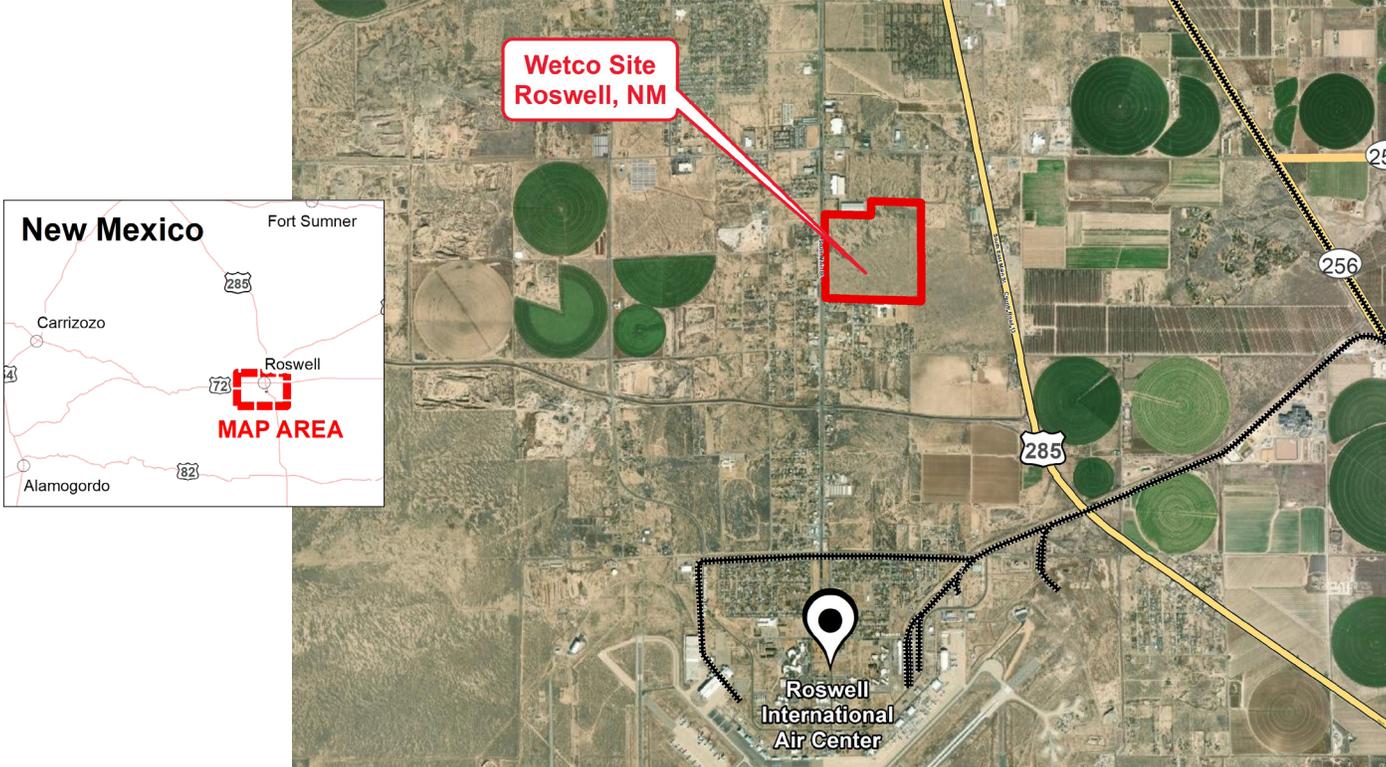


**XCEL ENERGY READY SITE
WETCO
ROSWELL, NM**



READY SITE DETAILS	
Location	3915 South Main Street, Roswell, New Mexico
Owner	Wetco LLC
Size	145 acres
Zoning	Rural Suburban District: comprehensive plan supports rezone to commercial or industrial
Asking price	\$30,000/acre
Highway access	1 mile to US 285 5 miles to US 380 13 miles to I-70
Air access	5 miles to Roswell International Air Center
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	12.47 kV distribution line nearby site and 2 transmission lines: 69 kV line runs along east side of site and 115 kV line runs along north side of site; nearest substation is ¼ mile north of site
Natural gas	New Mexico Gas	Adjacent to site, 6" steel distribution main, 2" PE distribution main
Water	City of Roswell	12" water line on both Brasher and Main Street at site boundary, capacity is 4.7 MGD at 60 psi
Sewer	City of Roswell	8" sewer line; line capacity is .28 MGD; system capacity is 7.5 MGD
Storm water	City of Roswell	Will be determined by specific site development plan based on a Storm Water Pollution Prevention Plan and historic flow preservation
Telecom/fiber	Cable One Plateau	Fiber adjacent to site at Main Street, 1-10+ GB

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

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