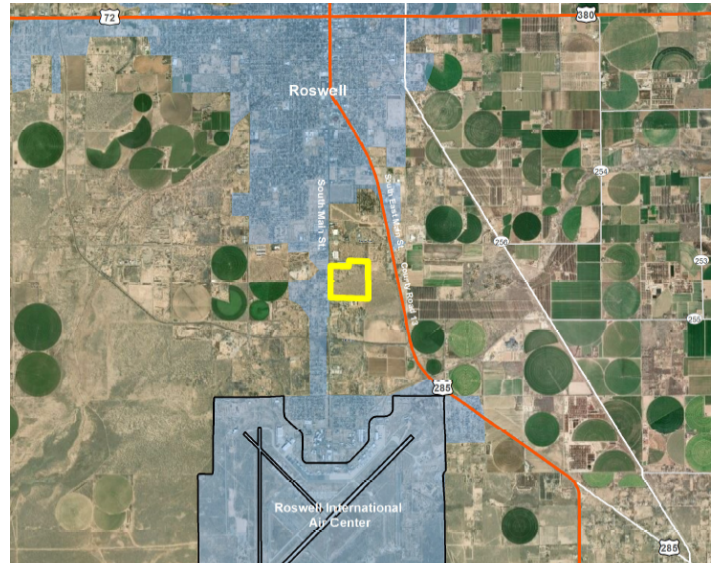


# WETCO ROSWELL, NM

## CORPORATE ECONOMIC DEVELOPMENT

READY SITE BROCHURE



### GENERAL SITE INFORMATION

Location	3915 South Main St, Roswell, NM (Subdivision-KREBS SUM PLAT 2 Block 0 Lot 2, STR 21/11S/24E)
Owner	Wetco LLC, 8324 Sterling Street, Irving, TX 75063
Size	~145 acres
Zoning	Rural Suburban District. Comprehensive plan supports rezone to commercial or industrial.
Asking Price	\$30,000 / acre
Highway Access	Local surface streets to US 285 Truck bypass or to US 285 (direct north / south through center of Roswell); closest interstate is 140 miles via primarily 4 lane Highway.
Air Access	Roswell International Air Center, ~10 minutes south of site. Limited commercial service to Dallas / Fort Worth International Airport and Phoenix International Airport (3-4 flights daily).
Rail Access	No rail access.

### UTILITY INFORMATION

Electric Power	Xcel Energy. 12.47kV distribution. 2 additional transmission lines: a 69kv line runs within east side of site and a 115kV line runs along the north side of site. 4.5MW available (subject to change).
Natural Gas	New Mexico Gas Company. Adjacent: 6" steel distribution main, 2" PE distribution main. Available pressure is 48 PSIG.
Water	City of Roswell. 12" lines on both Brasher and Main Street at site boundary. Capacity is 4.7 MGD at 60 psi. System capacity is 30 MGD.
Sewer	City of Roswell. 8" currently at site right of way, leading to 30" line at Brasher. Line capacity is .28 MGD. System capacity is 7.5 MGD.
Storm Water	Will be determined by specific site development plan, based on a Storm Water Pollution Prevention Plan (SWPP) and historic flow preservation.
Telecom/Fiber	Lumen and Plateau. Fiber provided on Main Street, adjacent to site. Line capacity is 1-10+ Gigabit / second. Up and down data bandwidth is 1000MB / sec (1 Gig) by 1000MB / sec (1 Gig).

**SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)**

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

**GENERAL COMMUNITY INFORMATION**

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

**Economic Development Contact:**

**Name:** Mike Espiritu  
President

**Address:** Roswell Chaves County  
Economic Development Corp.  
200 North Main Street  
Roswell, NM 88201

**Email:**  
MEspiritu@chavescounty.net  
P: 575.622.1975

**Xcel Energy Contact:**

**Name:** Stephanie Henley  
Manager, Corporate  
Economic Development

**Address:** Xcel Energy  
1800 Larimer Street  
Suite 800  
Denver, CO 80202

**Email:**  
Stephanie.Henley@xcelenergy.com  
P: 303.294.2805

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. ALL INFORMATION MUST BE INDEPENDENTLY VERIFIED. THE USER SHALL NOT RELY ON ANY OF THE INFORMATION CONTAINED HEREIN AND SHALL ASSUME ALL RISK AND RESPONSIBILITY ARISING FROM ITS USE.

