

# Los Morros Business Park

NWC INTERSTATE 25 & STATE HIGHWAY 6, LOS LUNAS, NM 87031

Accelerating success.



## Northwest Work Lofts > Office Space

### > Sale Price:

- > Tract K **\$5.00/SF for Bulk Sale**  
\$8.00-\$10.50/SF  
Divisible into 5 +/- AC Parcels
- > Tract J \$7.50/SF (Entire Tract J)  
\$14.00-\$16.00/SF (Individual Padsites)

## Building Amenities

- > Fully integrated mixed-use office/commercial/medical/retail & light industrial park
- > Retail/showroom sites for sale, lease, or build-to-suit
- > Turnkey development packages available
- > Fiberoptic lines
- > Fully improved roadways
- > All underground utilities available to rough graded pads
- > Carefully designed covenants that protect property owners
- > Only 17 miles from Albuquerque city limits and 15 miles to ABQ International Airport

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# Economic Development

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The Los Morros Business Park is a 500-acre park located at the intersection of Interstate 25 and New Mexico Highway 6, with direct access to Interstate 40.

Housing numerous business opportunities and only a 15-minute drive to Albuquerque's International Airport, Los Morros offers a one-of-a-kind development opportunity in a quickly-growing segment of New Mexico.

- > Los Lunas is home to Huning Ranch, a master-planned community with 400 + planned homes.
- > Accurate Machine Tool & Technology, Wal-Mart Distribution Center, Wal-Mart Super Store, Fresnoius Medical Care, Wall Colmonoy, various automotive dealers, banks, and support retail all make Los Morros an attractive investment opportunity with plenty of anchor business.
- > Facebook has started construction on their \$30 billion data center. Facebook has invested in two \$250 million construction projects that will employ approximately 1,000 workers, bringing an economic boom to the area.
- > Upcoming retail and housing plans are in development, indicating a bustling future for the village with plenty of opportunities for economic growth.

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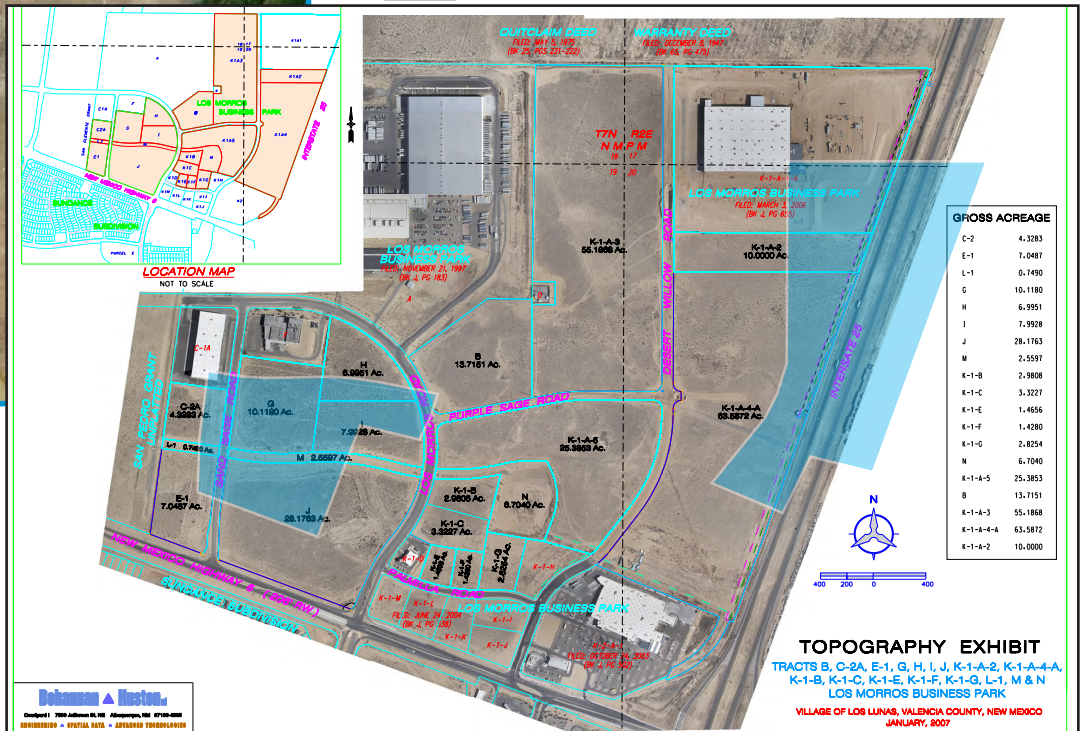
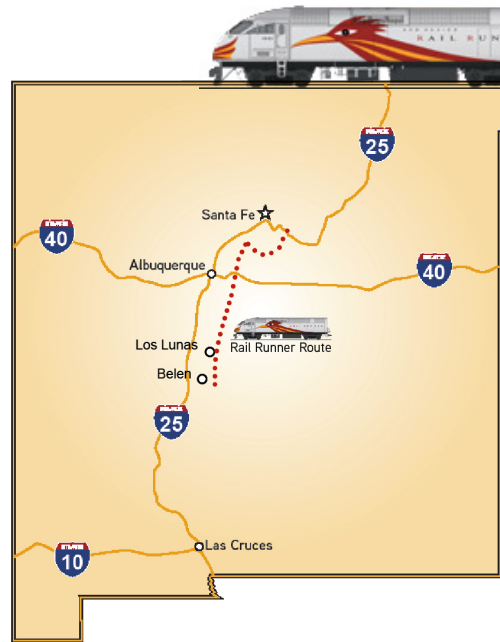
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Rail Runner  
NM's Commuter Rail System

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## New Mexico Joins Data Center States

### Prineville, Oregon

**\$450 million** in capital expenditures from 2009 to 2013, **\$637 million** in total gross economic impact, **3,800 jobs** created across Oregon!

### Los Lunas, New Mexico

**\$500 million** in capital expenditures on the first two phases with six potential, **1,000 construction workers** employed, **100 long-term jobs** in the upcoming data center!

### Fort Worth, Texas

**\$1 billion** investment in the Fort Worth center, **750 construction workers** employed every day, **150 full-time employees** currently on-site!

### Altoona, Iowa

**2.5 million square feet** of construction, **800 construction workers** employed, **200 full-time employees** on-site!

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**Forest City, North Carolina**

**\$707 million** in gross economic impact, **\$526 million** in total capital expenditures from 2011 to 2013, and **5,000 jobs** developed across North Carolina!



## It's official: Facebook breaks ground in New Mexico

“The Los Lunas data center will bring hundreds of new construction jobs, dozens of long-term operations jobs, and hundreds of millions of dollars in new investments to New Mexico. The first phase of the project -- there could be up to six phases -- will cost \$250 million.

Los Lunas passed both an industrial revenue bond measure of up to \$40 billion, a \$10 million Local Economic Development Act measure, and promised the company a monthly reimbursement of the village's share of gross tax revenues.

“This is a major boost for New Mexico,” Economic Development Secretary Jon Barela said. “I am confident there will be many other companies that follow in Facebook's footsteps.”

source: <https://www.abqjournal.com/844876/facebook-picks-los-lunas-for-its-data-center.html>

## New Mexico gets another Like from Facebook

“Facebook today announced construction of a second \$250 million building at its Los Lunas project, nearly doubling the size of the data center that's been taking shape there. The second building will add another 460,000 square feet.

During peak construction activity, as many as 1,000 construction workers will be on site. Facebook said the second building, like the first, will be ‘one of the most advanced and energy efficient data center facilities in the world.’

Economic Development Secretary Matt Geisel said in the state's news release, ‘After experiencing all New Mexico has to offer, Facebook is doubling down on their investment. We've seen it again and again, when we bring companies to New Mexico, good things happen.’

source: <https://www.abqjournal.com/1034159/facebook-doubling-los-lunas-project.html>

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## Sivage Homes Developing 1,200 Homes in Los Lunas

“Michal Sivage announced his company had broken ground on a new development -- Las Terrazas. When completed, it will be home to 118 families. ‘The real estate market is picking up, and this is the perfect time for us to begin construction on this beautiful section just south of Albuquerque,’ Sivage said.

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‘The Sivage Community Development will provide the Village of Los Lunas with additional rooftops so we can attract and recruit more businesses to our community,’ explained Ralph L Mims, Economic Development Manager, Village of Los Lunas. ‘More housing options provides additional retail opportunities for our residents to stay in the Village.’

‘The community will offer something for everyone, and it is an easy 20-minute commute for people who work downtown, at UNM, or uptown.’ Homes will be single-family homes and will be home to a diversified community, including singles, families with children, and empty nesters.”

source: <http://acomunitythatworks.com/news-posts/sivage-homes-developing-1200-homes-in-los-lunas/>

## Why it Took so Long for Data Centers to Discover New Mexico

Michael Rareshide, vice president of Dallas-based Site Selection Group LLC, said Albuquerque is poised to become one of the next data center hubs in the country.

“I’ve been a little bit surprised that it hasn’t been sooner,” said Rareshide, who calls the Albuquerque metro region “A sleeper poised for growth” in his blog post about which cities are up-and-comers for data center growth in the U.S. Rareshide said he is surprised Albuquerque didn’t land a deal like Facebook sooner, given its lack of natural disasters, vast swaths of open, cheap land and predictable climate.

Now that Facebook is coming to Los Lunas, Rareshide said the data center market in and around Albuquerque is significantly more attractive to others in the industry, which could help New Mexico catch up to its competitors.

source: Albuquerque Business First, Aug. 4 Issue, p.5

## How Facebook impacts Los Lunas

Since Facebook announced last year that a new data center would be built in Los Lunas, there has been interest in what economic ripple effects the social media giant would have on the village. Now, businesspeople in Los Lunas are starting to see its impacts on real estate.

Los Lunas’ Economic Development Manager Ralph Mims says he has seen prices for land increase and residential rental prices go up since the California-based company came to town. He has also noticed more people moving to the village from Albuquerque. He says Albuquerque residents making the Los Lunas switch have cited both Facebook and the desire for a smaller, quieter place to live as reasons for leaving.

There’s been a steadily inclining impact on the village’s real estate since last year, Mims said. And he thinks the increases in land prices will continue to rise as Facebook continues its construction.

source: <https://www.bizjournals.com/albuquerque/news/2017/08/10/how-facebook-is-affecting-los-lunas-real-estate.html>

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