

# MILAN INDUSTRIAL PARK



**Plant Your Flag | Gain the Competitive Edge**

New Mexico's Premier Industrial Park located in the heart of a Qualified Opportunity Zone minutes from Albuquerque.

**Rail Served**

**Spec Building Shovel-Ready/Built to Suit**

# Milan Industrial Park

FUNDIT Presentation

December 10, 2020

## Our Team

- Sarah Austin, Village Manager
- Eileen Yarbrough, Executive Director, Cibola Communities Economic Development Foundation
- Mario Infante-Juarez, Engineer, WCO
- Evan Williams, NWNMCOG

# The Small Town Advantage: Village of Milan



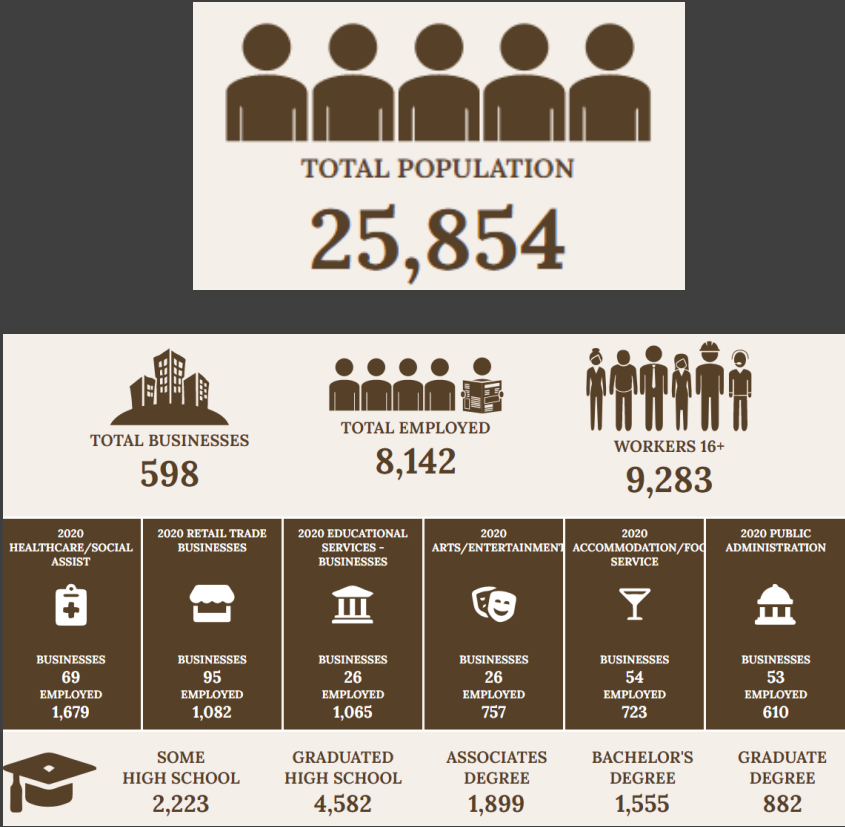
## ABOUT

In 2018, Milan, NM had a population of 3.64k people with a median age of 33.9 and a median household income of \$40,855. Between 2017 and 2018 the population of Milan, NM declined from 3,644 to 3,636, a -0.22% decrease and its median household income grew from \$35,648 to \$40,855, a 14.6% increase.

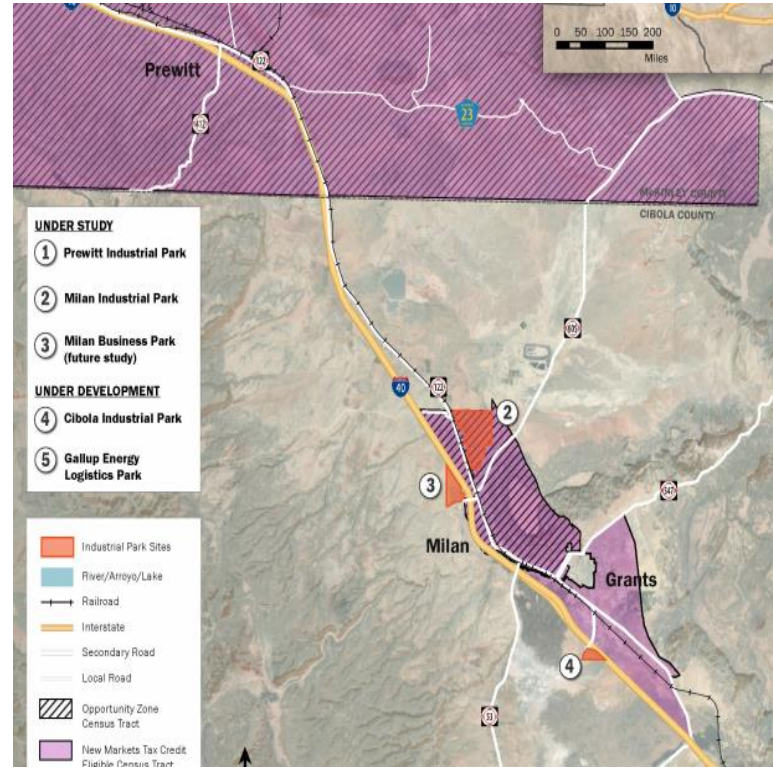
The 5 largest ethnic groups in Milan, NM are White (Hispanic) (51.5%), White (Non-Hispanic) (17.6%), Other (Hispanic) (13.8%), American Indian & Alaska Native (Non-Hispanic) (6.44%), and American Indian & Alaska Native (Hispanic) (5.5%). NaN% of the people in Milan, NM speak a non-English language, and 95% are U.S. citizens.

The median property value in Milan, NM is \$73,000, and the homeownership rate is 63.8%. Most people in Milan, NM commute by Drove Alone, and the average commute time is 15.1 minutes. The average car ownership in Milan, NM is 3 cars per household.

# Cibola County's Industrial Center







# Our Site: Location



# Our Site: Competitive Advantages

## MILAN INDUSTRIAL PARK



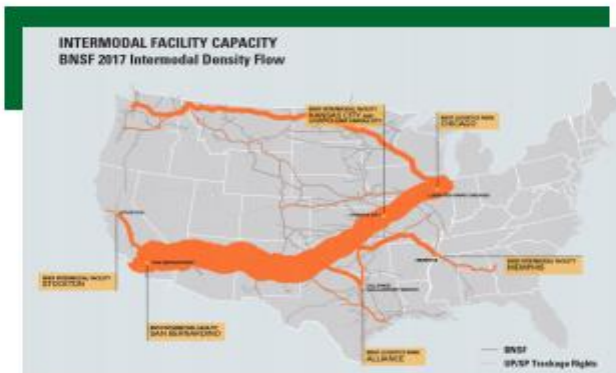
Proposed Industrial Park

Milan Industrial Park  
Master Plan/Industrial Development

### ADVANTAGES

- Access to I-40, is a major east-west Interstate Highway running through the south-central portion of the United States.
- I-40 runs through or near many major cities including Albuquerque, New Mexico; Amarillo, Texas; Oklahoma City, Oklahoma; Little Rock, Arkansas; Memphis, Tennessee; Nashville, Tennessee; Knoxville, Tennessee; Greensboro, North Carolina; and Raleigh, North Carolina.
- Access to the Southern Transcon, which is a railroad corridor between Southern California and Chicago, Illinois and serves as a BNSF Railway main line made up of 11 rail lines between Southern California and Chicago.
- To accommodate transient and local pilots, self-service fuel (Av. Gas and Jet A) is available 24/7. Additionally, full-service Jet A (single point and over-wing) is available during normal business hours (8-5 weekdays and 9-1 weekends) – after-hours service is available by calling 505.287.4700.

The Milan Industrial Park is a 912.93-acre, master-planned industrial development located in Milan, New Mexico with direct access to Interstate 40 (I-40), BNSF Southern Transcon, and the Grants-Milan Airport. The Village of Milan Tract Farms Rail-Served Industrial Rail Park offers a great location with easy access to transportation logistics, low front-end capital investment, development incentives, and quick space move-in.



### 120,000 SF SPEC BUILDING

- Tilt-up concrete construction for cost effective and time sensitive solutions
- Facilitated Permitting Process
- Preliminary Spec Building Design Plans available

### WORKFORCE SOLUTIONS

- New Mexico State University (NMSU) grants available for workforce development
- Accessible local workforce supported by Albuquerque which is less than 1-hour away
- Training Incentive Program (JTIP) funds classroom and on-the-job training for newly-created jobs

### ACCESS

- Major Highway I-40
- BNSF Southern Transcon
- 24/7 self-service fuel available
- Grants-Milan Airport



# Our Due Diligence Work to Date

Land Acquired by Village in 2003 including 3,200 acre-feet of commercial/industrial (1,600) and agricultural (1,400) water rights.

Phase I and Phase II Environmental Reports | 2012

Planning: Workforce Assessment + Targeted Industry Study + Supply Chain Analysis = Best Fit Targets | 2018

120,000 Spec-Building Design (90%) | July 2020

2003

2008

2012

2016

2018

July 2020

July 2020

Oct. 2021

Site Visioning Master Plan | 2008

Rio San Jose Re-Channelization Project | 2016

Master Plan & Preliminary Design (30%) | July 2020

Final Design (90%) | Funded & Scheduled | October 2021

## Milan Industrial Park

MASTER PLAN AND PRELIMINARY DESIGN

# Full Park Build-out

Phase	Estimated Cost
Full-Build Cost (excl. Spec Building)	\$ 56,702,669.09
Phase I Spec Building Development Cost	\$ 26,893,754.18
<b>Full On-Site Buildout Development Cost with Phase 1 Spec Building</b>	<b>\$ 74,333,262.84</b>



## 120,000 SF SPEC BUILDING

- Tilt-up concrete construction for cost effective and time sensitive solutions
- Facilitated Permitting Process
- Preliminary Spec Building Design Plans available

### 1.1 TOTAL COST, PHASE I AND II INFRASTRUCTURE

Estimated Construction Costs by Phase	
Phase I	
Infrastructure Type	Amount
Phase I, Civil Infrastructure (Grading, Drainage & Streets)	\$ 6,249,675.64
Phase I, Rail Infrastructure	\$ 3,267,845.00
Phase I, Wastewater (Lift Station, Force Main, Gravity Sewer Lines, and Manholes Total)	\$ ..... 491,122.84
Phase I, Water Infrastructure (Booster Pump, Storage Tank, Fire Pump and Building)	\$ ..... 1,271,112.50
<b>Phase I, Estimated Build-Out Cost:</b>	<b>\$ ..11,279,755.98</b>
Phase II	
Phase II, Civil Infrastructure (Grading, Drainage & Streets)	\$ 12,111,617.25
Phase II, Rail Infrastructure	\$.....28,905,522.38
Phase II, Wastewater (Lift Station, Force Main, Gravity Sewer Lines, and Manholes Total)	\$ 704,923.86
Phase II, Water Infrastructure (Booster Pump, Storage Tank, Fire Pump and Building)	\$ 3,597,325.13
<b>Phase II Estimated Build-Out Cost:</b>	<b>\$ ..45,319,388.62</b>
<b>Estimated Full Build Out Cost</b>	<b>\$..... ..56,599,144.60</b>

Our Initial Investment Raise

Phase I Build-out

Phase I	
Infrastructure Type	Amount
Phase I, Civil Infrastructure (Grading, Drainage & Streets)	\$ 6,249,675.64
Phase I, Rail Infrastructure	\$ 3,267,845.00
Phase I, Wastewater (Lift Station, Force Main, Gravity Sewer Lines, and Manholes Total)	\$ ..... 491,122.84
Phase I, Water Infrastructure (Booster Pump, Storage Tank, Fire Pump and Building)	\$ ..... 1,271,112.50
Phase I, Estimated Build-Out Cost:	\$. ..11,279,755.98



Plant Your Flag | Gain the Competitive Edge

New Mexico's Premier Industrial Park located in the heart of a Qualified Opportunity Zone minutes from Albuquerque.

**Rail Served**

**Spec Building Shovel-Ready/Built to Suit**



Questions?  
Investors?

---

