

AVILA

INDUSTRIAL PARK

NWC Pete Domenici Hwy & Strauss Rd | Santa Teresa, NM

± 272 Acre Industrial Park
Class A Industrial Development
Delivery Date July 2027

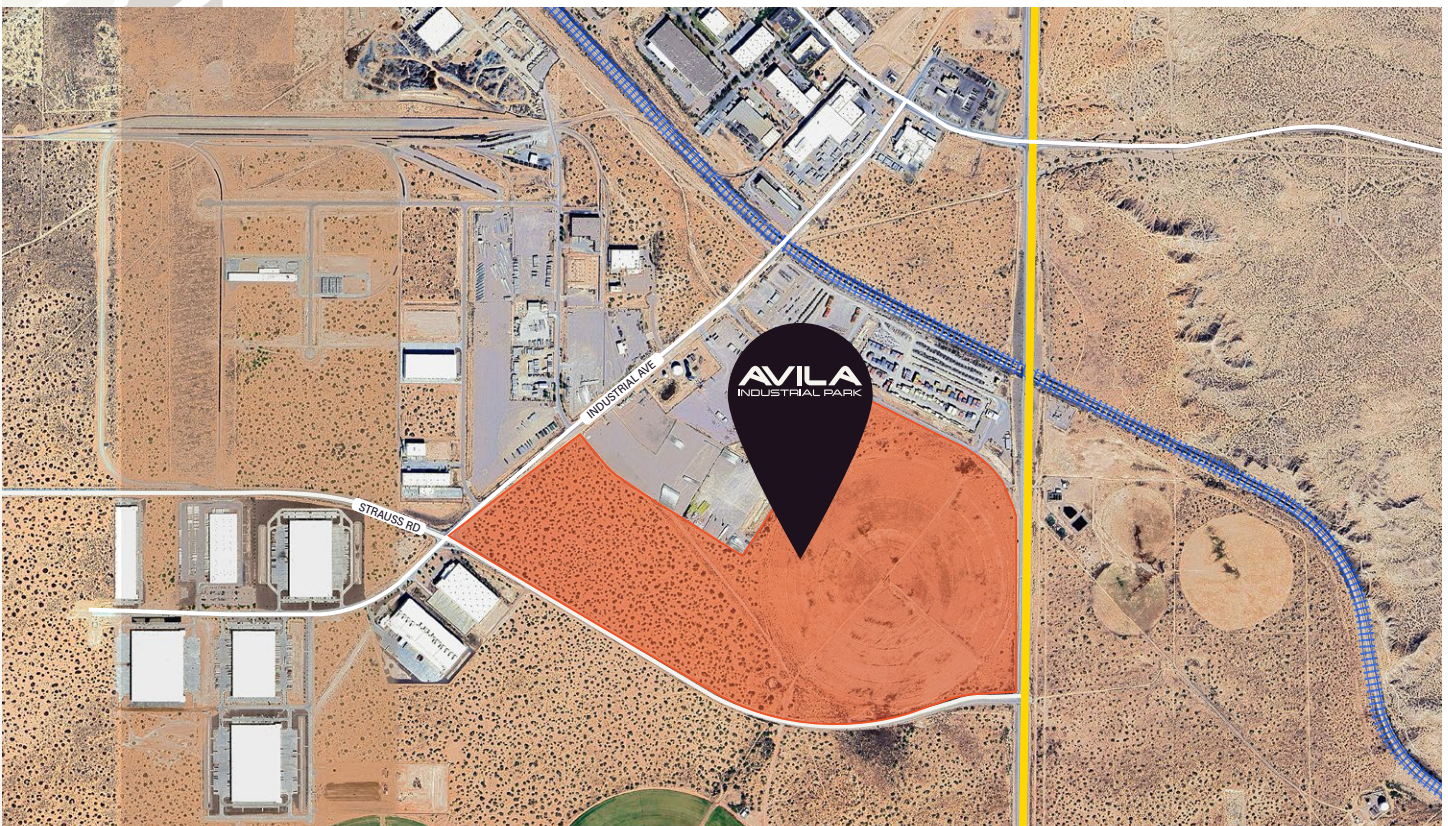


For conceptual purposes only, not actual building.

WHY SANTA TERESA

The Borderplex Region, home to a population of 2.7 million, is a powerhouse for cross-border trade and industry, spanning southern New Mexico, west Texas, and northern Mexico.

Within this bi-national, three-state region, Santa Teresa, New Mexico stands out as one of the fastest-growing industrial bases along the US-Mexico border, offering unmatched access to major transportation



corridors and logistics infrastructure. Perfectly positioned within this dynamic environment, **Avila Industrial Park** delivers 3 million square feet of Class A industrial space on 272 acres, just minutes from the Santa Teresa Port of Entry, Union Pacific Intermodal, and key highways, making it the ideal location for businesses seeking to capitalize on the region's growth and connectivity.



Santa Teresa at a Glance



Borderplex Region population of 2.7 million



Borderplex Region is North America's 7th largest manufacturing workforce



One of the fastest growing industrial bases in the Borderplex Region



Only fully certified and equipped port of entry to process both the importation and exportation of hazardous materials shipments in the Borderplex Region



Only port of entry for oversized, overweight loads (Allows 96,000 lbs, greater than the standard 80,000 lbs limit)



Double-tracked railroad with direct service to the Port of Long Beach



Located outside of the EPA non-attainment area



Located in Doña Ana County Foreign Trade Zone (FTZ) 197



Located in an Opportunity Zone

6th

Ranked 6th in total trade among the 167 land ports across the country



Santa Teresa POE is conducting studies for its upgrade and expansion



Doña Ana County Jetport accommodates up to a Boeing 757 aircraft



~ \$126.7 billion in trade passing through the Borderplex Region



67% lower real estate and personal property taxes in Santa Teresa than in Texas

SITE PLAN



**Conceptual Building Test Fit*

Build-to-Suit, Ground Lease or Land Sales Available

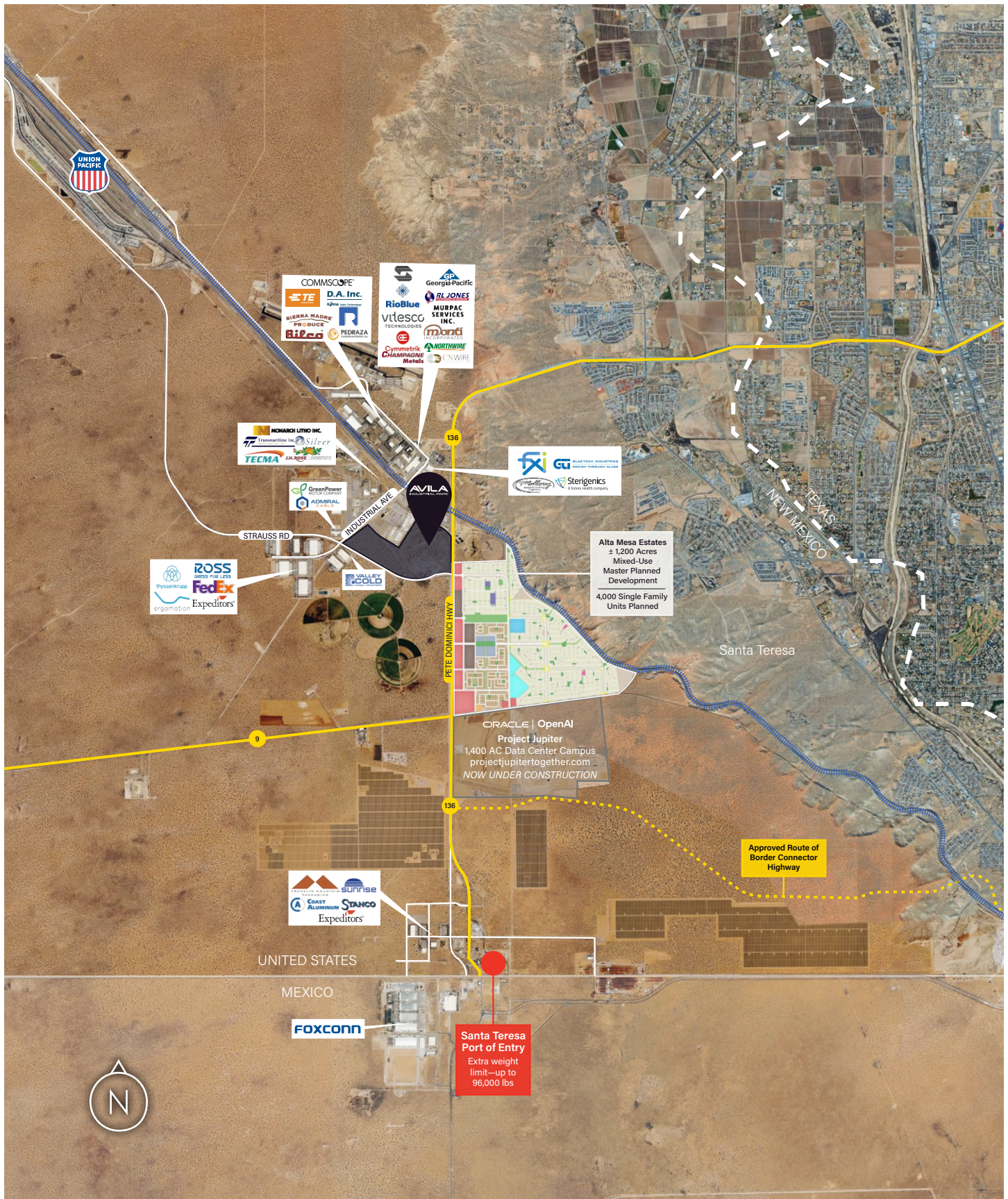
± 3,000,000 SF Total

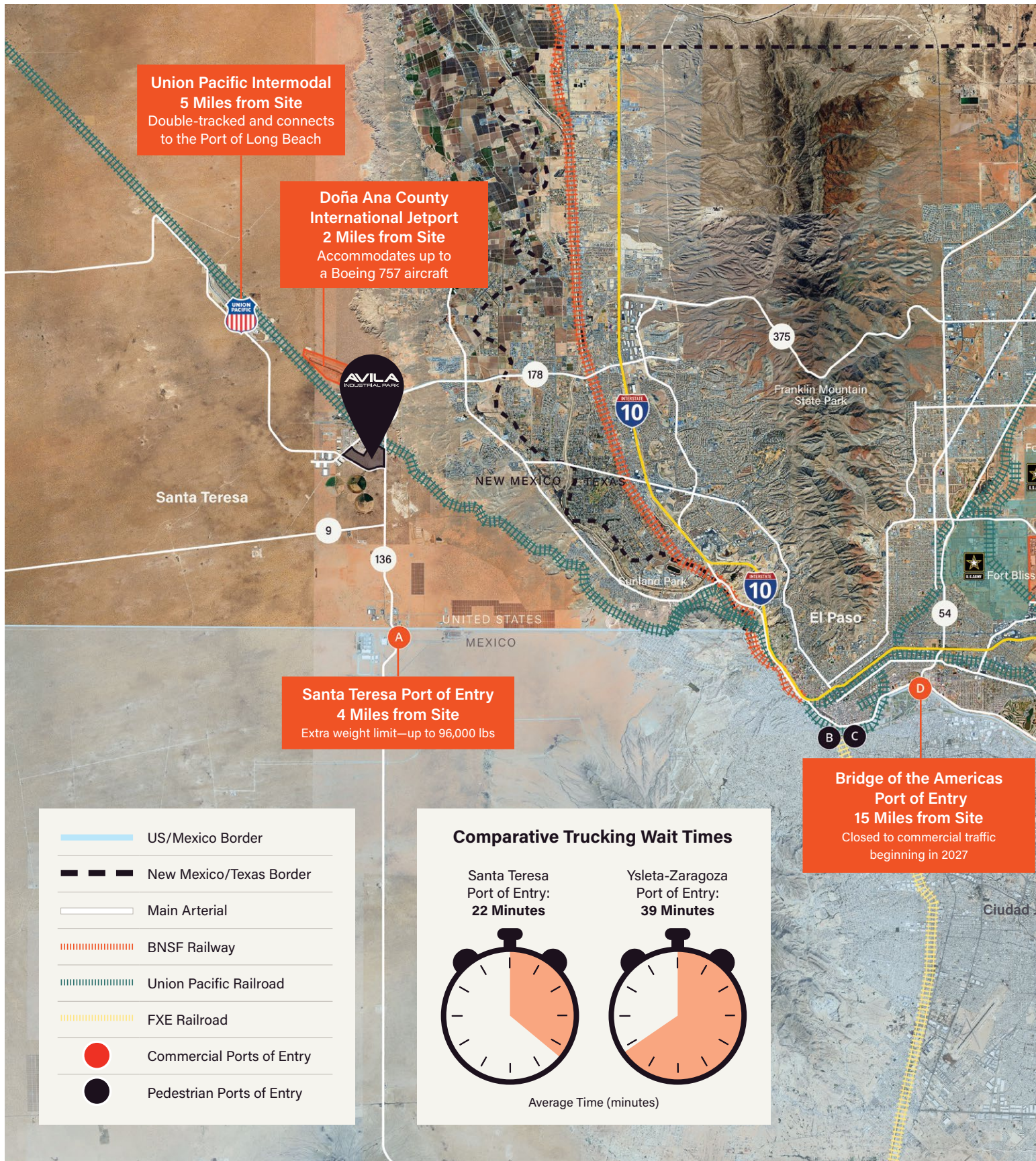
Project Benefits:

- Delivering finished pad sites with utilities July 2027
- Build-to-suit up to ± 3,000,000 SF
- Flexible parcel sizing
- Zoned I2 — Warehouse and light manufacturing permissive
- Multiple state and regional incentives available
- Located in Doña Ana County FTZ 197
- Located in an Opportunity Zone

Call Broker for Pricing

SUBMARKET AERIAL







New Mexico Tech & Innovation

Project Jupiter (Oracle/Open AI) Data Center: 2 Miles

White Sands Test Facility: 59 Miles

Spaceport: 77 Miles

Sandia National Lab: 220 Miles

Air Force Research Lab: 220 Miles

Los Alamos National Lab: 278 Miles

Santa Teresa Companies



and many more...

Regional Education

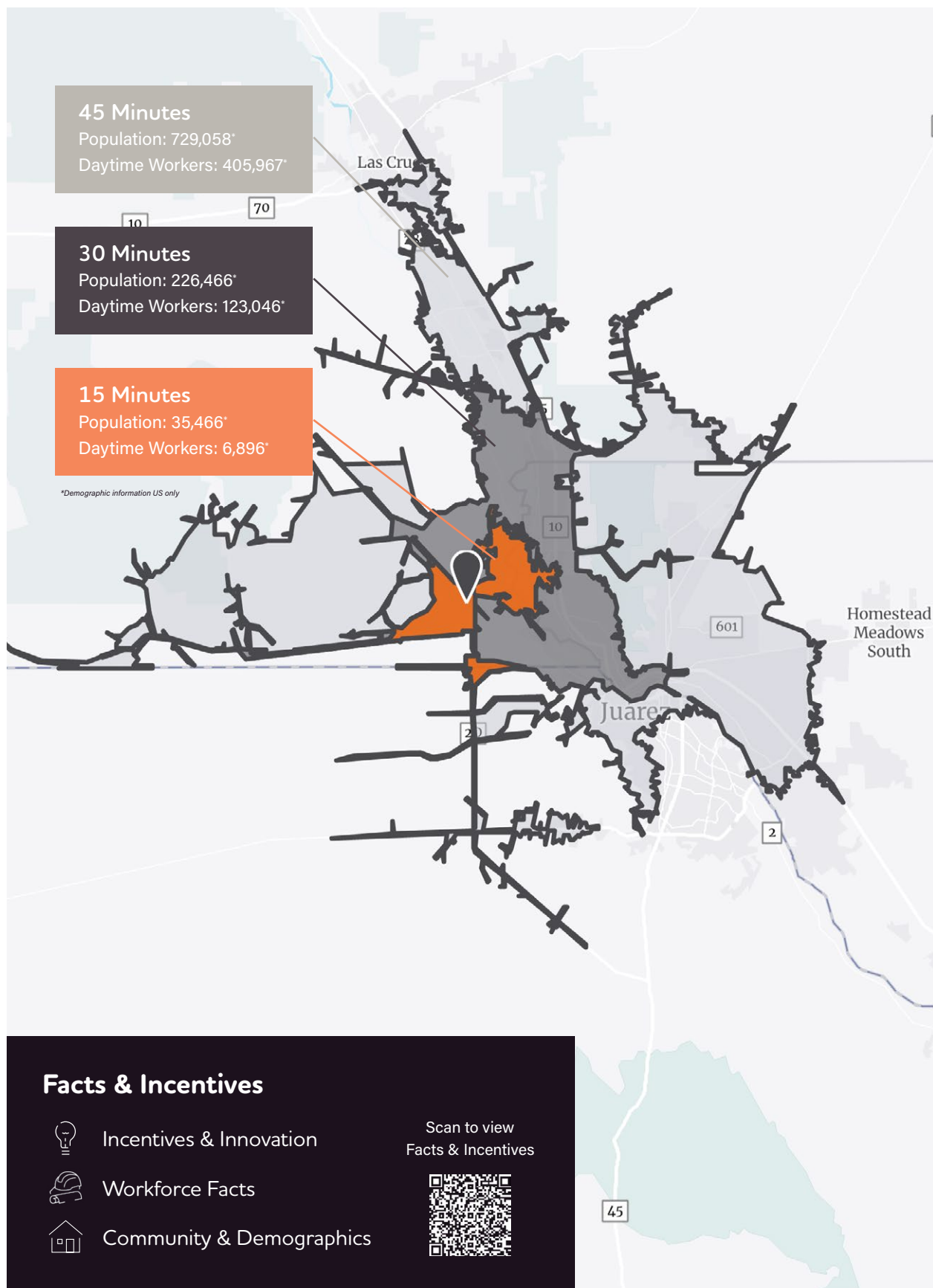
135,000 + Total Regional Enrollment

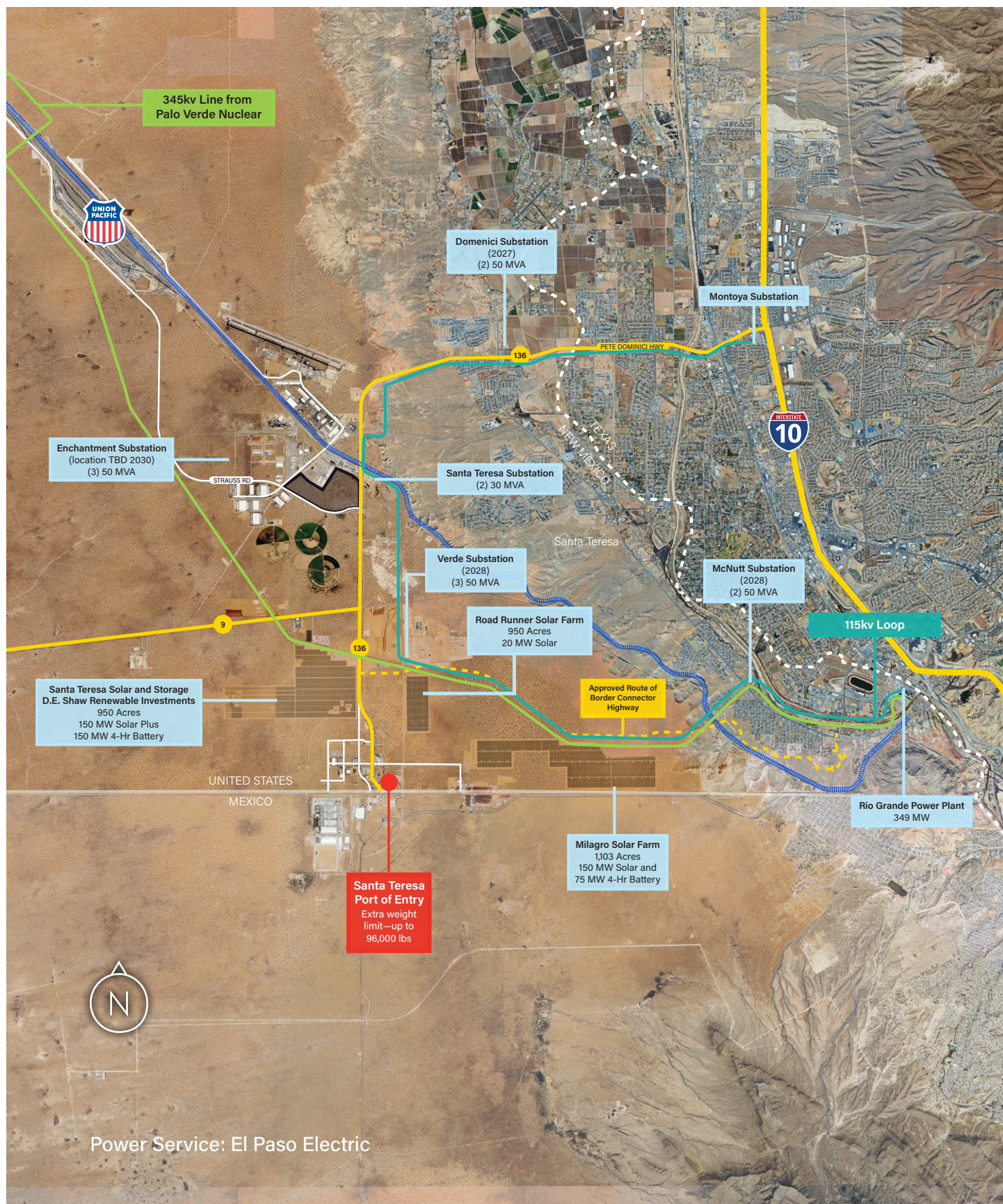


plus multiple trade schools

RAIL & TRUCK SERVICE







MEET THE TEAM



Feinberg & Jones Team

Bob Feinberg, Tom Jones, CCIM and Lalo Villeda make up a dynamic team with over 50 years of commercial real estate experience. Our team's deep understanding of the fundamentals of logistics and rich experience in retail have led them into a unique specialization in IndustRetail. No matter the scope of the project, our team brings a complete knowledge of the entire supply chain from beginning to end.



Killam Development

Thriving in South Texas since 1920, Killam Development is a real estate firm with developments in Industrial, Commercial, and Residential industries. The firm is consistently evolving and remains dedicated to preserving its region and its reputaton as a company with integrity. Killam Development strives to represent leadership in multiple industries and is a "Partner of Choice" in the development of the region.

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