

▲ ▲ ▲

*T*he Johnnie A. Roybal
Industrial Park

▼ ▼ ▼

The Johnnie A. Roybal Industrial Park

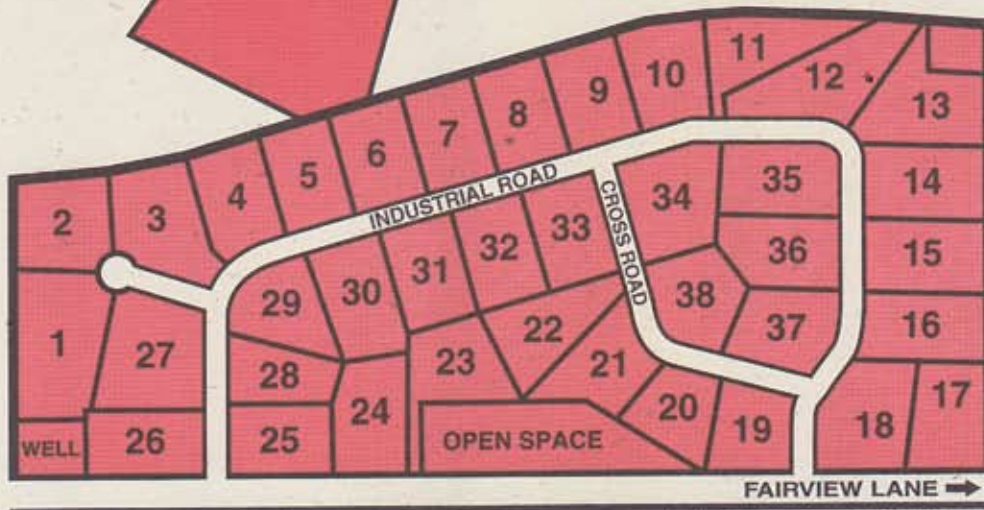
In the northwest area of the City of Española, a new business location is now available. The Johnnie A. Roybal Industrial Park consists of 40 acres of city-owned property designated for light industry. Española's excellent business climate will undoubtedly assist new ventures in attaining success at this site.

The advantages of Española and the Johnnie A. Roybal Industrial Park include:

- ▶ An available and trainable workforce.
- ▶ A strong growth rate, which creates opportunities for more businesses to serve the expanding market and to create jobs for the growing labor force of the Española area.
- ▶ A community which is the closest commercial center to the City of Los Alamos and the Los Alamos National Laboratory.
- ▶ A site 25 miles north of the world-renowned City of Santa Fe, New Mexico, the state capital and cultural center.
- ▶ A trading center that serves as the commercial hub for Río Arriba County, which has a population of more than 34,000 residents.



Site Plan & Utilities



For illustration purposes - subject to change

Johnnie A. Roybal Industrial Park - Parcel Sizes

| Site | Acreage | Site | Acreage | Site | Acreage |
|-----------|----------|-----------|---------|----------------------|-------------|
| Site # 1 | 1.53 | Site # 14 | 1.21 | Site # 27 | 1.42 |
| Site # 2 | Occupied | Site # 15 | 1.21 | Site # 28 | 0.82 |
| Site # 3 | 1.19 | Site # 16 | 1.14 | Site # 29 | 0.98 |
| Site # 4 | 1.03 | Site # 17 | 1.10 | Site # 30 | 1.13 |
| Site # 5 | 1.00 | Site # 18 | 1.04 | Site # 31 | 1.00 |
| Site # 6 | 1.00 | Site # 19 | 0.88 | Site # 32 | 1.00 |
| Site # 7 | 1.00 | Site # 20 | 0.86 | Site # 33 | 1.00 |
| Site # 8 | 1.00 | Site # 21 | 1.00 | Site # 34 | 1.28 |
| Site # 9 | 1.00 | Site # 22 | 1.10 | Site # 35 | 1.14 |
| Site # 10 | 1.09 | Site # 23 | 1.10 | Site # 36 | 1.10 |
| Site # 11 | 1.07 | Site # 24 | 1.10 | Site # 37 | 1.03 |
| Site # 12 | 1.43 | Site # 25 | 1.00 | Site # 38 | 1.01 |
| Site # 13 | 1.29 | Site # 26 | 1.02 | Total Acreage | 40.3 |

NOTE: Parcel sizes and locations shown have been developed for planning purposes. Final size and configuration of a parcel, to meet the needs of a specific project, is open to negotiation.

Utility Information

Electricity

Jemez Mountains Electric Cooperative, Inc. (505) 753-2105

Natural Gas

Gas Company of New Mexico (505) 753-2366

Telephone

GTE Southwest - digital switching available (505) 753-2226

Water

City of Española (505) 753-2377

Waste Water

City of Española (505) 753-2377

Solid Waste Disposal

City of Española sanitary landfill (505) 753-2377

City Profile

Geography

The City of Española is set in a beautiful and spacious natural environment in the Rio Grande Valley of North Central New Mexico. Española is surrounded by the Jémez Mountains to the west and Truchas Peak to the east, and three rivers converge nearby. The pristine landscape offers an abundance of recreational opportunities. Average elevation in the city is 5,643 feet.

Río Arriba and Santa Fe counties are both home for Española. Río Arriba County is one of the largest in New Mexico, covering 5,800 square miles, bordering Colorado on its north side, and split north-south by the Continental Divide. More than half of the land in Río Arriba is federally administered by the U.S. Forest Service and the Bureau of Land Management.

Transportation

Highways serving Española are US 84 to Santa Fe, US 285 to Colorado, NM 68 to Taos, NM 30 to Los Alamos, and NM 76 to Chimayo. The nearest Interstate is I-25, which can be accessed 25 miles south of Española, in Santa Fe. I-25 provides north-south access from El Paso, Texas, to Denver, Colorado, and other markets to the north. I-40, providing east-west access, intersects I-25 in Albuquerque, 84 miles away. Cars are the primary form of personal transportation in the area, with 2.3 vehicles per household on average.

Greyhound-Trailways Bus Lines serves Española, and Amtrak provides passenger rail service with stops in Lamy (one hour south of Española) and Albuquerque. The Santa Fe Southern Railroad carries freight from Santa Fe, with piggyback service available.

Española has a local airport, with a paved 5,500 foot runway. Commercial air service is available in both Santa Fe and Albuquerque, with all major U.S. airlines represented at the Albuquerque International Airport. The top four airlines are Southwest, Delta, America West, and American, with a total of 68 daily flights.

Overnight delivery is available to and from all major markets in the continental U.S. through Federal Express, UPS, Airborne Express, and Emery Worldwide. Two to three day worldwide delivery is available through these carriers and DHL Worldwide Express. Major freight carriers and household movers to Española include Espinosa Cartage, Allied Van Lines, Arkansas Best Freightway, Bekins, Mayflower, and Yellow Freight.

Trade Area

Española is the commercial hub of Río Arriba County, which has a population of 34,365. It is a natural service center for the nearby Los Alamos National Laboratory and its major contractors. Española is home to many residents who travel to jobs in Los Alamos and in Santa Fe, where state government is the primary employer. Prospective retailers will be interested to know that people from as far as Chama, close to 70 miles away, come regularly to Española to shop.

Local market centers are Santa Fe and Albuquerque, 25 and 84 miles to the south, respectively. Other market centers in the area are Los Alamos, 19 miles southwest, and Taos, 47 miles north. From Española, Denver is 353 miles, Dallas is 706 miles, and Los Angeles is 896 miles. The nearest port is Houston, Texas, 884 miles away.



Quality Of Life

Housing

In the Española area, 78.4 percent of homes are owner-occupied, with an average length of residence of 11 years. Median value for a home is \$76,089, and median apartment rental is \$214 per month. Land costs in the Española Valley vary widely, but overall the area is significantly less expensive than nearby cities. Undeveloped land in Rio Arriba County can be found for as low as \$1,700 an acre, and residential city lots cost around \$20,000 an acre. Commercial lots in the city are as low as \$25,000 an acre.

Education

The Española school district includes 14 state accredited schools, with one junior high and one high school. Five private schools also educate Española's youth.

Northern New Mexico Community College serves Rio Arriba and Taos counties, and has a significant impact on education in the Española Valley. Northern is a comprehensive two year college with programs in the arts and sciences, and in a broad spectrum of vocational, technical, and professional specialties. Students attend classes in historic buildings, and have access to the latest state-of-the-art equipment. The Center for the Arts houses an excellent theater facility and the Elisabeth Kubler-Ross Hospice Training Institute, noted as the world's first accredited hospice training program.

Northern is also known for its strong involvement in and support of the community. Special training programs tailored to meet community, business, and industry needs continue to be an important part of Northern's curriculum. Eighty percent of its 1,600 students are Hispanic or Native American — a ratio that closely reflects the composition of the local population. The large, active student body is ample proof that the people of Española aspire to educate and better themselves.

Health Care

Española Hospital, an affiliate of Presbyterian Healthcare Services, serves a population of 30,000 and is by the Joint Commission of Health Care Organizations. This 80-bed facility offers 24-hour emergency service, an intensive care unit, X-ray department (including ultra-sound nuclear medicine and M.R.I.), physical therapy, obstetrics, surgery, and laboratory services.

Demographics & Statistics

for the area surrounding Roybal Industrial Park

Radius from Roybal Industrial Park

| | |
|---------|------------|
| Area 1: | 10.0 Miles |
| Area 2: | 20.0 Miles |
| Area 3: | 30.0 Miles |

POPULATION & HOUSEHOLDS

| Description | Area 1 | Area 2 | Area 3 |
|----------------------|--------|--------|---------|
| 1998 Population | 31,362 | 65,560 | 118,340 |
| 1993 Population | 27,891 | 60,359 | 110,162 |
| 1990 Population | 24,931 | 56,798 | 104,751 |
| Pop. Per Square Mile | 71 | 45 | 37 |
| 1998 Households | 11,182 | 24,983 | 47,724 |
| 1993 Households | 9,626 | 22,203 | 42,984 |
| 1990 Households | 8,466 | 20,529 | 40,188 |
| % Annual HH Growth | 3 | 2 | 2 |

HOUSEHOLD BY INCOME

| Description | Area 1 | Area 2 | Area 3 |
|---------------------|----------|----------|----------|
| % Under \$15,000 | 34.0 | 23.9 | 23.0 |
| % \$15,000-\$24,999 | 21.7 | 16.2 | 17.7 |
| % \$25,000-\$34,999 | 16.3 | 13.9 | 15.4 |
| % \$35,000-\$49,999 | 14.2 | 14.7 | 15.8 |
| % \$50,000-\$74,999 | 10.0 | 16.7 | 15.1 |
| % \$75,000-\$99,999 | 2.7 | 7.9 | 6.5 |
| % \$100,000+ | 1.1 | 6.7 | 6.5 |
| Average HH Income | \$27,743 | \$42,187 | \$43,215 |
| Median HH Income | \$21,980 | \$35,799 | \$33,852 |

POPULATION BY AGE

| Description | Area 1 | Area 2 | Area 3 |
|---------------|--------|--------|--------|
| % Under Age 6 | 11.3 | 9.9 | 9.2 |
| % Age 6-17 | 20.7 | 19.8 | 17.6 |
| % Age 18-24 | 9.6 | 7.9 | 8.3 |
| % Age 25-34 | 16.3 | 15.4 | 15.4 |
| % Age 35-44 | 15.5 | 16.7 | 17.2 |
| % Age 45-54 | 9.9 | 12.5 | 12.3 |
| % Age 55-64 | 7.4 | 8.5 | 8.5 |
| % Age 65+ | 9.4 | 9.4 | 11.4 |

| | | | |
|---------------------------------|------|------|------|
| Average Age of Total Population | 31.5 | 33.1 | 34.5 |
| Median Age of Total Population | 30 | 33 | 35 |

POPULATION BY RACE

| Description | Area 1 | Area 2 | Area 3 |
|-------------|--------|--------|--------|
| % White | 87.7 | 91.3 | 93.5 |
| % Black | .4 | .4 | .5 |
| % Hispanic | 76.7 | 56.6 | 58.1 |
| % Asian | .3 | 1.0 | .8 |
| % Other | 11.5 | 7.3 | 5.3 |

POPULATION BY SEX

| Description | Area 1 | Area 2 | Area 3 |
|-------------|--------|--------|--------|
| % Male | 49.2 | 49.9 | 48.9 |
| % Female | 50.8 | 50.1 | 51.1 |

| | | | |
|-----------------------|-----|-----|-----|
| % Females Under Age 6 | 5.7 | 5.0 | 4.6 |
| % Females Age 6-13 | 7.1 | 6.6 | 5.9 |
| % Females Age 14-17 | 3.1 | 3.0 | 2.7 |
| % Females Age 18-24 | 4.8 | 3.9 | 4.2 |
| % Females Age 25-34 | 8.2 | 7.7 | 7.8 |
| % Females Age 35-44 | 7.8 | 8.3 | 8.7 |
| % Females Age 45-54 | 4.9 | 6.1 | 6.2 |
| % Females Age 55-64 | 3.8 | 4.3 | 4.4 |
| % Females Age 65+ | 5.3 | 5.1 | 6.5 |

| | | | |
|---------------------|-----|-----|-----|
| % Males Under Age 6 | 5.5 | 4.9 | 4.6 |
| % Males Age 6-13 | 7.2 | 6.9 | 6.2 |
| % Males Age 14-17 | 3.3 | 3.2 | 2.8 |
| % Males Age 18-24 | 4.8 | 3.9 | 4.1 |
| % Males Age 25-34 | 8.1 | 7.7 | 7.7 |
| % Males Age 35-44 | 7.7 | 8.3 | 8.5 |
| % Males Age 45-54 | 5.0 | 6.4 | 6.0 |
| % Males Age 55-64 | 3.5 | 4.2 | 4.0 |
| % Males Age 65+ | 4.2 | 4.3 | 4.9 |

EDUCATION

| Description | Area 1 | Area 2 | Area 3 |
|---------------------------------|--------|--------|--------|
| % Elementary School (0-8 Yrs) | 14.1 | 9.6 | 9.4 |
| % Some High School (9-11 Yrs) | 16.2 | 12.3 | 11.8 |
| % High School Graduate (12 Yrs) | 32.6 | 26.1 | 24.6 |
| % Some College (13-15 Yrs) | 26.0 | 25.9 | 25.1 |
| % College Graduate (16+ Yrs) | 11.1 | 26.7 | 29.0 |

| | | | |
|---------------------------------|------|------|------|
| Average Yrs of School Completed | 11.6 | 12.8 | 13.0 |
| Median Yrs of School Completed | 13 | 14 | 14 |

MARITAL STATUS

| Description | Area 1 | Area 2 | Area 3 |
|--------------------------------------|--------|--------|--------|
| % Persons Married | 53.1 | 59.1 | 53.4 |
| % Persons Single | 46.9 | 40.9 | 46.6 |
| % Females Married | 26.5 | 29.4 | 26.6 |
| % Females Never Married | 13.1 | 10.9 | 12.6 |
| % Females Widowed/Divorced/Separated | 11.4 | 9.9 | 12.4 |
| % Males Married | 26.6 | 29.6 | 26.8 |
| % Males Never Married | 15.7 | 14.0 | 14.9 |
| % Males Widowed/Divorced/Separated | 6.6 | 6.1 | 6.7 |

OCCUPATION

| Description | Area 1 | Area 2 | Area 3 |
|-------------------------------------|--------|--------|--------|
| % Exec/Admin/Management Occupations | 9.1 | 11.2 | 12.8 |
| % Prof & Specialty Occupations | 12.5 | 21.3 | 20.3 |
| % Other White Collar Occupations | 31.3 | 31.9 | 32.4 |
| % All Service Occupations | 18.9 | 13.9 | 14.4 |
| % Crafts & Precision Occupations | 13.6 | 10.9 | 10.1 |
| % Farm/Forest/Fishing Occupations | 2.3 | 1.6 | 1.6 |
| % Pop in Armed Forces | .0 | .1 | .1 |
| % Fed Government Workers | 17.8 | 23.4 | 14.7 |
| % Pop in Labor Force: Unemployed | 6.2 | 4.2 | 4.0 |
| % White Collar | 53.0 | 64.4 | 65.4 |
| % Blue Collar | 25.8 | 20.0 | 18.7 |
| White/Blue Collar Ratio | 2.1 | 3.2 | 3.5 |

COMMUTE

| Description | Area 1 | Area 2 | Area 3 |
|------------------------------------|--------|--------|--------|
| % Commute Under 15 Minutes | 30.7 | 33.9 | 41.1 |
| % Commute 15-29 Minutes | 18.7 | 31.2 | 32.4 |
| % Commute 30-44 Minutes | 27.9 | 18.4 | 13.3 |
| % Commute 45-59 Minutes | 15.8 | 10.0 | 7.3 |
| % Commute 60+ Minutes | 6.9 | 6.6 | 5.9 |
| Average Commute to Work in Minutes | 27 | 23 | 21 |
| Median Commute to Work in Minutes | 30.3 | 22.8 | 19.1 |
| % With No Vehicles | 8.0 | 6.2 | 7.2 |
| % With 1 Vehicle | 28.4 | 25.9 | 31.7 |
| % With 2 Vehicles | 33.4 | 36.1 | 35.8 |
| % With 3+ Vehicles | 30.1 | 31.8 | 25.4 |
| Number of Vehicles | 18,535 | 45,270 | 80,685 |
| Average Number of Vehicles | 2.2 | 2.3 | 2.0 |
| Median Number of Vehicles | 1.9 | 2.0 | 1.8 |

HOUSING

| Description | Area 1 | Area 2 | Area 3 |
|------------------------------------|----------|-----------|-----------|
| % With 1 Person | 20.6 | 22.1 | 27.3 |
| % With 2 Persons | 25.7 | 30.2 | 30.8 |
| % With 3 to 4 Persons | 39.1 | 35.8 | 31.7 |
| % With 5+ Persons | 14.6 | 11.9 | 10.3 |
| Average Persons/HH | 2.9 | 2.7 | 2.6 |
| Median Persons/HH | 2.7 | 2.4 | 2.2 |
| % Under \$20,000 | 6.8 | 4.5 | 3.8 |
| % \$20,000-\$49,999 | 16.3 | 10.8 | 8.4 |
| % \$50,000-\$74,999 | 27.2 | 16.8 | 14.6 |
| % \$75,000-\$99,999 | 21.6 | 18.0 | 20.4 |
| % \$100,000-\$149,999 | 17.4 | 25.2 | 23.9 |
| % \$150,000-\$249,999 | 8.1 | 18.8 | 17.9 |
| % \$250,000-\$499,999 | 2.1 | 5.4 | 8.6 |
| % \$500,000+ | .4 | .6 | 2.4 |
| Average Home Value | \$90,798 | \$123,513 | \$143,178 |
| Median Home Value | \$76,089 | \$104,687 | \$120,573 |
| % Built in 1985-1990 | 15.7 | 12.2 | 13.3 |
| % Built in 1980-1984 | 14.1 | 12.7 | 12.4 |
| % Built in 1970-1979 | 28.6 | 26.4 | 23.1 |
| % Built in 1960-1969 | 24.8 | 29.1 | 28.3 |
| % Built in 1949 or Earlier | 16.9 | 19.7 | 22.8 |
| % Moved Into Unit 0-5 Yrs Ago | 42.0 | 43.3 | 47.2 |
| % Moved Into Unit 6-10 Yrs Ago | 15.3 | 15.8 | 15.1 |
| % Moved Into Unit 11+ Yrs Ago | 42.7 | 40.8 | 37.6 |
| Average Length of Residence in Yrs | 12 | 11 | 11 |
| % Single Unit Structures | 61.4 | 65.5 | 65.5 |
| % 2-9 Unit Structures | 3.2 | 5.9 | 9.1 |
| % 10+ Unit Structures | 1.1 | 4.0 | 6.5 |
| % Mobile Home/Other Structures | 34.4 | 24.6 | 18.9 |
| % Owner-Occupied HHs | 78.4 | 78.4 | 70.2 |
| % Renter-Occupied HHs | 21.6 | 21.6 | 29.8 |
| Owner/Renter Ratio | 3.6 | 3.6 | 2.4 |

This report contains a comprehensive list of demographic information based on 1990 Census data, updated to reflect 1993 estimates and 1996 projections. Population and household count data on this report is retrieved at the census block level. Because of the manner in which this data is collected, percentages may not total to 100%.

City of Española, New Mexico

404 N. Paseo de Oñate, Post Office Drawer 37
Española, NM 87532