

Title: Industrial Sites / Real Estate & Housing

McKinley County Industrial Parks and Sites

McKinley County is a unique place in terms of land availability. McKinley County's land distribution and status is most easily referred to as "checkerboard", meaning that it is like a mosaic of land types. Over 80% of land in the County is controlled or held in trust by the Federal government. There is about 1089 square miles of private land in McKinley County. The majority of private land in the County is owned and controlled by two entities: Gamerco Associates, Ltd. (private holdings surrounding and adjacent to the Gallup area) and the Elkins Family (in eastern McKinley County). The County has a good working relationship and has facilitated deals with both entities. These parties are a crucial factor in economic development in McKinley County.

Thoreau, NM – Northwest NM Regional Solid Waste Authority (NWNMRWSA) Property

Acreage: 320 acres

Characteristics: Location of property is 7 miles north of U.S. Interstate 40 with an available exit. It is strategically located between Gallup and Albuquerque. The site is adjacent to an active landfill, which is well maintained. It has necessary utilities and good road access into the property.

Site Owner. This property is owned by the NWNMRWSA.

Targeted Industry: Renewable energy production or manufacturing business, and there may be an opportunity to utilize the methane gas for operations.

Gallup, NM – Miramyra Overpass Property

Acreage: 2-3 acres

Characteristics: Location of property is adjacent to the major overpass in Gallup, NM. It has utilities and good road access. It is visible from Interstate-40. This property is owned by McKinley County.

Targeted Industry: Light manufacturing or a retail site.

Prewitt, NM – Elkins Property

Acreage: Multiply sections of private property.

Characteristics: Location of property is adjacent to the Tri-State Powerplant and the McKinley Paper Company. This area is extremely scenic and is currently a heavy industrial area hidden by a collection of mesas. It has utilities and good road access. Several major transmission lines are located in close proximity.

Site Owner. The Elkins family owns several properties in the area.

Targeted Industry: This property would make an excellent site for a renewable energy production plant – either for solar or other renewable energy production. A renewable energy manufacturing plant could also be located here.

Gamerco, NM - Gamerco & Associates Ltd.

Acreage: 26,000 acres+.

Characteristics: Location of property surrounds the north of Gallup. This property was the original Gallup American Coal Company and is now owned by Gamerco & Associates, Ltd. It has utilities, good road access, and water. There is an available 30,000 square foot building with a private railroad loop with several active spurs. A major transmission lines run through several sections of these properties.

Site Owner. Gamarco Associates owns the property. Existing leases with National King Coal, NAPI, KFC, Gallup Flea Market and Rio West Mall.

Targeted Industry: This property would make an excellent site for a gasification operation, warehousing and distribution business, recycling and renewable sector business, and/or manufacturing. A renewable energy manufacturing plant could also be located here.

Tsayatoh, NM – Pittsburg & Midway Mine Site

Acreage: Multiply sections of private property.

Characteristics: Location of property is just north of Gallup, NM and east of Window Rock, AZ. The mine property spans both sides of NM 264, a major rural connector. This area has been used in the past by the coal industry and is scheduled to be closed in 2009. It has utilities, good road access, rail access and spurs, and water.

Site Owners. The land is checkerboard in nature, and Chevron owns the private sections of the property. There are several assets on the property including several buildings available on this site.

Targeted Industry: A joint re-use study has been completed for this site. This property would make an excellent site for a cluster of renewable energy production and manufacturing businesses – either for solar, biodiesel, or other renewable energy production. This property would make an excellent site for a gasification operation, warehousing and distribution business, recycling business, and/or manufacturing.

The City of Gallup

The City of Gallup has several industrial sites and buildings that could be utilized for economic development and business development opportunities.

Gallup, NM – Boardman Industrial Park.

Location: The Boardman Industrial Park is located north of Interstate 40 with access off of Hassler Valley Rd, which is a ¼ mile from Exit 22.

As showcased in the adjacent Google Earth map and subsequent pictures, this property was formerly used as a junkyard. The majority of this property has been readied for development.

A phase I environmental site assessment was completed, and shows no need for mitigation.

The Boardman Industrial Park is still in need of some infrastructure improvements, which can be negotiated with the City and County.

The City of Gallup can be contacted at (505) 863-1240 for more information on this site and other opportunities.



Navajo Industrial Parks in New Mexico

The Navajo Nation has several industrial parks and sites in New Mexico and in the McKinley County area. Please contact the Navajo Nation Department of Economic Development for more details.

For more information contact:

The Navajo Nation

The Navajo Nation - Project Development Department

PO Box 663

Window Rock, AZ 86515

(928) 871-6504 (Arizona)

e-mail: srbp@navajoadvantage.com

<http://www.navajobusiness.com/doingBusiness/CommericalIndustrial/IndParks.htm>

The Pueblo of Zuni

The Pueblo of Zuni would have to be contact through its tribal government to determine any available sites.

McKinley County Local Housing Agencies and Real Estate Agents

Gallup Housing Authority

203 Debra Drive
Gallup, NM 87301-5802
(505) 722-4388

Gamerco & Associates

300 W. Hill St.
Gallup, NM 87301
(505) 863-6417

Century 21

204 E. Aztec
Gallup, NM 87301
(505) 863-4417

Hurlbut Realty

805 Country Club Dr.
Gallup, NM 87301
(505) 722-4549

Coldwell Banker

1208 E. Historic Hwy Rt. 66
Gallup, NM 87301
(505) 863-4363

PaceSetters Realty

107 W. Aztec Ave.
Gallup, NM 87301
(505) 722-7211

Combined Investments

1638 2nd St.
Gallup, NM 87301
(505) 722-7811

Habitat for Humanity of Gallup

601 McKee Dr.
Gallup NM 87301
(505) 722-4226
www.habitatgallup.org

DAB, Inc.

2005 Barbara Ave.
Gallup, NM 87301
(505) 863-4471

Care 66

CARE 66 provides transitional housing, creates affordable housing, and employment opportunities in McKinley County.

Sanjay Chondrie, Executive Director
(505) 722-0066
P.O. Box 4298
Gallup, NM 87305

Navajo Partnership for Housing

Provide innovative and flexible homeownership financing opportunities on or near the Navajo Nation and empowers Navajo families with new knowledge, skills and understanding which will enable them to build, buy or renovate a home.

1613 South 2nd Street
Gallup, NM 87301
(505) 722-0551

Navajo Housing Authority (NHA)

"Meet the needs of the Navajo Nation as the Tribally Designated Housing Entity (TDHE) by promoting and providing affordable quality homes, professional management services, and economic growth"

PO Box 4980
Window Rock, AZ
(928) 871-2600
(928) 871-2604

Housing Characteristics

McKinley County had a total of 26,718 housing units in 2000, of which 21,476 were occupied households and 5,242 were considered vacant/not permanently occupied. The portion of vacant units in the City of Gallup was the lowest, at 7.3%, still fairly high. The Zuni Reservation had a vacancy rate of 11.2%. The Ramah sub-area had a vacancy rate of 31.0% - perhaps reflecting a high portion of mountain seasonal residences. The other sub-areas, which are primarily Navajo, had vacancy rates of over 24%, characteristic of the Navajo Nation where many housing units are used seasonally or occasionally, or are abandoned.

Subarea	Housing Units	Households	Vacant Units	Portion of Vacant Units
<i>City of Gallup</i>	7,349	6,810	539	7.3%
Gallup Metro	8,436	7,726	710	8.4%
Gallup N	3,489	2,655	834	23.9%
Gallup S	3,523	2,536	987	28.0%
<i>Gallup N & S (Combined)</i>	7,012	5,191	1,821	26.0%
Navajo	1,257	905	352	28.0%
Tohatchi	2,063	1,470	593	28.7%
Crownpoint	2,876	2,072	804	28.0%
Thoreau	2,747	2,095	652	23.7%
Ramah	245	169	76	31.0%
Zuni	2,082	1,848	234	11.2%
Total	26,718	21,476	5,242	19.6%

Source: U.S. Census 2000, SF1.

Household size varied from a high of 4.16 persons per household in Zuni to a low of 3.18 persons per household in the Ramah subarea. The county has a larger average household size than the state, and all areas had larger household average sizes than the state average.

Gallup	3.22
Navajo	4.11
Tohatchi	3.67
Crownpoint	3.59
Thoreau	3.61
Ramah	3.18
Zuni	4.16
McKinley County	3.44
New Mexico	2.63

Source: U.S. Census, 2000, SF 1.