

# GALLUP ENERGY LOGISTICS PARK

211 Carbon Coal Rd.  
Gallup, New Mexico 87301

Latitude & Longitude  
35.550576, -108.854684

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

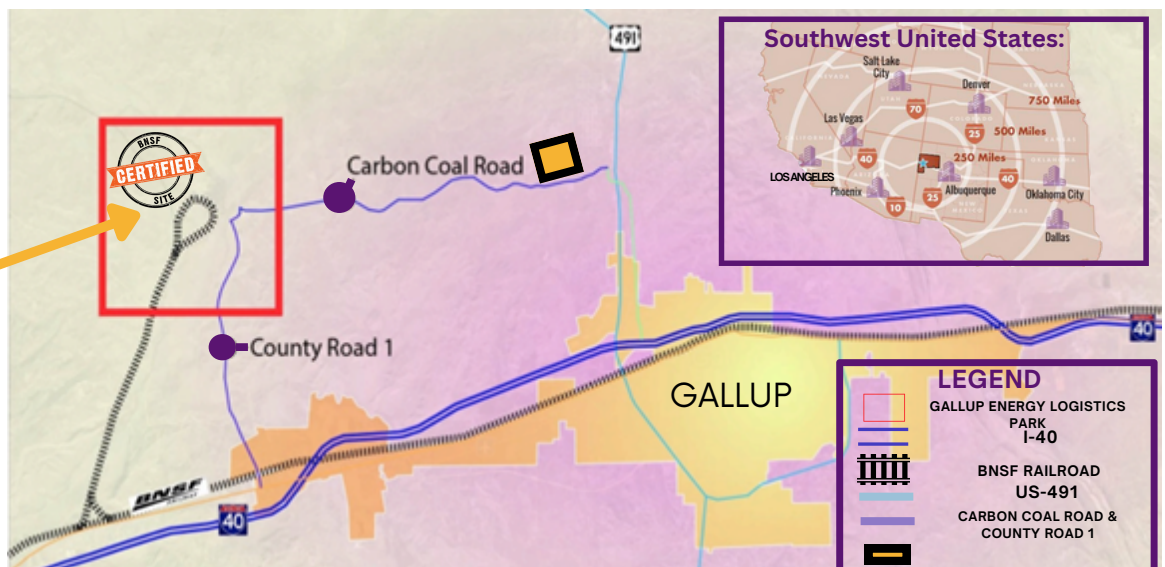


## LOCATION HIGHLIGHTS

Gallup Energy Logistics Park, LLC (GELP) is a rail-served industrial development on 2,500 acres of private property located within McKinley County, New Mexico. A 365-acre parcel in GELP is certified as part of BNSF Railway's Certification Site program with 20,000 linear feet of double-looped 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 US Highway 491 and NM Highway 602. GELP can be accessed via Carbon Coal Road, a recently opened 5-mile 4-lane highway.



**GALLUP  
ENERGY  
LOGISTICS  
PARK, LLC**



# PROPERTY DETAILS



## TOPOGRAPHY, SIZE & 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).



## TAXES & POWER COSTS

Gross Receipts Tax (GRT): 6.5% - McKinley County  
8.063% - City of Gallup

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 to be provided by Continental Divide Electric Co-op or by City of Gallup, based on respective service areas within GELP.



## ELECTRIC PROVIDERS & SUBSTATION

**PROVIDER:** The City of Gallup Electric Department provides 3-Phase Electric Service to areas of GELP within its service area (336 ACSR with Ampacity of 250 and 90 currently). Continental Divide Electric Co-op also has service areas in GELP where it will provide standard industrial power. **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.



## 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

FOR SALE:  
\$10k-\$100k per acre, depending on proximity to rail.



## MASTER PLANNED SITE

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



## FIBER LOCATION & PROVIDERS

Commnet/Sacred Wind Communications telecommunications lines are located at US Highway 491 and Chino Road, approx. 3,000 feet east of the industrial park. Sacred Wind's average speed is 15.6 Mbps.



## WORKFORCE CAPACITY & TRAINING

The total civilian workforce in McKinley County is 25,095. 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 industrial workforce training program that provides training in the trades and stackable NCCER credentials. Other tech and industrial training providers in the area include the University of New Mexico-Gallup campus, Navajo Technical University, and New Mexico State University-Grants campus.



## NATURAL GAS

Energy Transfer's Transwestern Pipeline [a 30" natural gas line, 750 DTH/Day at 700-800SIG (& MAOP of 1008 PSTG)] runs approximately 1/4 mile north of the site. The local gas service provider is New Mexico Gas Company (NMGC). Plans for NMGC to provide service to GELP are underway.



## WATER & WASTEWATER

City of Gallup water service is planned for GELP. Water service will tie into an existing 12" water line in Mentmore, three miles south of GELP, or to a 14" line being installed along Carbon Coal Road in Spring 2024. Development in the GELP area can discharge up to sewer flow of 500,000 GPD.



## INCENTIVE PROGRAMS

**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](http://www.gallupedc.com)  
(505) 722-2980  
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.