community to any one industry for recommendations.

Labor-Intensive	
Capital Investment	$50 – $300 MM+
Site	
Acreage	75 acres
Transportation	
Rail	Not Required
Truck Traffic	Required
Utilities	
Electricity	5 MW
Natural Gas	3 MCF/hour
Water	75,000 GPD
Wastewater	50,000 GPD
Workforce	
Total Employment	400+
Skill Requirement	Moderate to High
Industry Examples	
• Food manufacturing • Aerospace manufacturing • Machinery manufacturing • Plastics and rubber manufacturing	

Capital-Intensive	
Capital Investment	$250 -$500 MM+
Site	
Acreage	100 acres
Transportation	
Rail	Preferred
Truck Traffic	Required
Utilities	
Electricity	100+ MW
Natural Gas	50 MCF/hour
Water	1 MGD
Wastewater	500,000 GPD
Workforce	
Total Employment	150+
Skill Requirement	High
Industry Examples	
• Chemical Manufacturing • Nonmetallic mineral product manufacturing • Primary metals manufacturing • Electrical equipment, appliance + component manufacturing	

Methodology



Quality and cost scores were combined in a composite analysis that reveals the relative attractiveness of each site for the representative labor and capital-intensive projects based on factors outlined. It is important to note that results are relative to the project parameters and the sites in consideration; locations will score better or worse when compared to other locations and considered for other project types. All sites evaluated are in early phases of site readiness; it is expected that all will need to make site readiness improvements in order to compete against currently-marketed sites.

In the graph to the left, scores from the quality analysis are shown on the x-axis, from lowest score on the left to highest score on the right. The average score of is shown as a vertical line on the graph.

Estimated annual operating costs (unburdened payroll, water, wastewater, electricity, and natural gas) are shown on the y-axis, from highest cost on the bottom to lowest cost on the top. The average operating cost is shown horizontally.

The goal of a community should be prioritizing site readiness improvements based on potential ROI. Opportunities to increase quality, decrease cost, and decrease risk will help to migrate a site to the upper righthand quadrant of this composite model.

SITE SELECTION SIMULATION

Labor-Intensive

Labor-Intensive

Labor-Intensive	
Capital Investment	$50 – $300 MM+
Site	
Acreage	75 acres
Transportation	
Rail	Not Required
Truck Traffic	Required
Utilities	
Electricity	5 MW
Natural Gas	3 MCF/hour
Water	75,000 GPD
Wastewater	50,000 GPD
Workforce	
Total Employment	400+
Skill Requirement	Moderate to High
Industry Examples	

- Food manufacturing
- Aerospace manufacturing
- Machinery manufacturing
- Plastics and rubber manufacturing

The requirements and drivers for a typical labor-intensive manufacturing project listed to the left are among the major considerations built into the competitiveness benchmarking.

Siting requirements are minimal for typical labor-intensive manufacturing projects. As a result, sites that are shovel-ready will have the advantage, with permitting and construction timelines often condensed.

Site access and suitability of local road infrastructure for industrial traffic will be prioritized. Proximity to an interstate or high-quality highway will be a consideration. A specific project's unique supply chain drivers are likely to drive the search region for a general manufacturing project.

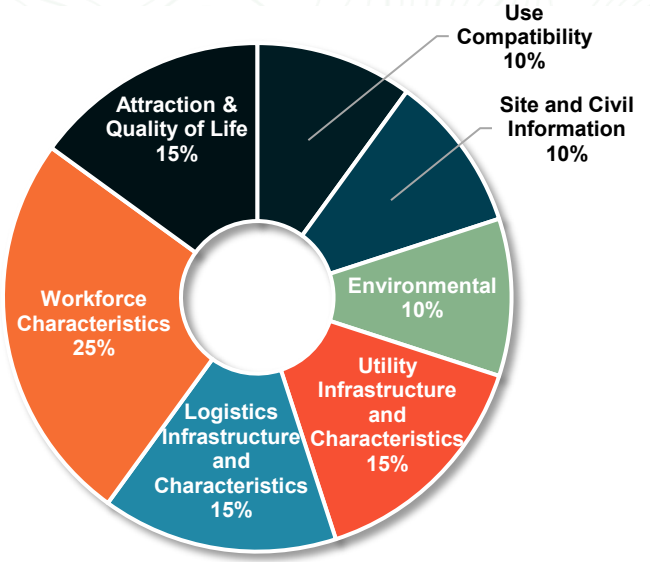
Electricity demands are moderate, while water and wastewater are primarily for domestic use. Natural gas requirements are typically minimal, and electricity or propane could be used as an alternative to a natural gas line.

Sites for this type of project will be more readily available across a search region. Consequently, workforce availability, quality, and costs, as well as community attributes, are likely to play a more significant role than for other projects.

Labor-Intensive

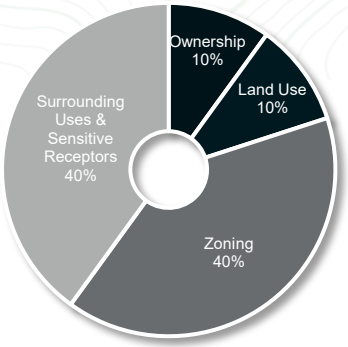
QUALITY SCORING WEIGHTS

Primary Criteria

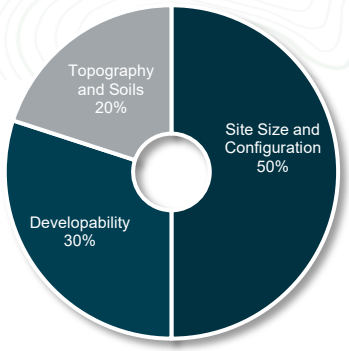


Secondary Criteria

Use Compatibility

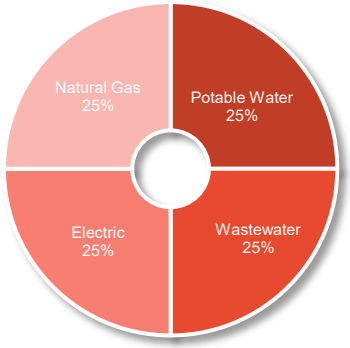


Site and Civil Information



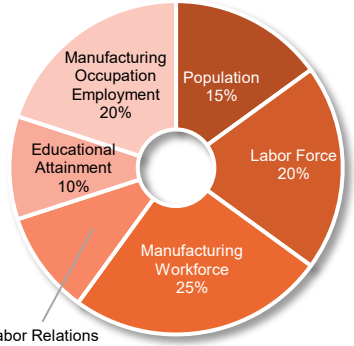
Environmental

Utility Infrastructure and Characteristics

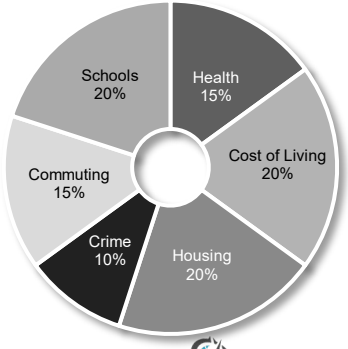


Logistics Infrastructure and Characteristics

Workforce Characteristics

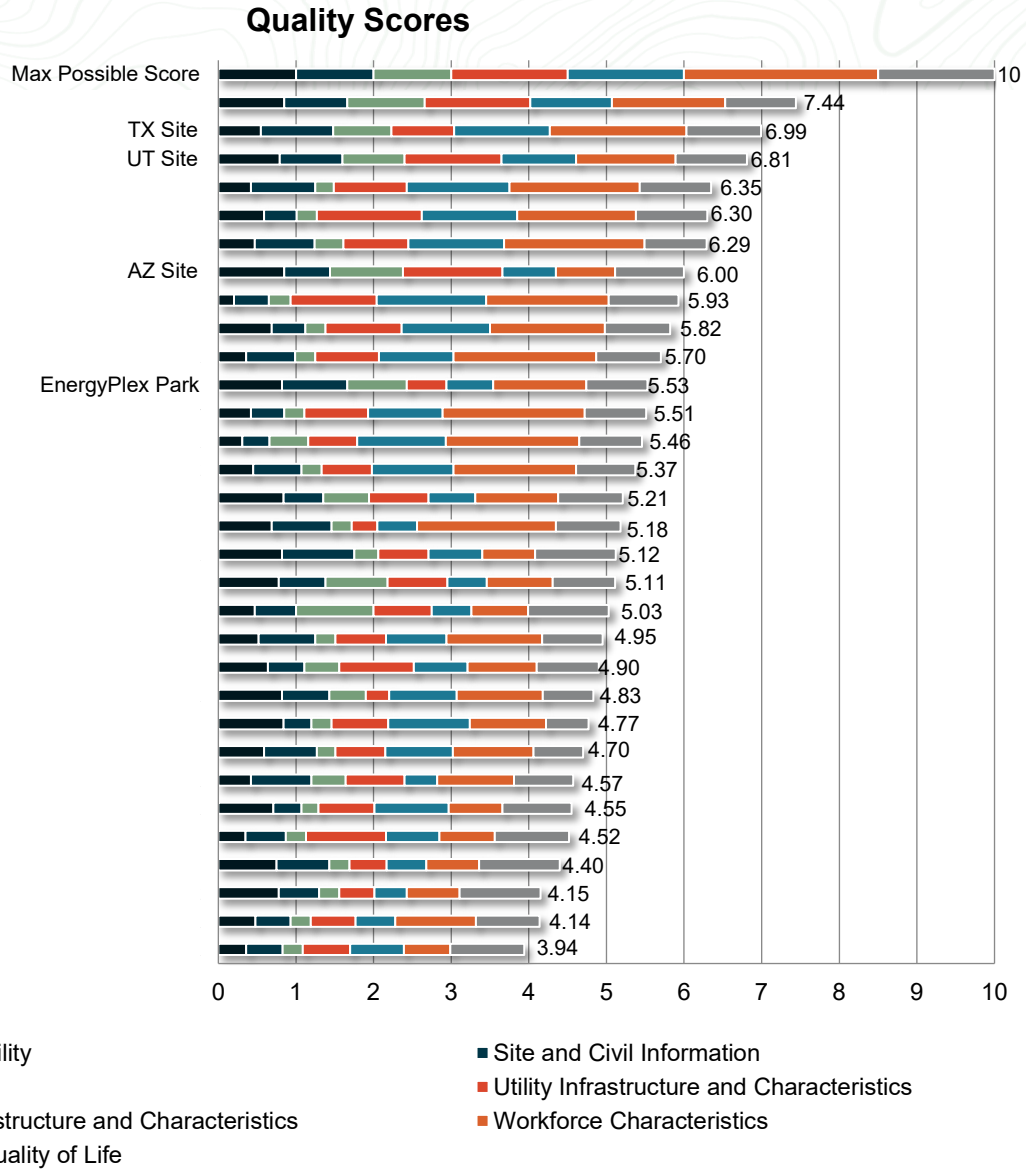


Attraction & Quality of Life



A quality model will be built specific to the attraction criteria important to a **representative a labor-intensive project profile**. Primary and secondary criteria and weights are shown here. Tertiary criteria scored within the model can be found in the appendix.

Labor-Intensive

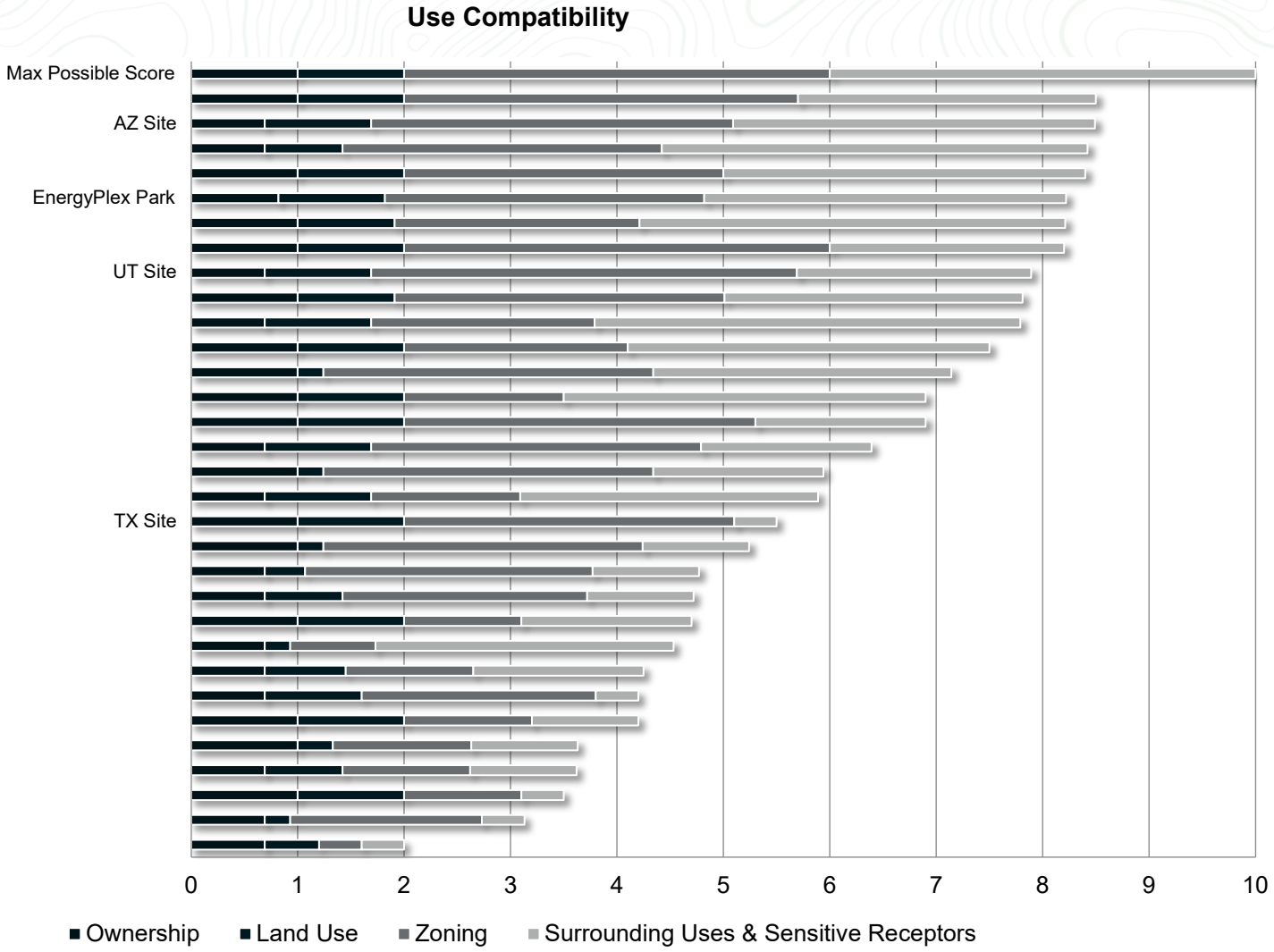


Overall quality score results are shown in the chart to the left. Secondary criteria charts are shown in subsequent slides.

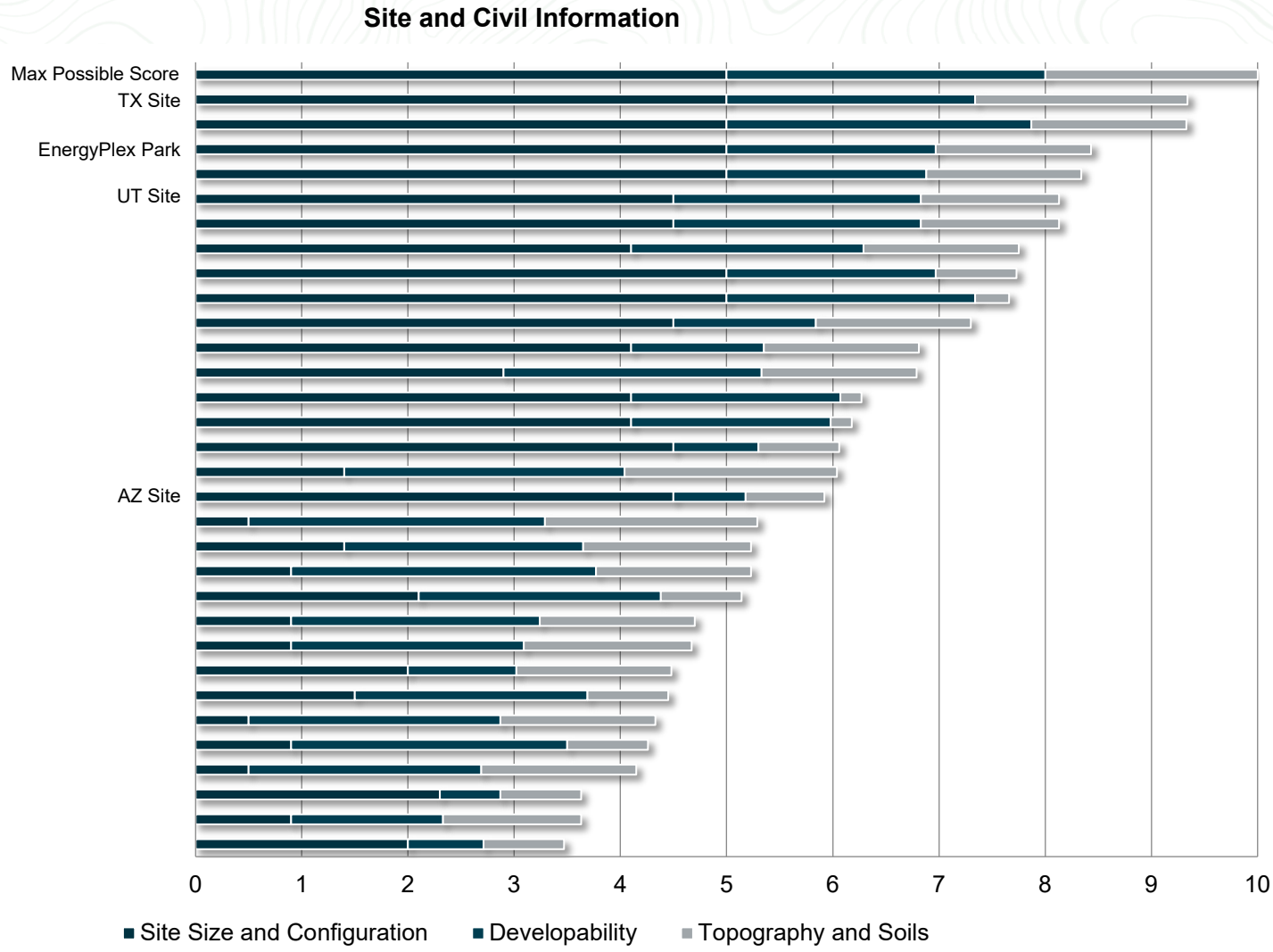
While there is significant differentiation between sites on the secondary criteria level, there is less differentiation when scores are considered comprehensively.

With limited differentiation on the primary category level, projects are more likely to prioritize site quality scores based on the secondary category level.

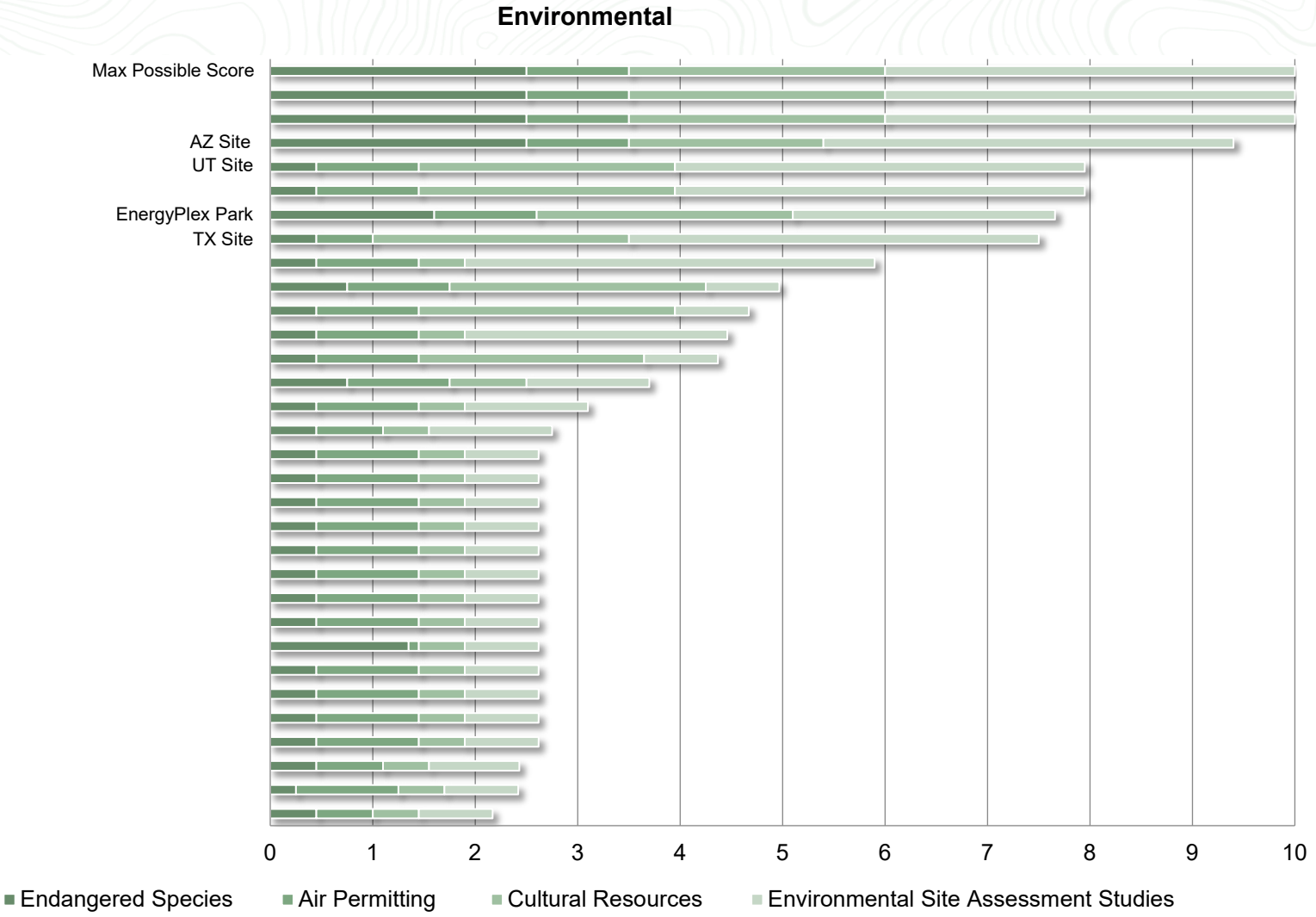
Labor-Intensive



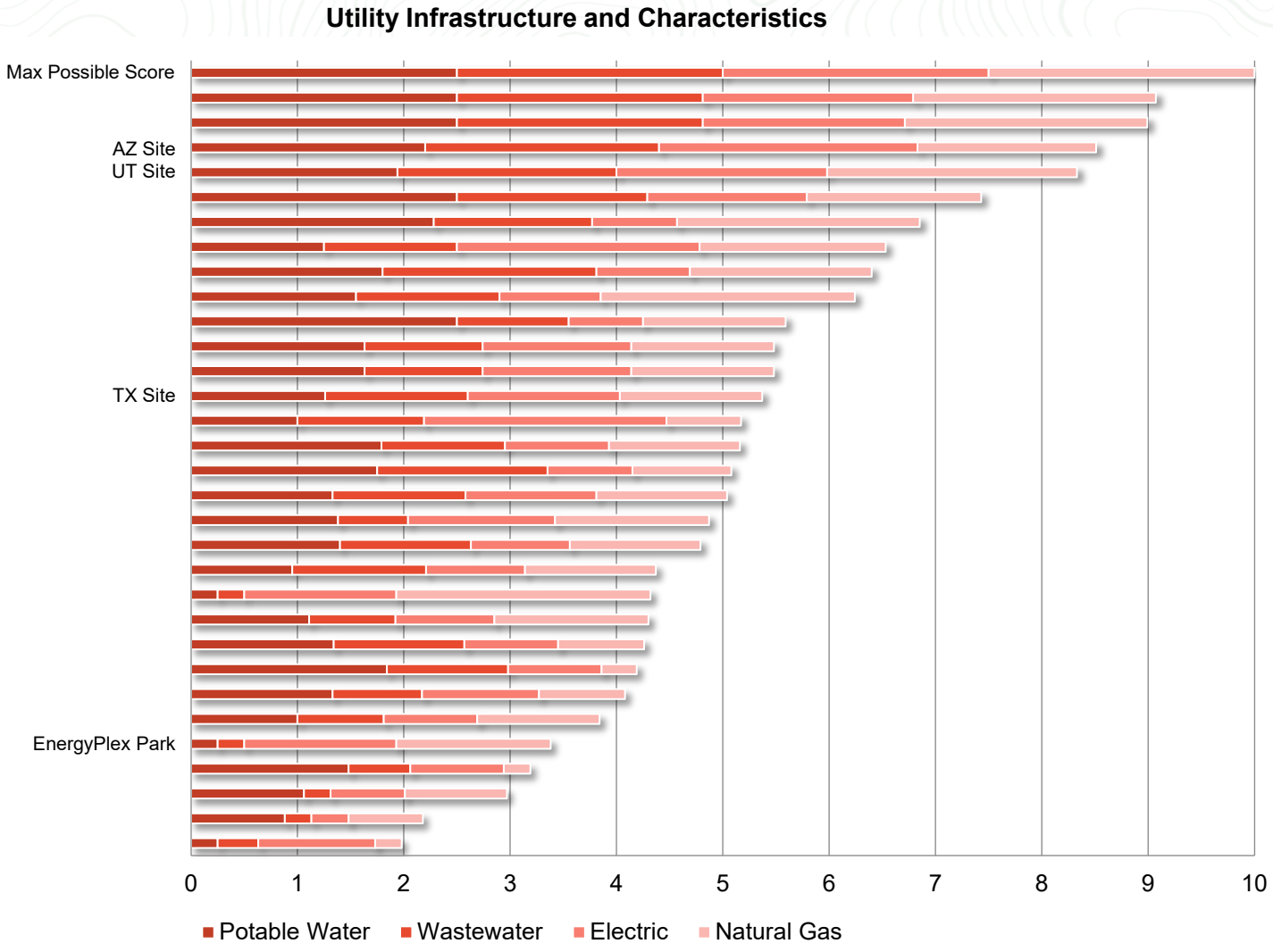
Labor-Intensive



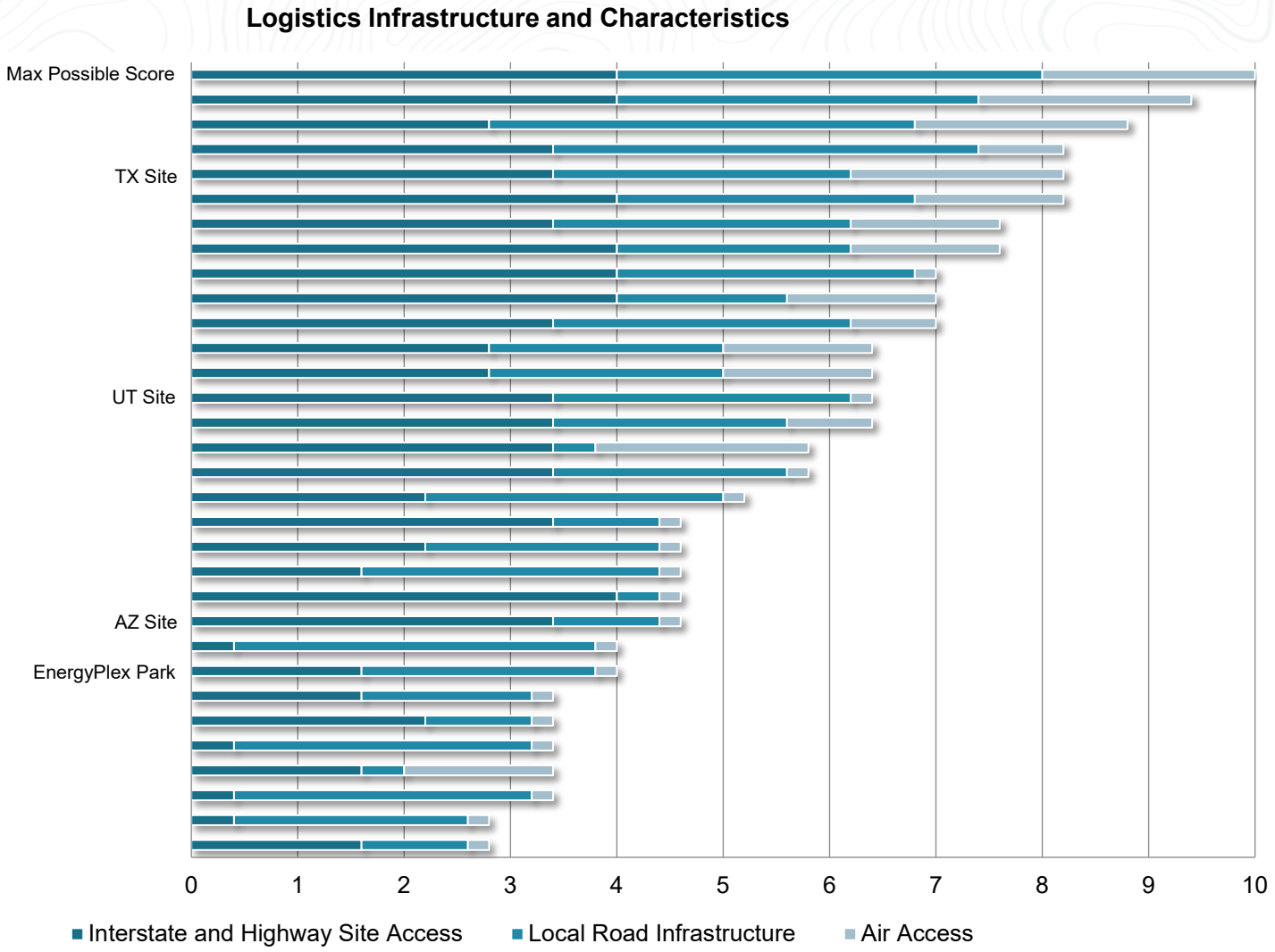
Labor-Intensive



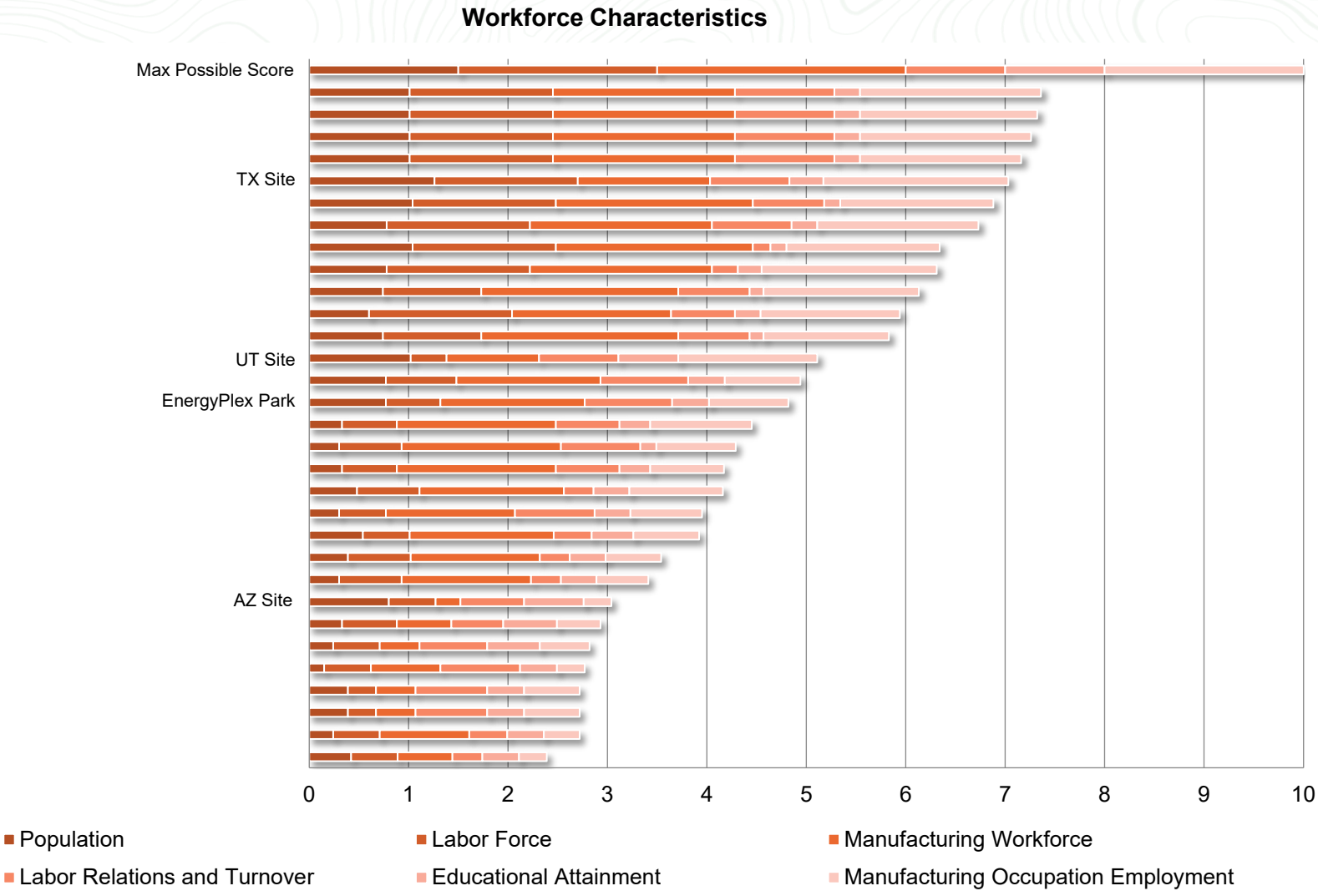
Labor-Intensive



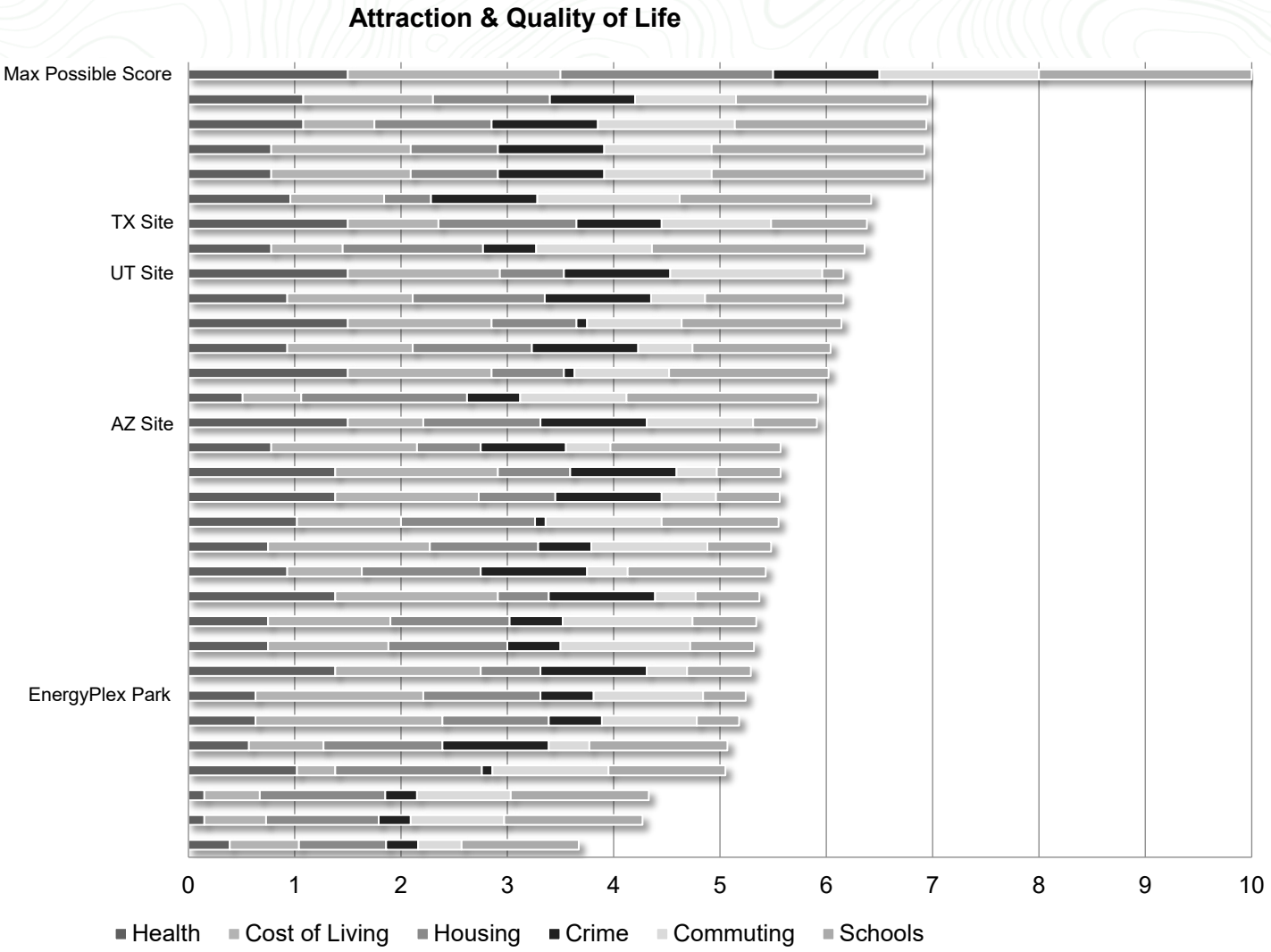
Labor-Intensive



Labor-Intensive



Labor-Intensive



Labor-Intensive

In addition to the quality models, operating and investment costs were estimated for each location.

To estimate wages, a staffing pattern for a typical labor-intensive manufacturing project was created. The average wage for each Standard Occupational Classification (SOC) was determined for the 45-minute drive area surrounding the site.

Water and wastewater rate schedules per 1,000 gallons were used where available; proxy rates (75th-percentile of provided rates, so $6.56 for water and $9.88 for wastewater) were used when on-site treatment was anticipated or when a rate was not provided or readily available on the municipality website.

To calculate annual project-specific electric bills, an August 2024 EIA Industrial Price was used for all locations. New Mexico's August 2024 EIA Industrial Price is $5.05 per kWh.

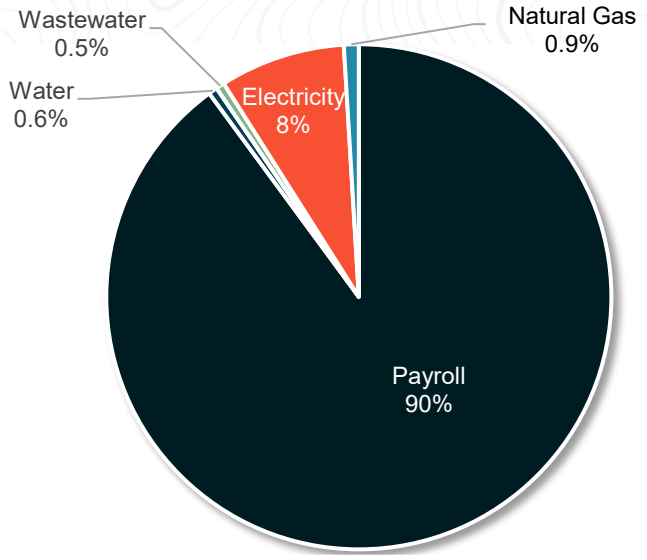
To calculate annual project-specific natural gas bills, a 2022 EIA Industrial Price was used for all locations. New Mexico's 2022 EIA Industrial Price is $9.62 per MCF.

Of the operating costs considered, unburdened payroll is expected to be the most significant, followed by electricity.

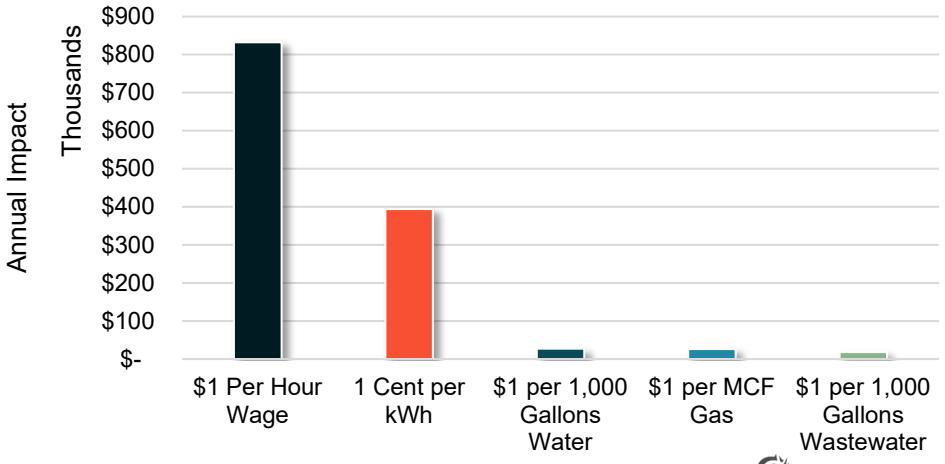
This example shows that for every $1 per hour increase in payroll, that adds an additional $800+k per year in annual operating costs.

Logistics will be a significant, project-specific cost driver. These costs have not been estimated for this analysis.

Average Distribution of Location-Dependent Costs

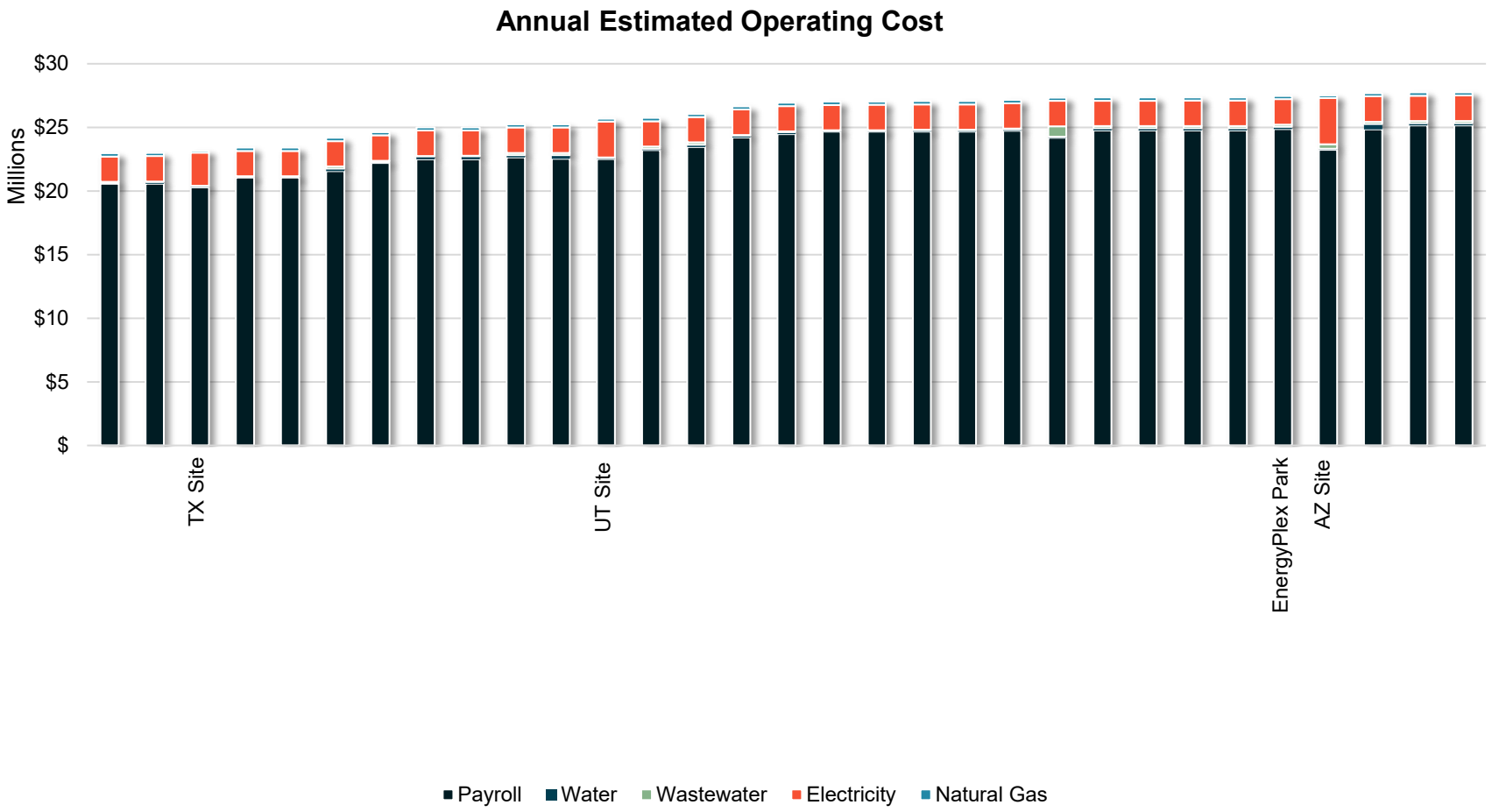


Sensitivity of Location-Dependent Costs



Labor-Intensive

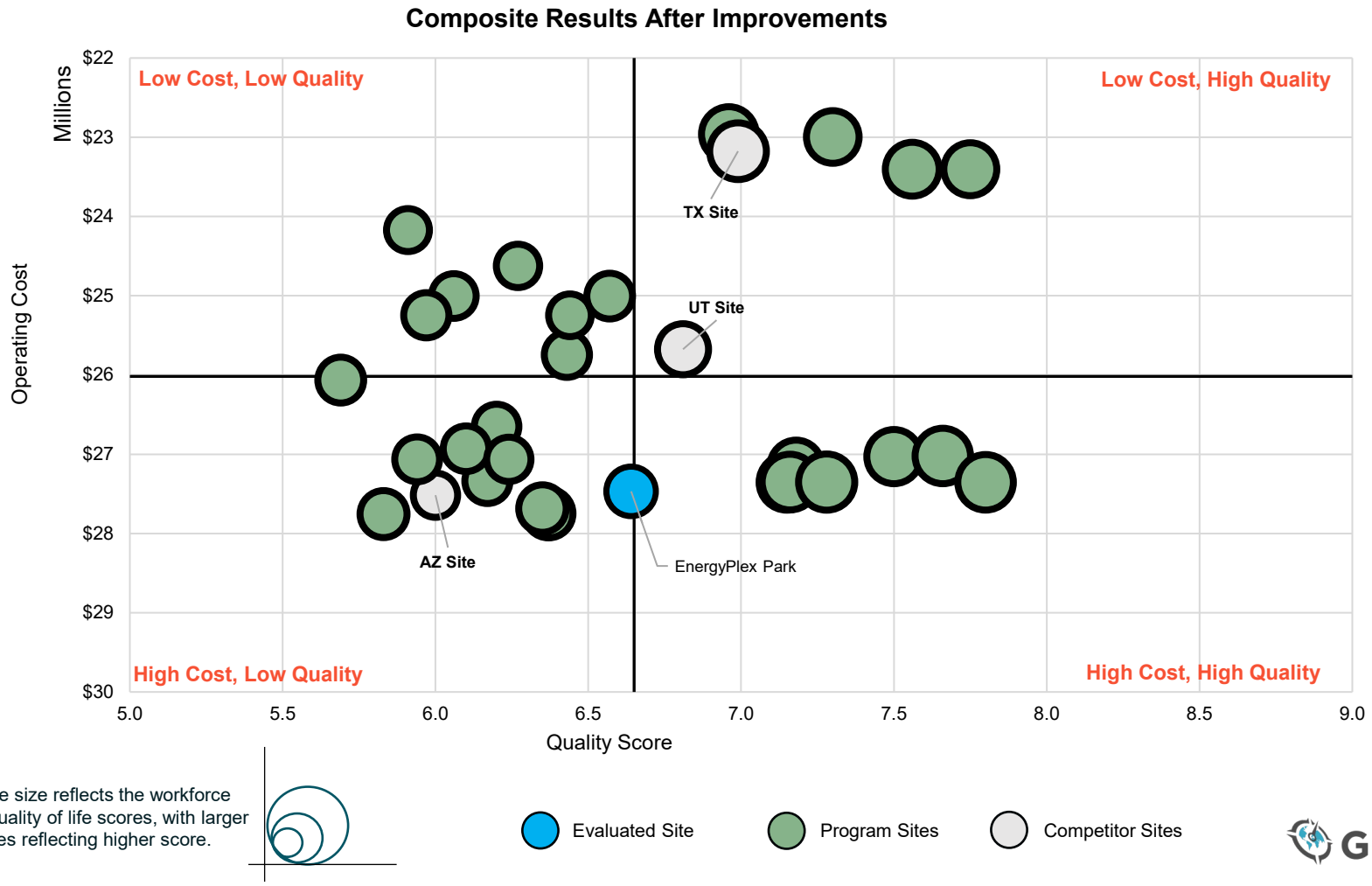
For the operating costs estimated, the difference between the highest and lowest-cost locations in New Mexico is approximately $4.8 MM annually.



Labor-Intensive

Labor-Intensive

The expectation is that the sites evaluated through this Site Identification program will require some level of site prep prior to marketing for industrial investment. Opportunities to advance each site towards investment readiness was identified, with a cost magnitude and the impact of each improvement determined. The updated composite model shows the new maximum possible score if all sites undergo all improvements that are feasible.



NEW MEXICO SITE READINESS

Capital Intensive

Capital-Intensive

Capital-Intensive	
Capital Investment	$250 -$500 MM+
Site	
Acreage	100 acres
Transportation	
Rail	Preferred
Truck Traffic	Required
Utilities	
Electricity	100+ MW
Natural Gas	50 MCF/hour
Water	1 MGD
Wastewater	500,000 GPD
Workforce	
Total Employment	150+
Skill Requirement	High
Industry Examples	

- Chemical Manufacturing
- Nonmetallic mineral product manufacturing
- Primary metals manufacturing
- Electrical equipment, appliance + component mfg

The requirements and drivers for a typical capital-intensive project listed to the left are among the major considerations built into the competitiveness benchmarking.

Siting requirements are more stringent than for a labor-intensive or general manufacturing project. A large site, often with on-site rail service, is preferred. There will be fewer sites within a region that meet these requirements, and while investment readiness is a differentiating factor, expectations on site prep work are lower.

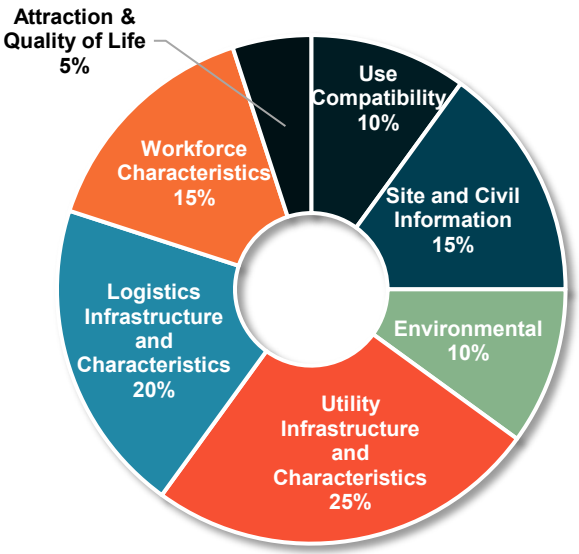
Capital-intensive projects typically require moderate to significant utility requirements. Electricity is needed in high quantities, and redundancy is preferred. Natural gas is often used in the manufacturing process and is needed in quantities that are not negligible. Access to water and wastewater is also a key factor for manufacturing projects.

Identifying sites that meet a project's requirements is likely the first step in the site selection project. Workforce availability, quality, and costs are also important, but are more likely to be considered in detail after site alternatives begin to narrow.

Capital-Intensive

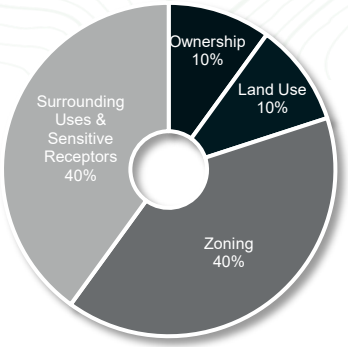
QUALITY SCORING WEIGHTS

Primary Criteria

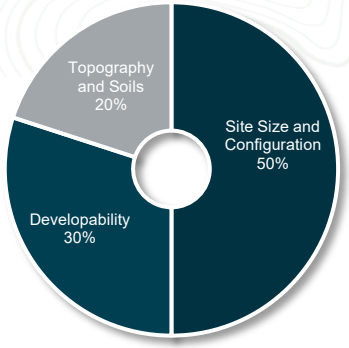


Secondary Criteria

Use Compatibility

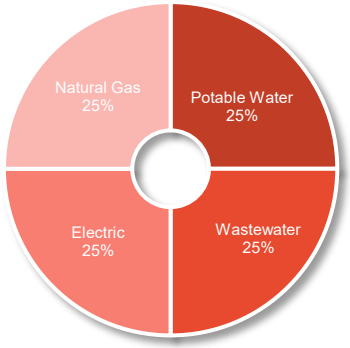


Site and Civil Information

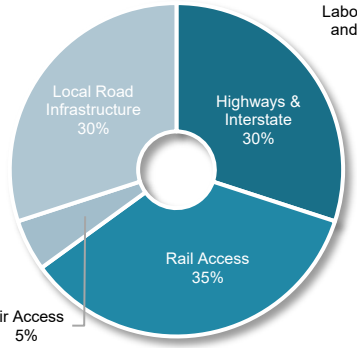


Environmental

Utility Infrastructure and Characteristics

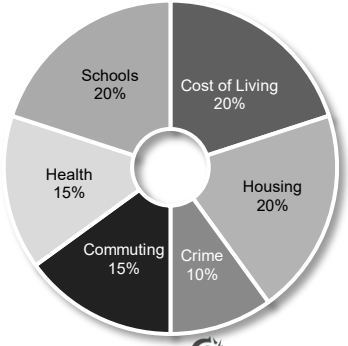


Logistics Infrastructure and Characteristics



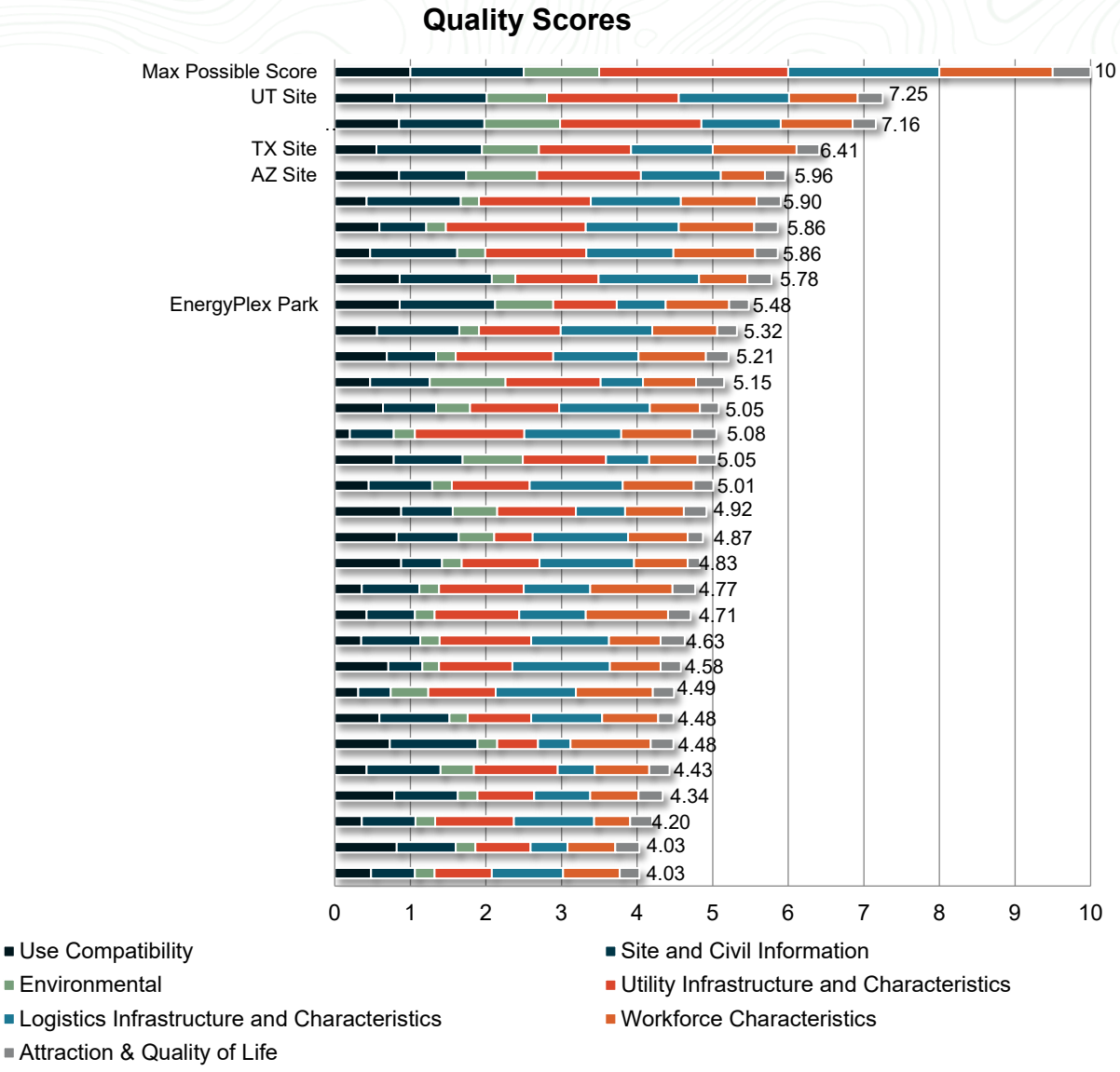
Workforce Characteristics

Attraction & Quality of Life



A quality model was built specific to the attraction criteria important to a **representative building products manufacturing project**. Primary and secondary criteria and weights are shown here. Tertiary criteria scored within the model can be found in the appendix.

Capital-Intensive

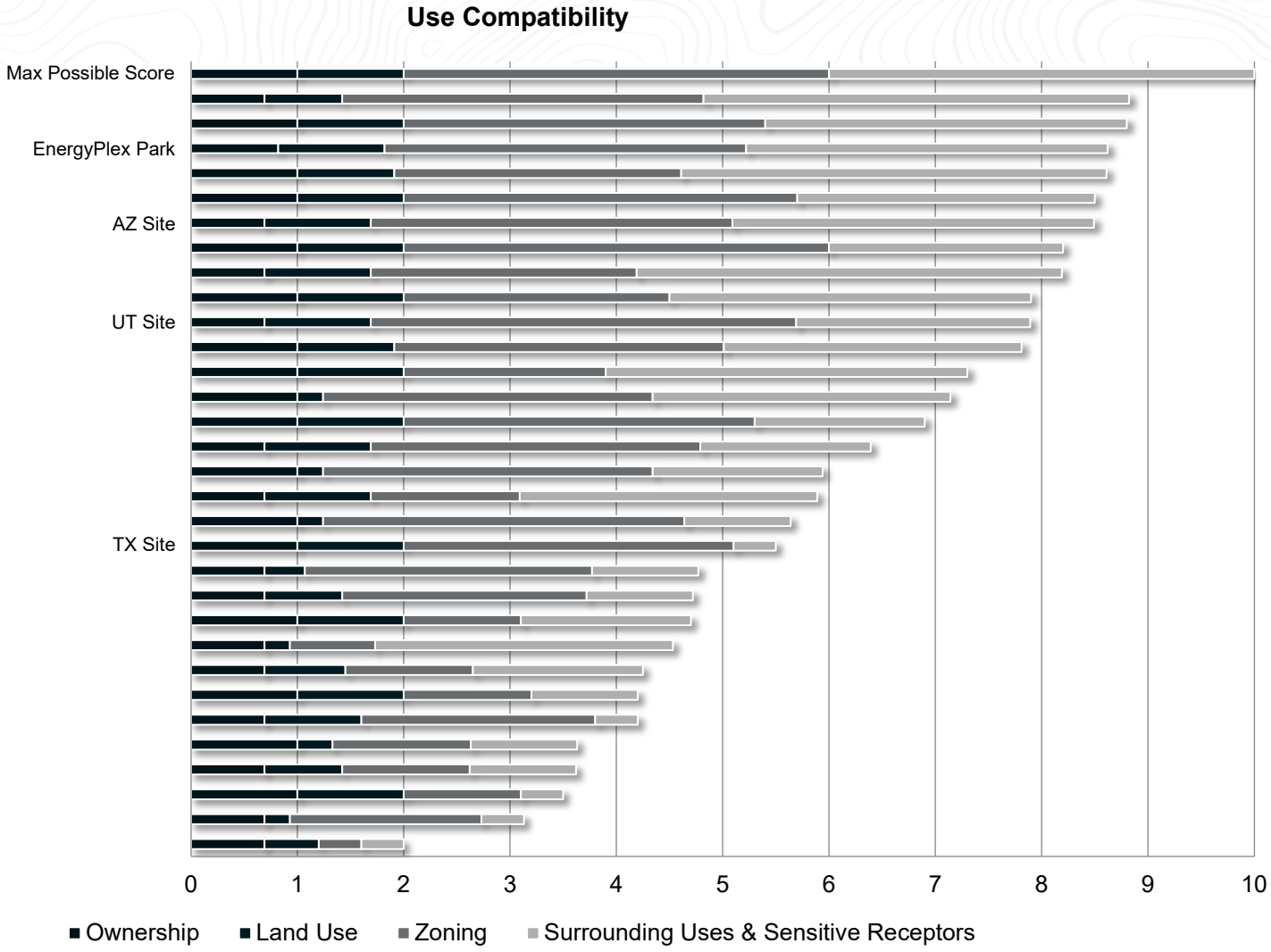


Overall quality score results are shown in the chart to the left. Secondary criteria charts are shown in subsequent slides.

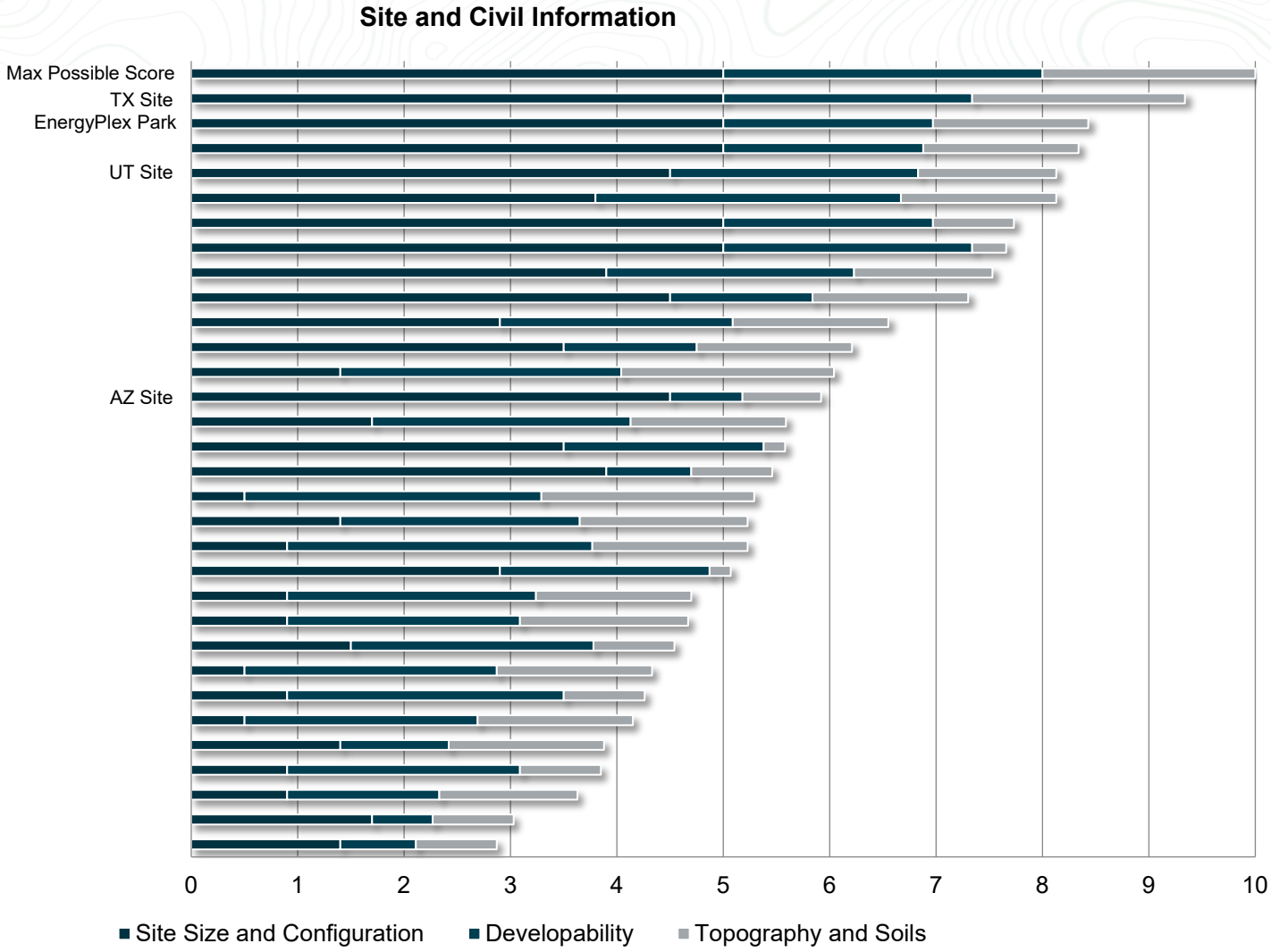
While there is significant differentiation between sites on the secondary criteria level, there is less differentiation when scores are considered comprehensively.

With limited differentiation on the primary category level, projects are more likely to prioritize site quality scores based on the secondary category level.

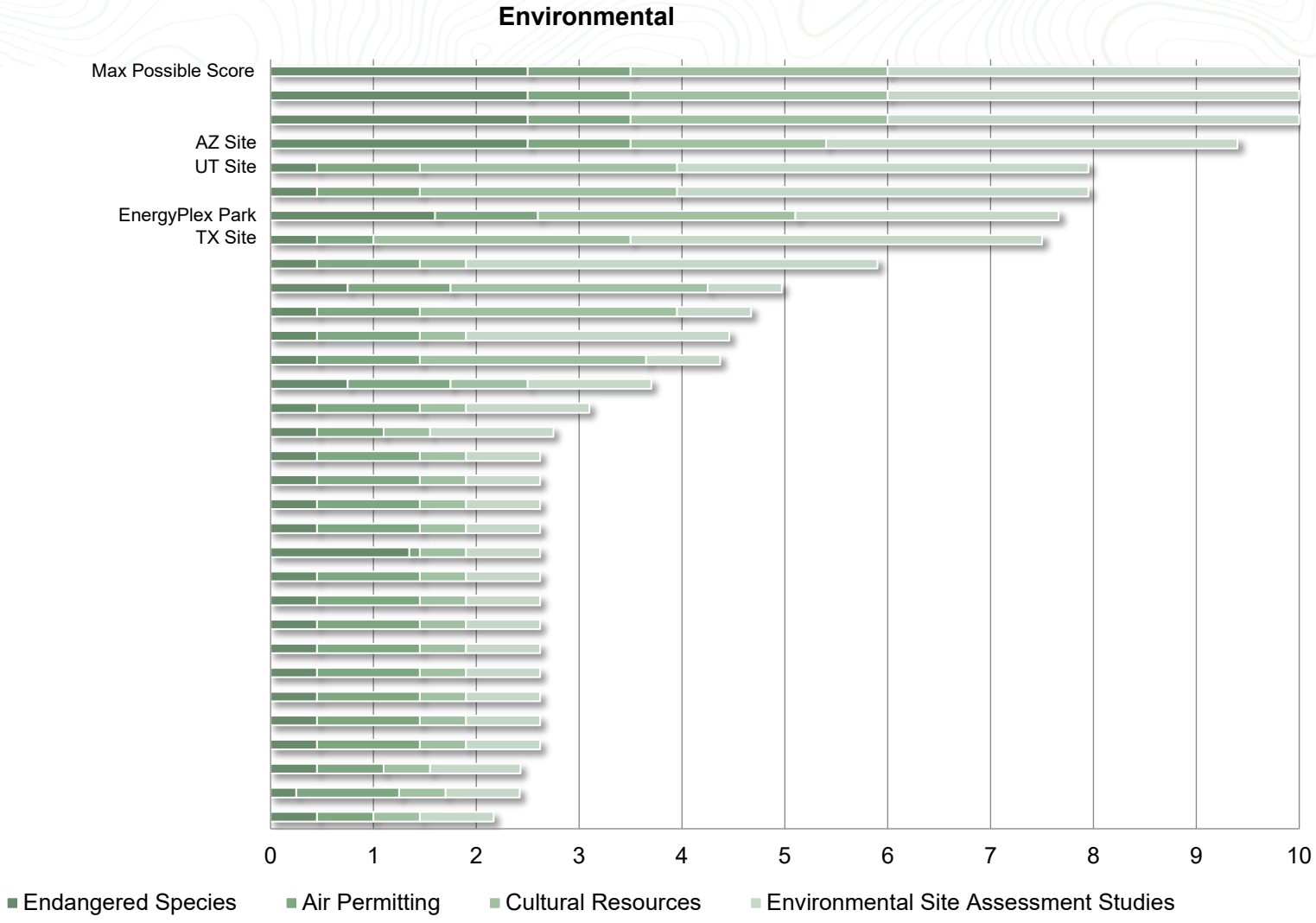
Capital-Intensive



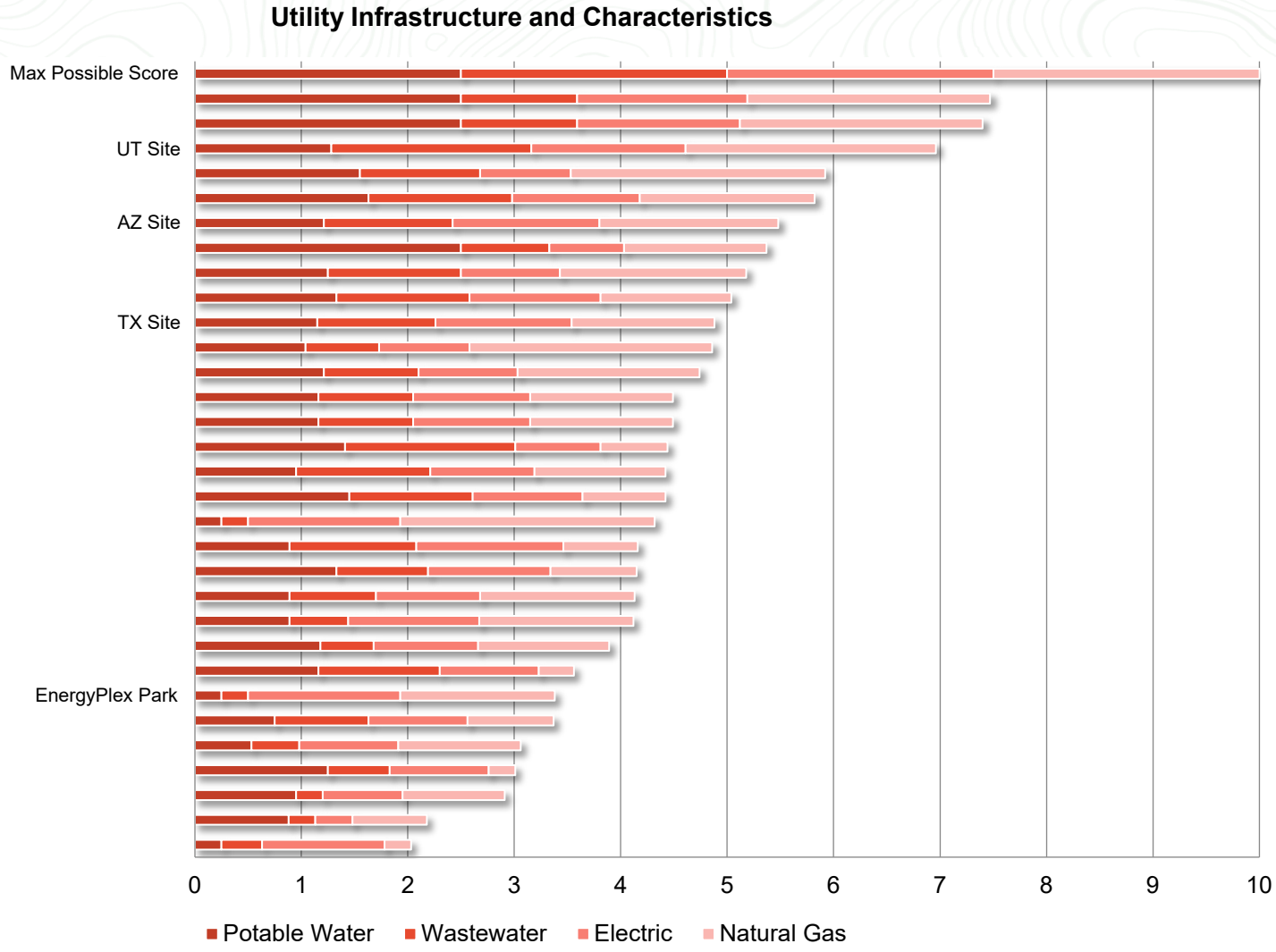
Capital-Intensive



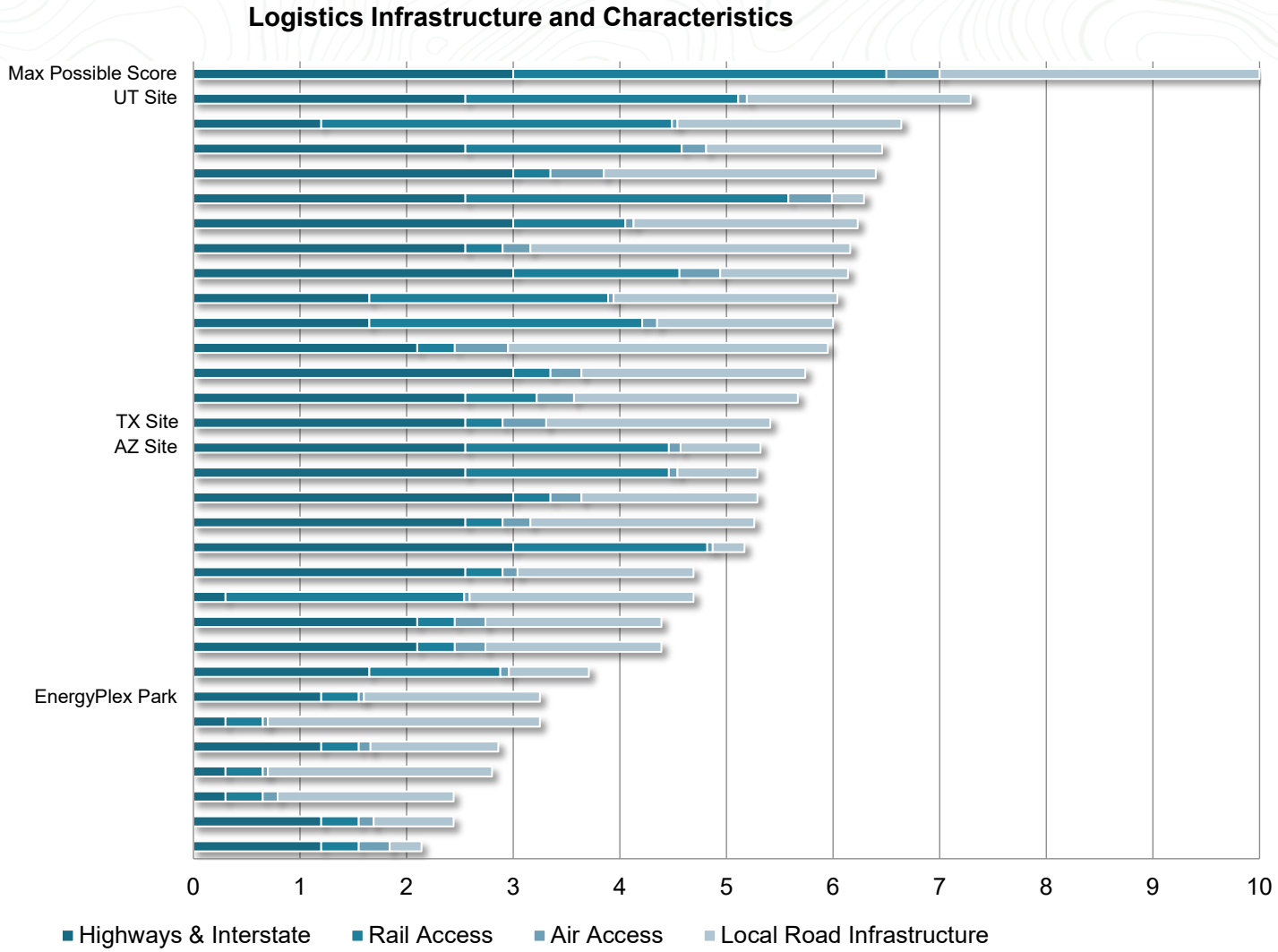
Capital-Intensive



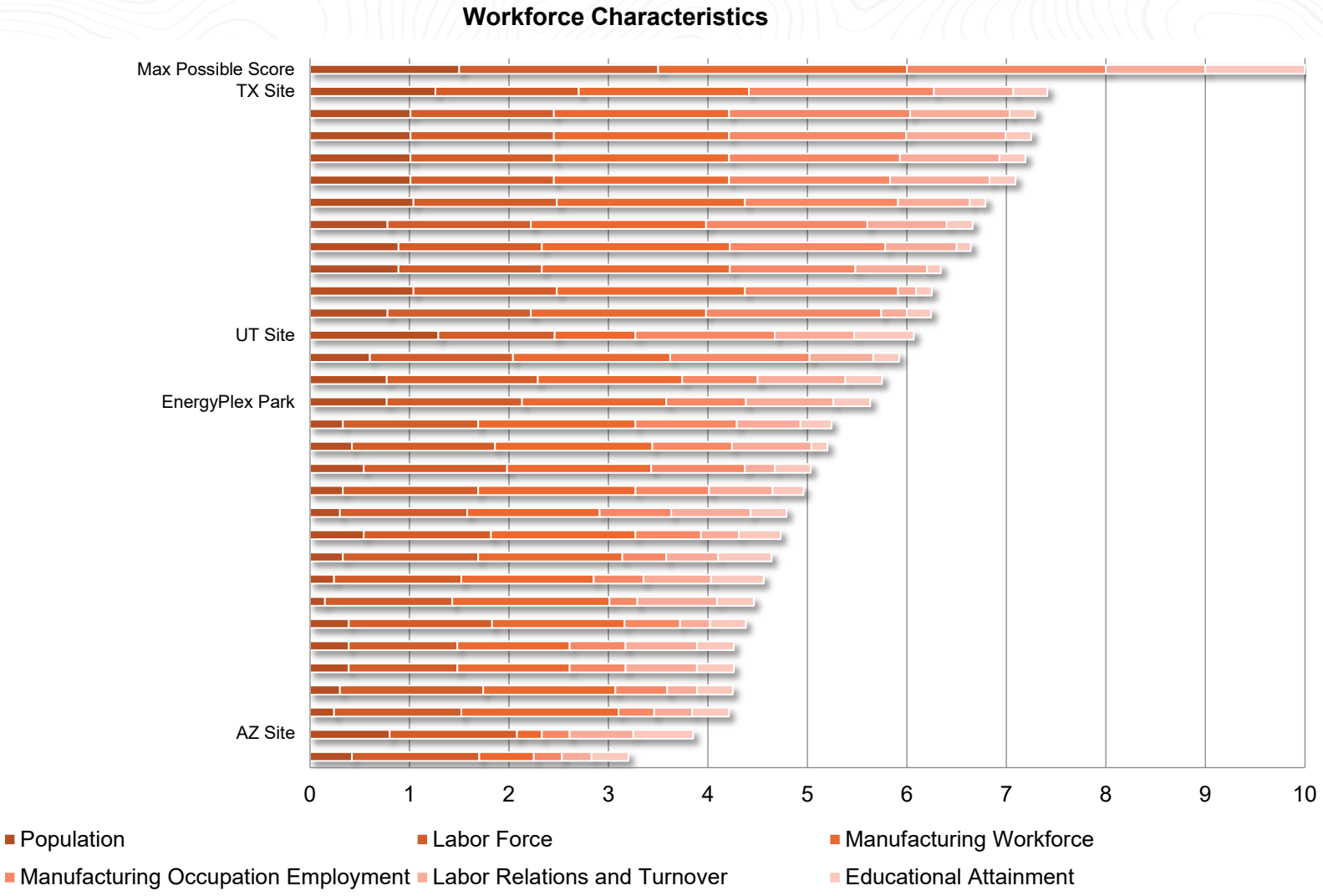
Capital-Intensive



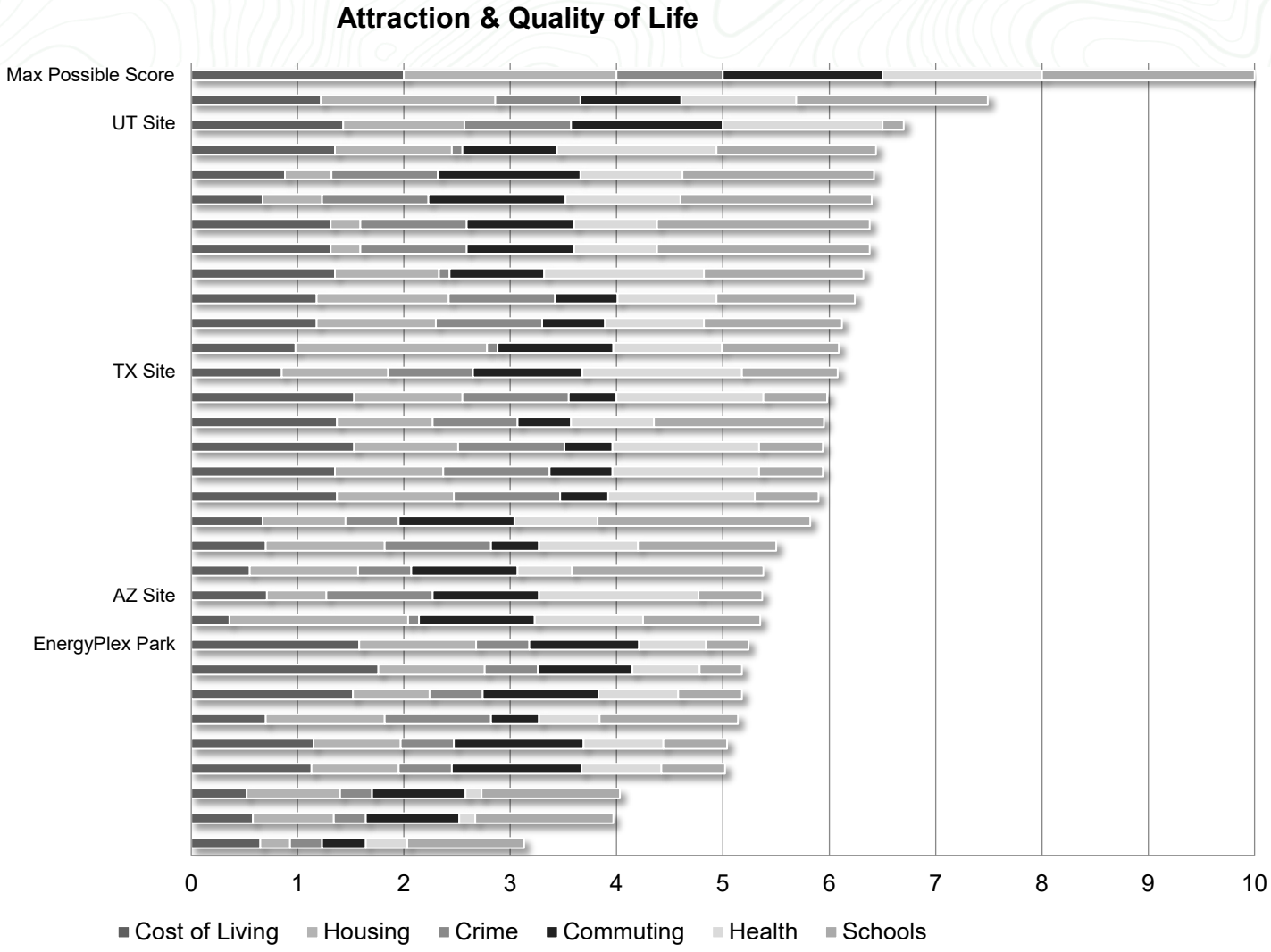
Capital-Intensive



Capital-Intensive



Capital-Intensive



Capital-Intensive

In addition to the quality models, operating and investment costs were estimated for each location.

To estimate wages, a staffing pattern for a typical capital-intensive manufacturing project was created. The average wage for each Standard Occupational Classification (SOC) was determined for the 45-minute drive area surrounding the site.

Water and wastewater rate schedules per 1,000 gallons were used where available; proxy rates (75th-percentile of provided rates, so $6.56 for water and $9.88 for wastewater) were used when on-site treatment was anticipated or when a rate was not provided or readily available on the municipality website.

To calculate annual project-specific electric bills, an August 2024 EIA Industrial Price was used for all locations. New Mexico's August 2024 EIA Industrial Price is $5.05 per kWh.

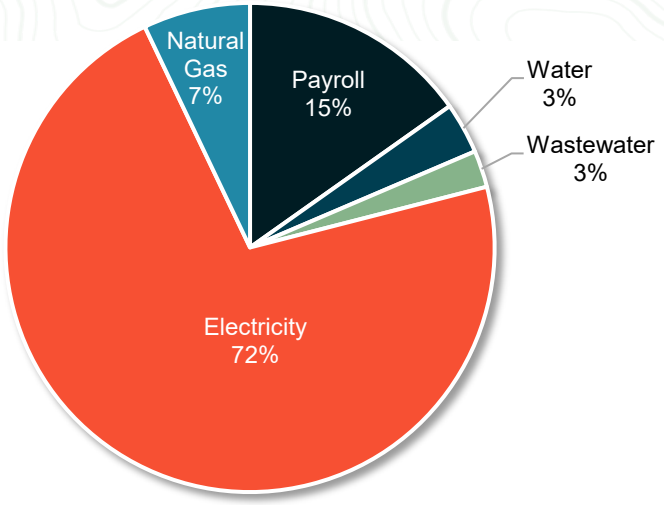
To calculate annual project-specific natural gas bills, a 2022 EIA Industrial Price was used for all locations. New Mexico's 2022 EIA Industrial Price is $9.62 per MCF.

Of the operating costs considered, electricity, unburdened payroll, and natural gas are expected to be the most significant.

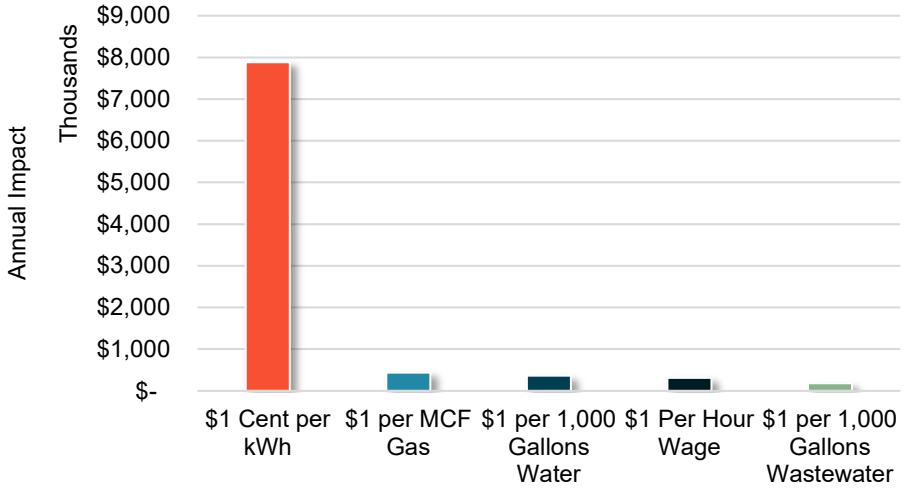
Electricity costs are a very sensitive location-dependent factor, with an additional one cent per kWh resulting in nearly $8 MM additional cost per year.

Logistics will be a significant, project-specific cost driver. These costs have not been estimated for this analysis.

Average Distribution of Location-Dependent Costs

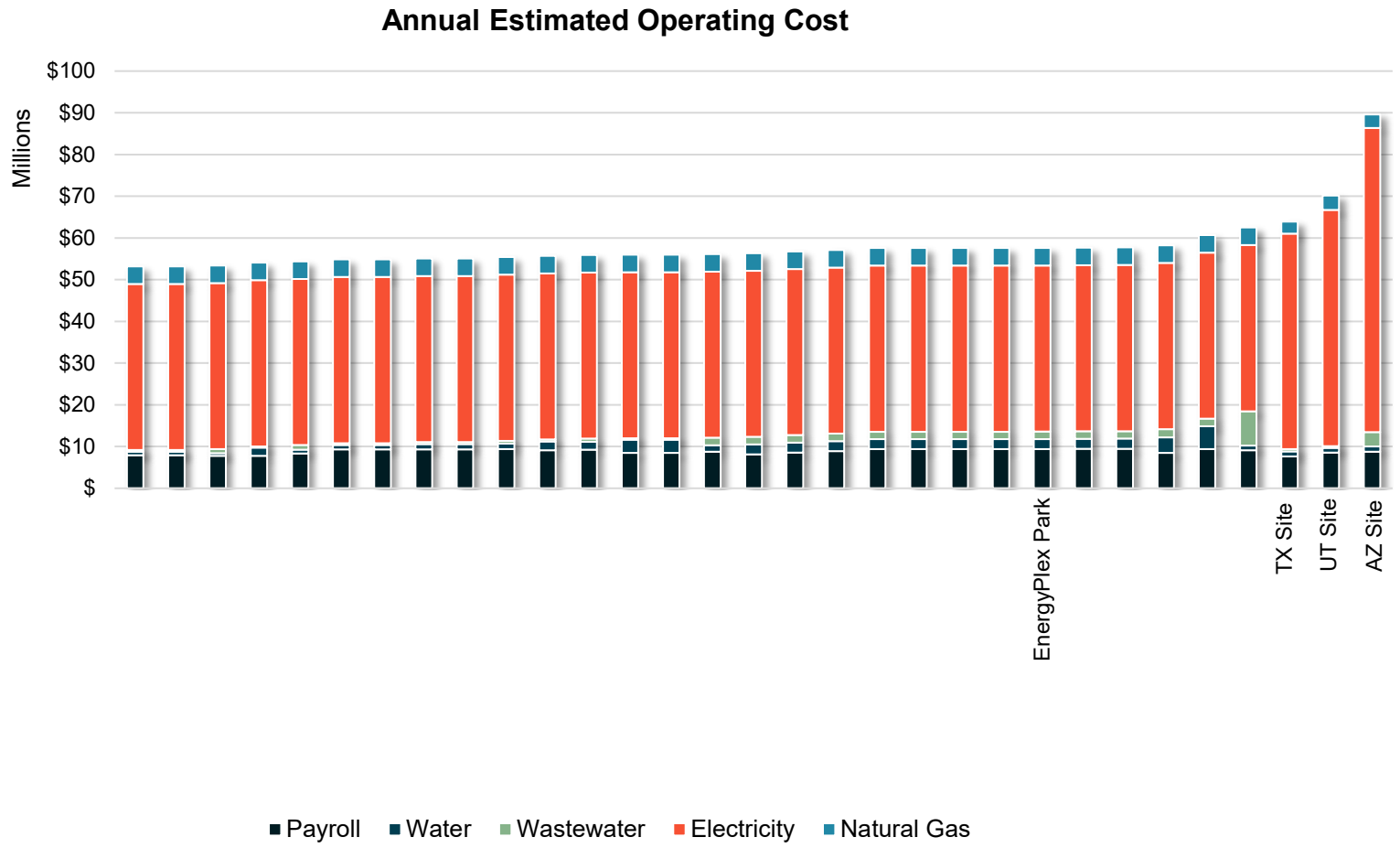


Sensitivity of Location-Dependent Costs

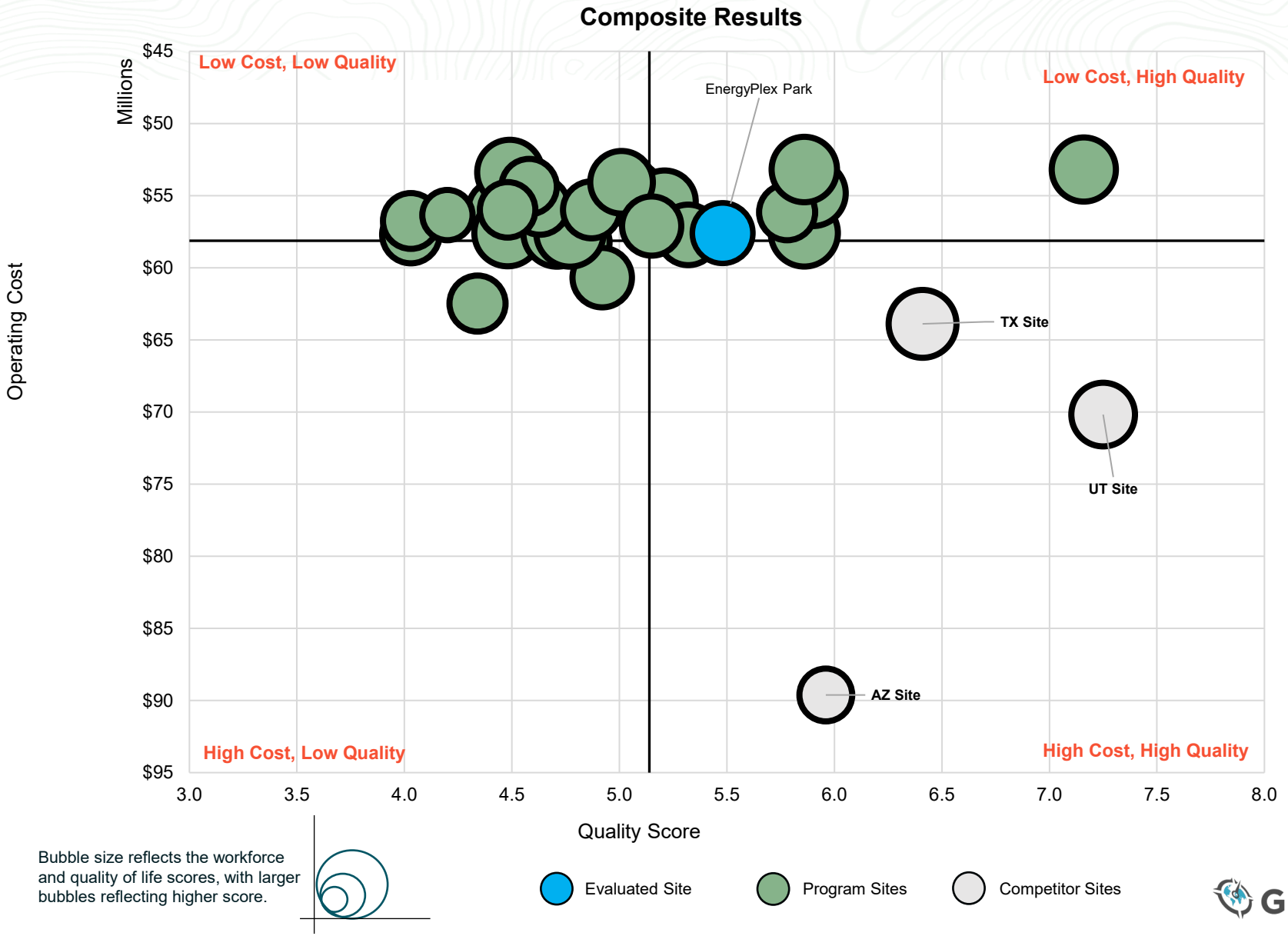


Capital-Intensive

For the operating costs estimated, the difference between the highest and lowest-cost locations in New Mexico is approximately $9.3 MM annually.

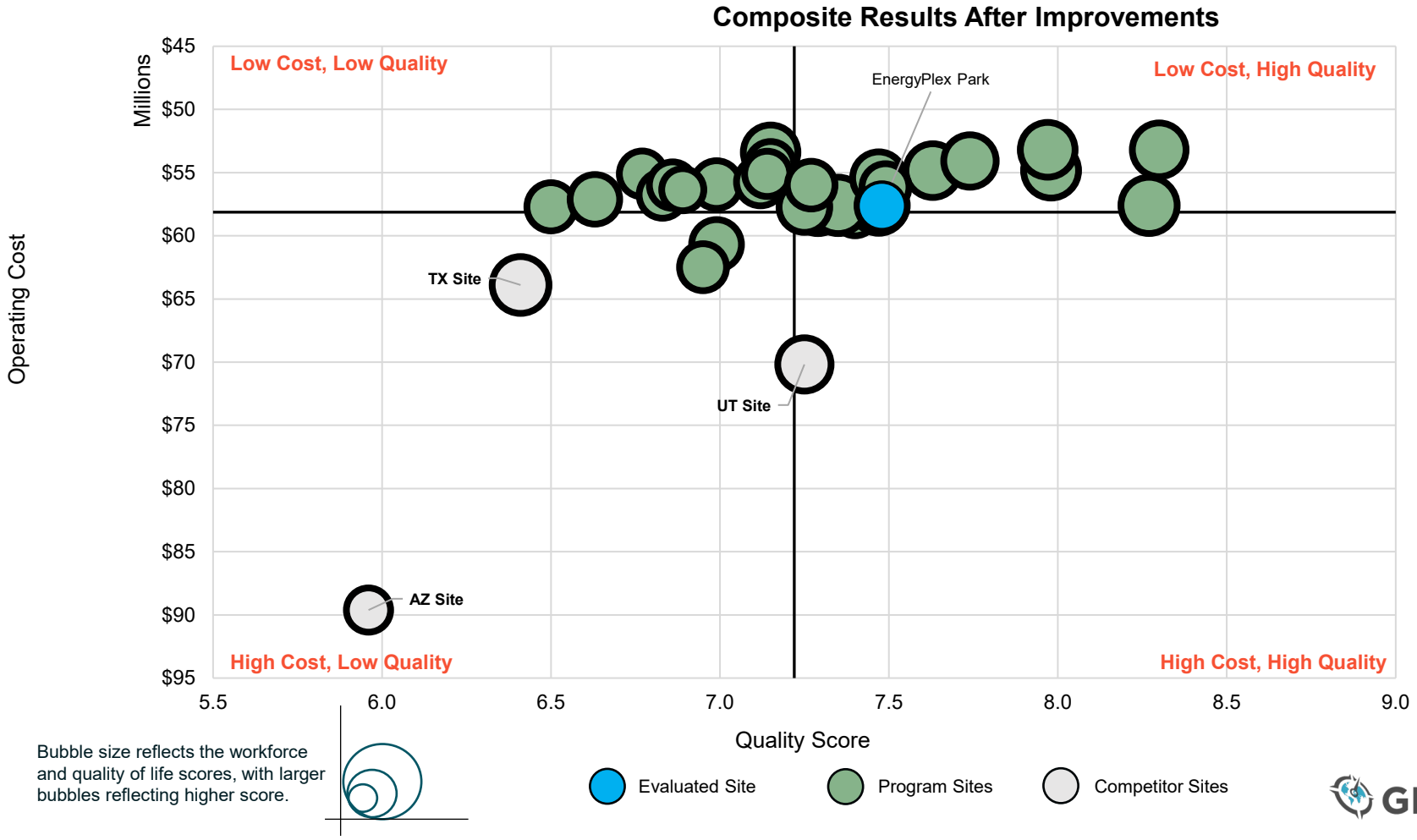


Capital-Intensive



Capital-Intensive

The expectation is that the sites evaluated through this Site Identification program will require some level of site prep prior to marketing for industrial investment. Opportunities to advance each site towards investment readiness was identified, with a cost magnitude and the impact of each improvement determined. The updated composite model shows the new maximum possible score if the site undergoes all improvements that are feasible.



Site Improvement Opportunities

Disclaimer: All content analyzed in the site improvement opportunities was provided to GLS by 11/21/24.

NEW MEXICO SITE READINESS

EnergyPlex Park

Gap + Impact Improvement Analysis

A gap and impact improvement analysis provides feedback on the items that can be completed to provide the biggest impact on the quality score of each site. Those items that are blank (-) indicate items that would not change the site score (already at max score), and those with “N/A” indicate items that are not drivers for that particular project model (labor versus capital).

Improvement Description	Cost Magnitude	Labor Intensive	Capital Intensive
Rezone to Industrial	-	-	-
Wetlands Delineation and Mitigation	$$	★	★½
Raise site out of Floodplain	$$	½	★
Geotech Study with no significant findings	$	★	★½
Endangered Species study with no significant findings	$	★½	★½
Archeological/Historical studies with no significant findings	-	-	-
Phase 1 ESA with no significant findings	$	★★½	★★½
75,000 GPD of Water Service	$$	★★★	N/A
1 MGD of Water Service	$$	N/A	★★★
50,000 GPD of Wastewater Service	$$	★★★	N/A
500,000 GPD of Wastewater Service	$$	N/A	★★★
5 MW of Electric Service	$	★	N/A
100 MW of Electric Service	$	N/A	★½
3 MCF/hour of Natural Gas Service	$	★½	N/A
50 MCF/hour of Natural Gas Service	$	N/A	★★
Improve Site Access	$$$	★★★	★★★
Extend Rail on site	$$	N/A	★★★

Disclaimer: since utility capacities are unknown, assumptions were made that upgrades would likely be mild to moderate in cost and impact.

Recommendations

The most impactful improvement opportunities to advance the site towards investment readiness are as follows:

01

State Land Plan: Within the 4500 acres, the state owns portions and the county owns portions. The county has a lease on all state property. State parcels are lease only. A land-swap would be required to sell state property. Recommend looking at other land in the state that could be a fit for a land-swap. The goal of the county is to have larger end-users on the site; most heavy industrial users will want to own the land.

02

Utility Capacities: Existing power and gas infrastructure is at the site. Utility capacities for electric, gas, water and wastewater are unknown at this time. With a site of this size, large utility demands are likely for end-users. Recommend working with utility providers to understand current capacity, and timelines, upgrades, and cost associated with servicing the site depending on various thresholds. Water and wastewater solutions will be the most complex to solve. The site will likely need to use a well for water and according to the county, wastewater is limited. Recommend understanding if county water and/or wastewater can be accommodated at the site.

03

Site Access: The site does not currently have any access roads; this would need to be built it. Recommend planning out access points, securing relevant easements, and looking into funding sources for road infrastructure. When planning site access, think through best truck traffic routes. Ideally, truck traffic would move in and out of the west side of the property to avoid recreational area.

04

Rail Service: Texas New Mexico short line is near the property. Recommend talking with rail provider to understand the viability (ability, timeline and cost) of serving the EnergyPlex Park with rail from the northern side of Hobbs Industrial. With the site being so large, it would be a huge advantage if this could be a rail-served site when trying to attract industrial users.

Disclaimer.

This report is based in part on information not within Consultant's control. It is believed that the estimates and conclusions contained therein will be reliable under the conditions and subject to the qualifications set forth, however, Consultant does not warrant or guarantee their accuracy. Use of such report shall, therefore, be at the user's sole risk.

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NEW MEXICO SITE READINESS

Appendix

Preliminary Conceptual Plan Additional Material

Disclaimer: The following section was prepared by Gray Construction on behalf of GLS. GLS acknowledges Gray as the author of the content and does not take credit for the work presented in this document.

ENERGYPLEX PARK

GRAY AE, PSC

UNINCORPORATED
LEA COUNTY
9,422.449 ACRES

The EnergyPlex Park property is located in unincorporated Lea County, New Mexico. This site is adjacent to Hobbs Industrial Air Park.

DEVELOPABILITY

The existing topography gently slopes to the east with roughly 120 feet of elevational relief.

There are approximately 20.00 cumulative acres of wetlands on the property, and the site is not in a floodplain.

The prevalent soil is loam. There is a moderate potential for corrosion of concrete, and a moderate potential for corrosion of steel. The depth to bedrock is unknown, but greater than 6.5 feet.

The site has limited access, with Highway 483 S Ct to the west, and potentially from W Alabama St at the northeast.

UTILITIES

GIS utility mapping was not available.

- ELECTRIC - Service available.
- NATURAL GAS – Infrastructure in place, service available.
- WATER – Infrastructure in place, service available.
- WASTEWATER – Infrastructure needed, service available.

RECOMMENDATIONS

- Phase 1 ESA – Phase 1 ESA available from 2014. Update report recommended.
- Overall geotechnical study
- ALTA or boundary survey
- Topographic survey
- Private utility locate
- Archaeological study (SHPO)
- Floodplain study – Floodplain Study and Mapping available from 2015, Recommend updated study.

REFERENCES

Web soil Survey – all soil information

FEMA – Firm number 35025C1165D

USGS Digital Elevation Model used for existing topography

National Wetlands Inventory – all wetland information.

Property boundaries provided by the communities. Acreages are approximate.

COMMUNITY PROVIDED INFORMATION

Phase 1 ESA from 2014

Biological Resources Reconnaissance Survey Report from 2014

Existing Infrastructure Capacity Analysis from 2015

Fatal Flaw and Reconnaissance Cultural Resource Survey from 2014

Floodplain Study and Mapping from 2014

EnergyPlex Park Planning Report from 2015

gray.com

10 Quality St.
Lexington, KY 40507

T: 859.281.5000
F: 859.252.5300

Tertiary Criteria

Use Compatibility

Secondary Criteria	Tertiary Criteria
Ownership	Number of Owners
	Control of Property
	Sale or Lease
Land Use	Current Land Use
	Most Recent Prior Use
	Existing Structures
Zoning	Current Zoning
	Height Restrictions
	Rezoning Process
Surrounding Uses & Sensitive Receptors	Surrounding Land Use Suitability
	Sensitive Receptors

Site and Civil Information

TERTIARY CRITERIA

Secondary Criteria	Tertiary Criteria
Site Size and Configuration	Total Size
	Total Contiguous and Developable Acreage without Improvements
	Site Configuration
Topography and Soils	Impact From Soil Borings
	Topography
Developability	Wetlands Delineation
	Impact From Wetlands
	Impact From Floodplain
	Impact from Mineral Rights
	Nearby Airport Impact

Environmental

TERTIARY CRITERIA

Secondary Criteria	Tertiary Criteria
Endangered Species	Endangered Species Study
	Endangered Species Study Impact
Air Permitting	Air Quality Attainment
	Class 1 Areas
	Proximity to Major Air Emitter
Environmental Site Assessment Studies	Phase I ESA
	Phase I Findings Impact
Cultural Resources	Cultural Resources Study
	Cultural Resources Impact

Utility Infrastructure and Characteristics

TERTIARY CRITERIA

Secondary Criteria	Tertiary Criteria
Potable Water	Potable Water Availability
	Potable Water Distance
	Water Line Size
	Water Line Capacity
	Ability to Serve
	Complexity to Serve
Wastewater	Wastewater Availability
	Wastewater Distance
	Wastewater Line Size
	Wastewater Excess Capacity
	Ability to Serve
	Complexity to Serve

Utility Infrastructure and Characteristics

Secondary Criteria	Tertiary Criteria
Electric	Electric Supply
	Distribution Line Distance
	Construction Power
	Existing Capacity to Serve
	New Infrastructure Required to Serve
Natural Gas	Natural Gas Availability
	Natural Gas Distance
	Natural Gas Distribution Line Size
	Ability to Serve
	Complexity of Upgrades to Serve

Logistics Infrastructure and Characteristics

TERTIARY CRITERIA

Secondary Criteria	Tertiary Criteria
Highways & Interstate	Distance to Interstate
	Distance to 4-Lane Highway
Rail Access	Direct Rail Service
	Type of Carrier
	Direct Rail Service Type
	Rail Extension Distance
Air Access	Airport Commercial
	Runway Access
Local Road Infrastructure	Site Access Improvement Significance
	Route Suitability

Workforce Characteristics

Secondary Criteria	Tertiary Criteria
Population	Population Size
	Population Annual Average Growth Rate
	Median Age
	Population 25-44 Years %
Labor Force	Total Workforce Size (16 and older)
	Labor Force Participation Rate (16 and older) %
	Unemployment – Most Recent Available %
	Prime Age Labor Force Participation Size (22-54 years old)
	Prime Age Labor Force Participation Rate (22-54 years old) %
Manufacturing Workforce	Manufacturing Turnover %
	Location Quotient - Manufacturing
	Manufacturing Employment

Workforce Characteristics

TERTIARY CRITERIA

Secondary Criteria	Tertiary Criteria
Manufacturing Occupation Employment	Employment - Production Occupations 51-0000
	5 Year Percent Change Employment Production Occupations 51-0000
	Employment - Architecture + Engineering Occupations 17-0000
	5 Year Percent Change Employment - Architecture + Engineering Occupations 17-0000
	Employment - General and Operations Managers 11-1020
	5 Year Percent Change Employment - General + Operations Managers
	Employment - Installation Maintenance + Repair Occupations 49-0000
	5 Year Percent Change Employment - Installation Maintenance + Repair Occupations 49-0000
Labor Relations and Turnover	Manufacturing Turnover %
	Manufacturing Union Membership

Workforce Characteristics

Secondary Criteria	Tertiary Criteria
Educational Attainment	No High School Diploma
	High School Graduate
	Some College or Associates Degree
	Bachelor's Degree
	Postgraduate Degree

Attraction and Quality of Life

TERTIARY CRITERIA

Secondary Criteria	Tertiary Criteria
Schools	K-12 Pupil-Teacher Ratio within County
	K-12 Spending per Pupil within County
Cost of Living	Median Household Income
	Poverty Level %
	Per Capita Income
	Home Price to Income Ratio
Housing	Total Housing Units
	Homeowner Vacancy %
	Rental Vacancy %
	Median House Value
Crime	Violent Crimes per 1,000 Residents
Commuting	Mean Commuting Time (Minutes)
	Worked In Region of Residence %
	Worked Outside Region of Residence %
Health	Percent of County in Poor or Fair Health
	Primary Physicians (number)