



GALLUP ENERGY LOGISTICS PARK

211 Carbon Coal Rd.
Gallup, New Mexico 87301
Latitude & Longitude
-108.846245, 35.5160013

Owner: Gallup Land Partners
Manager: Martin O'Malley (505) 399-3111
www.energylogisticspark.com

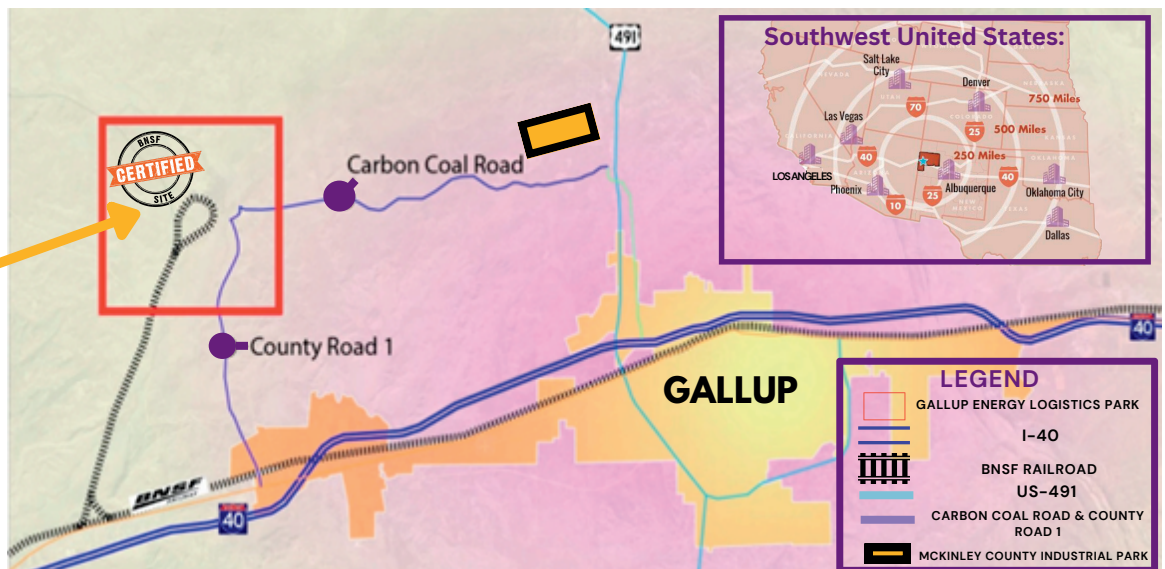


LOCATION HIGHLIGHTS

Gallup Energy Logistics Park, LLC (GELP) is a rail served industrial development on 2,500 acres of property located within McKinley County, New Mexico. A 365-acre parcel in GELP has received certification as part of BNSF Railway's Certification Site program with 20,000 linear feet of rail connecting to the BNSF mainline. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability. Strategically located 5 miles northwest of the city of Gallup, NM, GELP serves as a logistics hub that offers direct access to the Burlington Northern Santa Fe (BNSF) Railway's Southern Transcon Line and interstate transportation, including I-40, and highways 491 and 602. GELP can be accessed via Carbon Coal Road, a recently opened 5-mile 4-lane lane highway.



GALLUP ENERGY LOGISTICS PARK, LLC



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PROPERTY DETAILS



ACREAGE: 2,500 ACRES TOPOGRAPHY & BUILDINGS

Overall site is 2,500 acres, including the 365 acre BNSF certified parcel. The site is zoned for heavy industrial use. 20,000 linear feet of rail in 2 loops connect to the BNSF mainline. The Energy Logistics Park consists of gentle rolling topography and prominent sandstone outcrops. A 30,000 SF Mechanics Building previously used to repair trains and other equipment is the only building on the site. 3 Transload operations (NAICS Codes: 213113, 484110, 484220).



ENVIRONMENTAL REVIEW

The geotechnical profile at the BNSF Certified site consists primarily of clay with some clayey sand, silty sand and sandy silt. The clays contain some sand, are generally of medium plasticity and are typically moderately firm to firm. The area is in an Attainment Area for Federal air pollution regulations. A coal transload operation is onsite.



LEASE & SALE PRICES

SALE: \$10k-\$100k depending on proximity to rail.



MASTER PLANNED SITE

Click [HERE](http://www.gallupedc.com) to access the site plan, also available at www.gallupedc.com.



FIBER LOCATION & PROVIDERS

Comcast and Commnet/Sacred Wind Communications have fiber within 3.5 miles of GELP. Comcast provides speeds of 1 GBps. Sacred Wind's best average speed is 15.64 Mbps.



WORKFORCE CAPACITY & TRAINING

The total civilian workforce in McKinley County is 23,585. The workforce in Gallup is 12,718. (FRED Data, Apr. 2023 & U.S. Census QuickFacts, City of Gallup, Jul, 2021). The Southwest Indian Foundation operates a customizable workforce training program that provides training in the trades and stackable NCCER credentials to its participants. Other tech and industrial training providers in the area include University of New Mexico-Gallup, Navajo Technical University, and New Mexico State University-Grants campus.



TAXES & POWER COSTS

GRT: 6.5%

Power Per Billing Period: \$35.50 (system charge) + All On-Peak kWh \$0.15076/kWh + All Off-Peak \$0.06575/kWh
Standard Industrial Capacity Electric Service provided by Continental Divide Electric Co-op.



NATURAL GAS

Energy Transfer's Transwestern Pipeline and New Mexico Gas Company provide natural gas and gas service. The Transwestern Pipeline [a 30" natural gas line, 750 DTH/Day at 700-800SIG (& MAOP of 1008 PSTG)] runs 1/4 mile north of the site.



ELECTRIC PROVIDERS & SUBSTATION

PROVIDER: The City of Gallup Electric Department provides 3 Phase Electric Service to GELP (336 ACSR with Ampacity of 250 and 90 currently in use). Continental Divide Electric Cooperative (CDEC) serves the areas north of Carbon Coal Road. NEAREST SUBSTATION: The Allison Substation is located 5 miles southwest of GELP. The Power Transformer is 115kV - 13.2/7.6kV, 15/20/25 MVA with LTC.



WATER & WASTEWATER PROVIDER

City of Gallup water service is planned for GELP. Water service will tie into an existing 12" water line in Mentmore, 3 miles south of GELP, or to a 14" line to be installed along Carbon Coal Road. Development in the GELP area can discharge up to sewer flow of 500,000 GPD.



PROGRAMS FOR INCENTIVES

Local Economic Development Act (LEDA) & Industrial Revenue Bonds (IRB) support land, fixed equipment & machinery acquisition and development. **Job Training Incentive Program, Rural Jobs Tax Credit, and High Wage Jobs Tax Credits** support hiring local, rural workers and job training. Other Tax credits include **Gross Receipt Tax (GRT) Deduction for Manufacturers, Investment Tax Credit, and New Markets Tax Credit.**

GREATER GALLUP EDC

WWW.GALLUPEDC.COM

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102 W. HILL AVE.

GALLUP, NM 87301

It is the mission of the Greater Gallup Economic Development Corporation "to drive economic growth through building on local assets and strategic partnering to target attraction, retention, and expansion of industrial employers that provide economic-base jobs in the Gallup-McKinley County area, and to support and promote a business friendly environment.