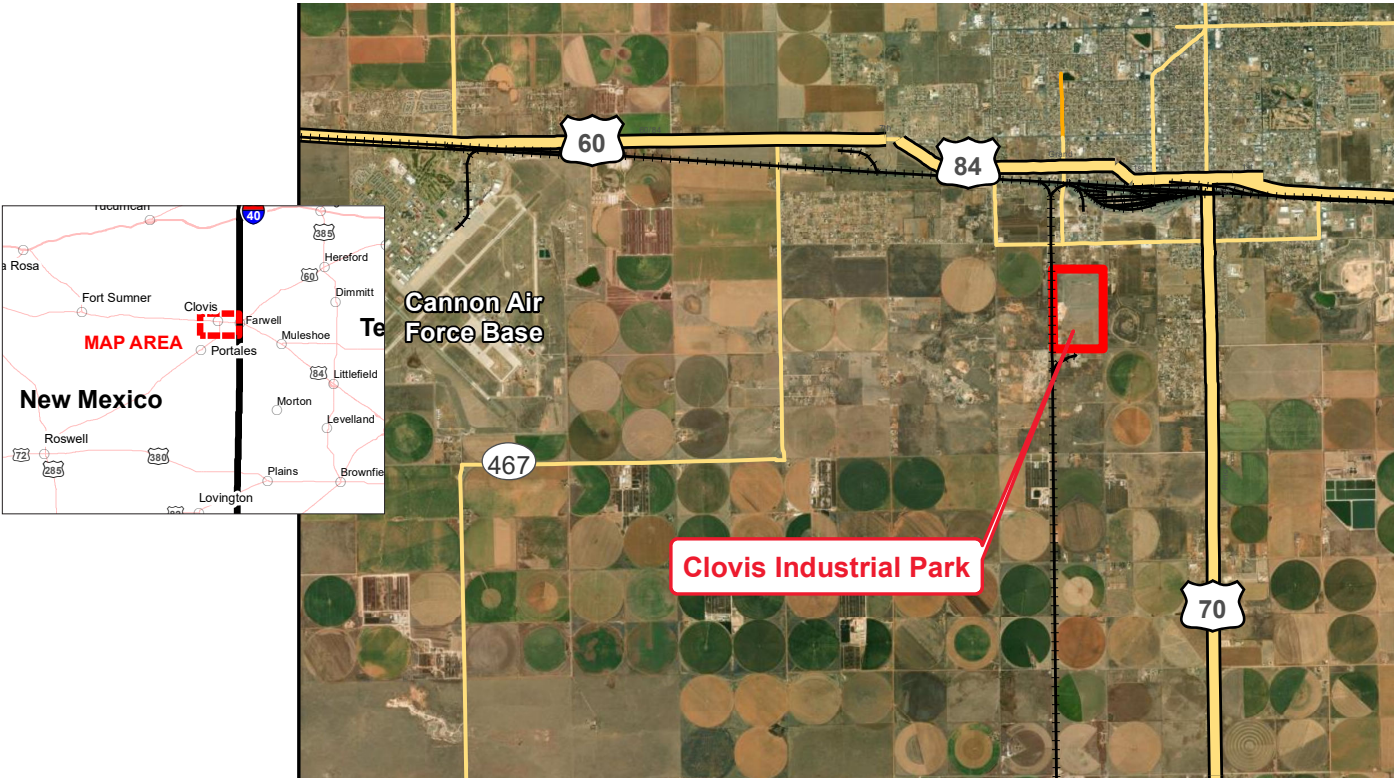


**XCEL ENERGY CERTIFIED SITE**  
**CLOVIS INDUSTRIAL PARK**  
**CLOVIS, NEW MEXICO**



CERTIFIED SITE DETAILS	
Location	West Brady Avenue to the north, Kimberly Lane to the south, County Rd. K to the east, Clovis, New Mexico
Owner	Clovis Industrial Development Corporation
Size	209 acres remaining of 236 acres originally certified
Zoning	Industrial park in development; agricultural before city acquisition
Asking price	\$25,000/acre
Highway access	1.7 miles to US 60 61 miles to I-40 105 miles to I-27 to I-40 to Amarillo, Texas
Air access	11 miles to Clovis Municipal Airport
Rail access	BNSF Railway; spur tracks (existing and proposed) to spur from main line (~1 mile to main line and rail yard)

## UTILITIES

<b>Electric power</b>	Xcel Energy	115 kV transmission line adjacent to southeast corner of site
<b>Natural gas</b>	New Mexico Gas Company	Depends on lot selected but maximum is .5 mile. 4" line operates at 50 PSI. Second feed being brought in from another direction but not looped up yet
<b>Water</b>	EPCOR Water	12" industrial water lines are installed in place to sites within Park. Potable water available for domestic or sanitation use primarily. Reuse available 5 MGD. 70 PSI on site, 92 PSI at closest hydrant
<b>Sewer</b>	City of Clovis	Sewer is installed at Park. Maximum distance .25 mile depending on lot selected. 18", 1.1 MGD
<b>Storm water</b>	City of Clovis	Future site owner responsible for maintaining runoff difference between pre- and post-construction
<b>Telecom/fiber</b>	Lumen or Plateau	Lumen: Fiber within Park Plateau: On Curry Road K (eastern border of the Park)

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	✓
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	✓
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	Not required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	✓
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## XCEL ENERGY CONTACT

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## ECONOMIC DEVELOPMENT ORGANIZATION

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