



DOÑA ANA COUNTY INTERNATIONAL JETPORT

SEE THE FUTURE...BE THE FUTURE



FOR THOSE SEEKING FACILITIES AND EXPANSION POTENTIAL TO MEET GROWING AIR CARGO DEMAND, **THE DOÑA ANA COUNTY INTERNATIONAL JETPORT** LOCATED NEAR SANTA TERESA, NEW MEXICO OFFERS REMARKABLE OPPORTUNITIES.

AIR CARGO INDUSTRY

Air cargo is the fastest growing segment of the aviation industry. With more companies relying on air transport to support supply chain management and increasing use of e-commerce by both households and businesses, Boeing's biennial World Air Cargo Forecast (WACF) predicts air cargo traffic will double in the next 20 years. For air cargo operators seeking an airport to support growth, Doña Ana County International Jetport (DNA) provides an unparalleled opportunity to accommodate air cargo expansion.

ECONOMIC ACTIVITY IN THE MARKET AREA

The market area for the Jetport is roughly defined as the El Paso-Juárez "Borderplex" or Paseo del Norte. This region consists of Doña Ana County in New Mexico, two counties in Texas, and Ciudad Juárez in the Mexican state of Chihuahua. The area is one of the world's largest border communities with an estimated population of approximately 2.7 million.

Ciudad Juárez and Chihuahua are home to hundreds of manufacturing plants that are known as "maquiladoras" or "maquilas." Maquilas are factories that operate under preferential tariff programs; assembly components, materials, machinery, and equipment used in maquilas are allowed to enter Mexico duty-free. The maquila industry has grown from nearshoring which is the outsourcing of business processes, such as manufacturing, to a nearby country. The Maquiladora Program, formally known as IMMEX, is the second largest industry in Mexico.

Maquilas in Ciudad Juárez offer an important competitive advantage because of their proximity to Texas and New Mexico. Notable firms operating in nearby maquilas include Philips, Epson, Toshiba, Electrolux, Bosch, Ford, Goodyear, Johnson & Johnson, Foxconn, Flextronics, Lexmark, Delphi, Visteon, Johnson Controls, Lear, Boeing, Cardinal Health, Yazaki, Sumitomo, and Siemens. One of the largest maquilas in the area is Foxconn; their main facility is adjacent to the Santa Teresa Port of Entry (POE), less than 10 miles from the Jetport. This facility assembles computers for Dell and HP.

BORDERPLEX ASSETS



A BILINGUAL, BUSINESS-FRIENDLY ENVIRONMENT



70-PLUS FORTUNE 500 COMPANIES



A HIGHLY MOTIVATED AND SKILLED WORKFORCE



STATE-OF-THE-ART TELECOMMUNICATIONS



INTERNATIONAL RAILWAYS



MULTIPLE INTERNATIONAL BORDER CROSSINGS



MULTIPLE UNIVERSITIES OR COLLEGES



40 INDUSTRIAL PARKS



OVER 300 DAYS OF SUNSHINE PER YEAR



AREA ACCESS AND INDUSTRIAL PARKS

The Doña Ana County International Jetport is eight miles from the Santa Teresa POE. Of the three commercial POEs in this area, the Santa Teresa POE is the least congested. Average wait times for trucks to cross the border at Santa Teresa are typically less than 30 minutes, compared to two to four hours at the other crossings. Ranking 6th out of 167 land ports in the U.S. in terms of total trade, the Santa Teresa area has been a recent focus of major public and private investments. In March 2022, New Mexico's Governor, Lujan Grisham, announced \$64 million in infrastructure investments in the Santa Teresa area to complement prior investments and further support New Mexico's economic development and global trade.

Each day, upwards of 650 trucks cross the border at the Santa Teresa POE and travel 12 miles north on NM 136 and TX 178 from the border to Interstate 10. A new road, known as the "New Mexico Border Highway Connector," is proposed to help enhance efficiency for traffic traveling to I-10. The exact alignment for the proposed road is yet to be determined.

The Union Pacific Railroad invested \$500 million in its Santa Teresa Intermodal Facility which is adjacent to the Jetport. A customs station is planned for this facility. The 2,200 acre-site is a major transshipment hub for container shipments arriving at the Ports of Los Angeles, Long Beach, and Houston. This is one of the largest rail corridors in the U.S. by volume.

Doña Ana County has several industrial parks, most located in proximity to the Jetport. The industrial parks capitalize on truck traffic crossing the U.S./Mexican border at the Santa Teresa POE. The industrial parks house warehousing and manufacturing facilities. Many of the occupants of the industrial parks have relocated from Texas or California to take advantage of more economical lease rates, shorter times to cross the border, and convenient access to I-10.

Logistics firms operating in the industrial parks include Expeditors, JH Rose Logistics, Aries Worldwide, and Pedraza Customhouse Brokers. These firms serve numerous customers in the high-growth Borderplex area, growth that is fueled by the area's transportation, access, and development assets. To support future growth, the County has the ability and flexibility to establish free-trade zones under the auspices of Foreign Trade Zone (FTZ) 197.

<30 MINUTES

Average Santa Teresa POE wait time is less than 30 minutes compared to 2 to 4 hours at other crossings

#6

Santa Teresa POE ranks 6th out of 167 U.S. land ports for total trade

\$500 MILLION

\$500 million Union Pacific Railroad investment in Santa Teresa Intermodal Facility which is adjacent to the Jetport

230 ACRES

Industrial parks near the Jetport comprise 230 acres, offer economical leases, and currently house several logistics firms



JETPORT ATTRIBUTES

The Borderplex is a major center for manufacturing and international trade with significant volumes of economic activity in the immediate vicinity of the Jetport. To capitalize on the area's assets, the State of New Mexico has committed funds to improve infrastructure at the Jetport. These investments are earmarked for projects to accommodate air cargo aircraft. Some of the attributes of the Jetport that make it an excellent prospect for air cargo development follow.



LOCATION IN PROXIMITY TO MANUFACTURING



OPPORTUNITIES FOR GROWTH/DEVELOPMENT



AIRPORT FACILITIES



COMMUNITY SUPPORT



TRUCK/GROUND ACCESS



PLANS FOR A SECOND RUNWAY



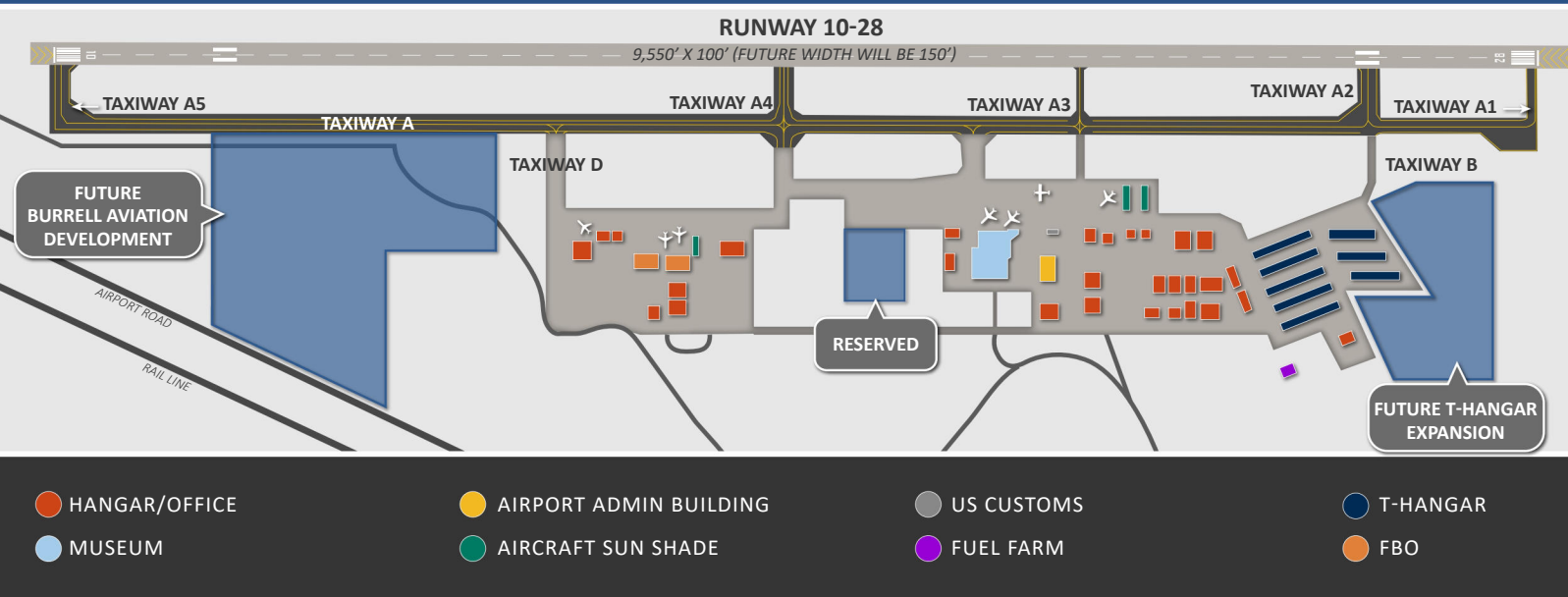
LACK OF ENVIRONMENTAL CONSTRAINTS



ON- AND OFF-AIRPORT EXPANSION POTENTIAL

The Jetport's single runway, Runway 10-28, is asphalt. The runway is 9,550 feet by 100 feet wide; the runway is served by Medium Intensity Runway Lights (MIRL). The FAA aircraft design category for the Jetport is currently C-II. Since 2016, the Jetport has invested approximately \$9 million to replace the runway lighting system and to upgrade the pavement strength to accommodate up to 90,000-pound aircraft. Runway 10-28 is served by a full-length parallel taxiway. The Jetport is equipped with an on-airport Automated Weather Observing System III (AWOS III P/T). Currently, the Jetport has a non-precision (RNAV GPS) instrument approach. The State of New Mexico has earmarked \$20 million for improvements at the Jetport; it is anticipated that these funds will be used to widen the runway and further strengthen the runway's weight bearing capacity to accommodate larger aircraft.

AIRSIDE AND LANDSIDE FACILITIES DOÑA ANA COUNTY INTERNATIONAL JETPORT



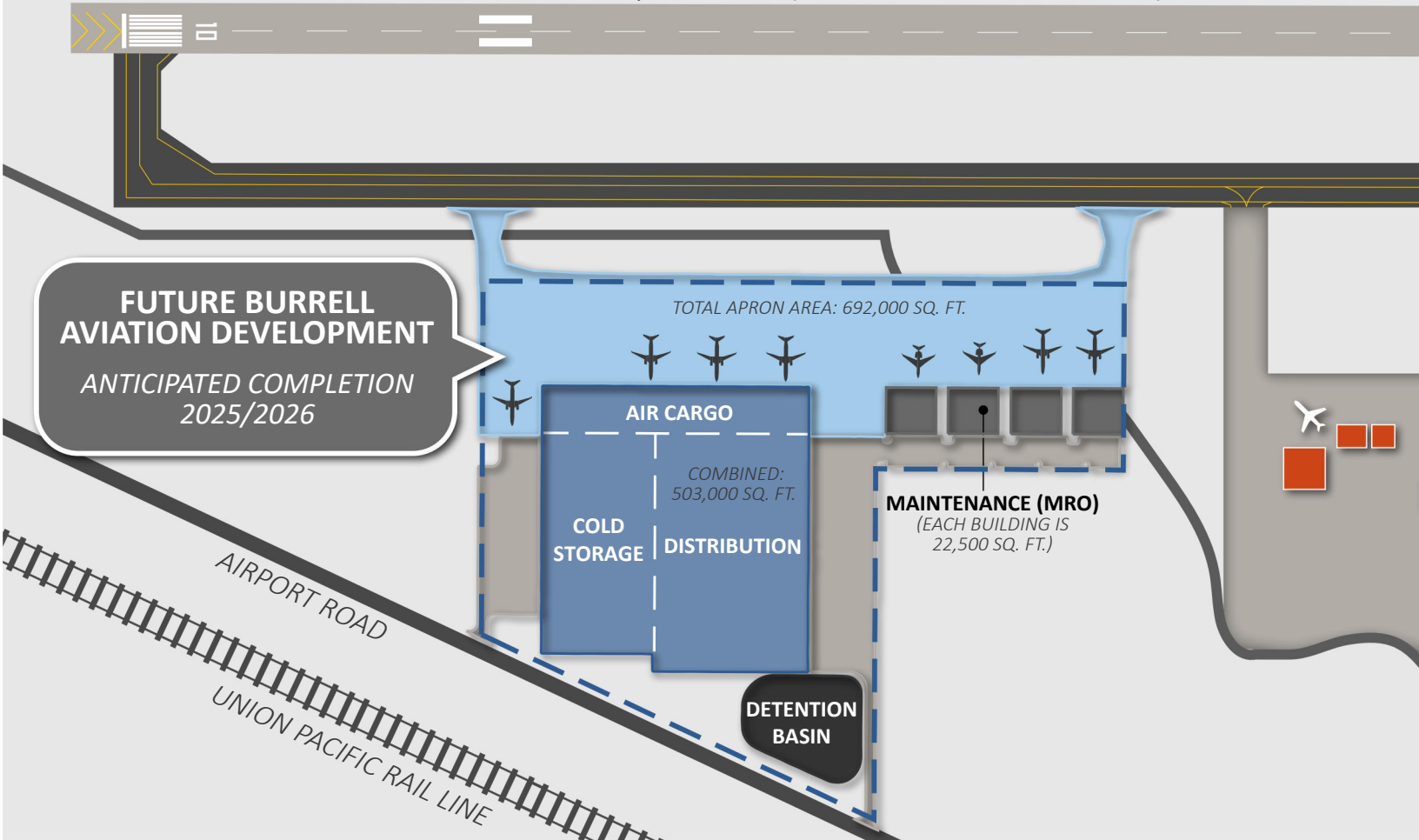


ENVISIONED IMPROVEMENTS

In late-2022, Burrell Aviation received County approval to build a \$72 million air cargo aviation facility at the Jetport. This facility will include an air cargo handling building, cold storage, distribution center, and aircraft maintenance hangars. The County is planning to upgrade the Jetport's runway, taxiway, and construct aprons to accommodate narrow-body cargo jet aircraft. Burrell Aviation's conceptual development plans include a 143,000 square-foot air cargo building that is adjoined by a 360,000 square-foot cold storage and distribution facility with cross-dock capabilities. Burrell's plans encompass 43-acres of Jetport property under a ground lease agreement.

Doña Ana County, along with the State of New Mexico, is vested in the development and improvement of the Jetport. As the Jetport continues to develop, it is anticipated that upgrades will include projects to widen and improve the weight bearing capabilities of the runway. Ultimately, the Jetport could be equipped to accommodate air cargo aircraft which include the Boeing 757.

RUNWAY 10-28: 9,550' X 100' (FUTURE WIDTH WILL BE 150')



FOR MORE INFORMATION

The Doña Ana County International Jetport offers air cargo operators exceptional advantages. Quicker access from manufacturing facilities in Mexico, facilities which are ready for occupancy, opportunities for future growth, and more competitive rates and charges make the Jetport an ideal location. For more information contact:



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A WOOLPERT COMPANY