



## Proposed Economic Enterprise For New Mexico *A Master Plan For A Mixed Use Development*

May 1, 2008

Sierra County, NM

Greg Neal, the Founding Partner of Hot Springs Land Development, a New Mexico corporation, is pleased to announce the proposed plans for a new, world-class destination in Sierra County.

Each of the anchor opportunities are cornerstones for an economic enterprise program that has received strong support from all levels of representative government and local residents as a combined set of commercial, industrial, educational, recreational and related services that are currently in high demand. The overall project is designed so that the individual venues have the ability to stand on their own, but the combined synergies offer exciting and unique benefits to the State and Nation.

The Hot Springs team brings significant experience in planned development for communities and looks forward to submitting detailed drawings for infrastructure improvements to this rural area. Hot Springs is confident in attracting tenants to an area that already enjoys the highest levels of tourism in New Mexico because of Elephant Butte Lake and the potential of the proposed Space Port. We will invest capital, employ and train residents of New Mexico to bring these opportunities to fruition.

**New Mexico**

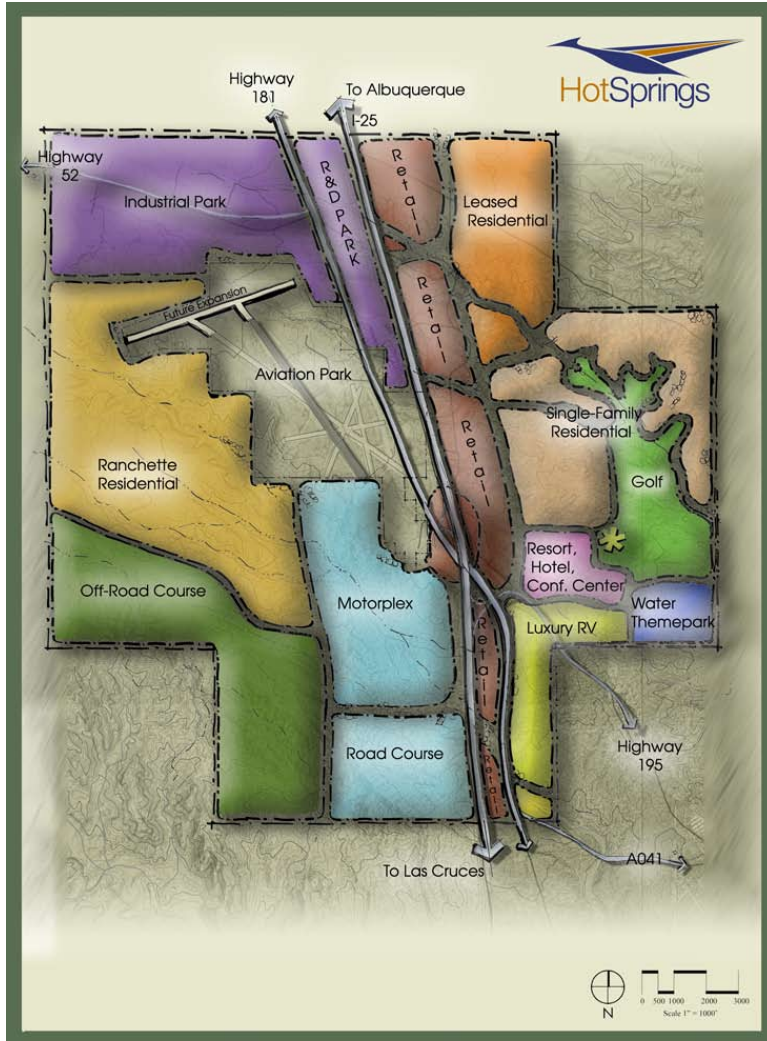
**7,800 Acres and Airport in High Desert**

**Hot Springs**

### Essential Location Features:

- 5,000 ft elevation and dry climate combine for 350 days of sunshine and moderate temps year-around
- 200 miles of coast line for State's largest and most pristine lake with all water recreation activities
- 1.65 million visitors per year at Elephant Butte Lake
- 24 miles from Spaceport America, Virgin Galactic's home for space tourism and commerce – 38,000 reservations from individuals representing 132 nations
- Gila National Wilderness just 45 minute drive with elk and deer herds, Ponderosa pines at 9,000 ft
- Motorsport venues for all types of enthusiasts
- Ski Apache resort at 11,400 ft in Ruidoso
- Situated squarely on 4 miles of Interstate 25, 2 hours south of Albuquerque and 1 hour north of Las Cruces
- Dramatic mesa views available of lake and mountains for residential and hotel resort properties
- Emphasis on green projects in the Industrial and R&D Parks, anchored by New Mexico Tech University





**The Proposed Master Concept Plan includes:**

- A 300-acre Industrial Park for Light Manufacturing to support the Space Port, Airport and Motorplex
- A 140-acre R&D Park, anchored by New Mexico Tech for these funded initiatives:
  - Algae bio-mass – commercialization
  - Petroleum industry vocational school
  - Pilot training with BS Degree
  - Solar and Sterling desalination project
  - Composite materials and structural systems for all vehicle types
- Development of 900 acres around the Municipal Airport for commerce and tourism
- A 180-acre Luxury RV Complex with residential, recreational and service amenities
- A 1,400-acre Residential area of 2,500 units for Active Adults – modular housing for efficiency and affordability
- A 1,200-acre Residential area of 1,500 units for Single Family and Resort Living
- A 1,200-acre Residential area for 100 Ranchettes on 10-acre parcels
- A Resort Hotel, Conference Center with Golf, Tennis, Spa and more on 240 acres
- Retail areas with 1,000' setbacks along 4 miles of interstate, state and county roads for fuel, food, hotels and high-performance themes
- The Signature Motorplex is designed to include:
  - A 3/8-mile Dirt Oval
  - A 6-mile network of Road Courses
  - An Off-Road Complex on 600 acres
  - A 1/8 and 1/4 mile Drag strip
  - A 7/8 mile Paved Oval
  - Garages, shops, retail and RV amenities



The proposed development of the Airport and the Motorplex will attract new commerce to the area and improve access to the destination. Specific manufacturers, sanctioning bodies and businesses are being actively recruited to take leadership positions in the project.

In its role as Master Developer, Hot Springs will design, engineer and then submit plans to the City of Truth or Consequences and the State of New Mexico, when applicable, to gain approvals for water, sewer, power, roads, interchanges, airport expansion, zoning and integrated development. An Economic Impact study will be complete in the coming months, as a result of collaboration with the New Mexico University system.

## NEW MEXICO STATE MAP – SHOWING COUNTIES

Sierra County (outlined in blue) is located in Southwestern New Mexico, approximately 2 hours south of Albuquerque and 90 minutes northwest of El Paso.



## PROPERTY LOCATION

The property (outlined in blue) is located along the I-25 corridor between Albuquerque and Las Cruces. The map indicates the areas of Federal Ownership (in tan), and State ownership (in blue). The privately deeded land is white and demonstrates the limited amount of property available for development in the County. The approval process to transfer Federal or State property to private ownership is a minimum of 4 years and significant political hurdles. This gives the Hot Springs Land Development project a tremendous competitive advantage.

