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## Carbon Coal Road – The Industrial Gateway to the World

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### Tour Brief – Transportation Infrastructure Revenue Subcommittee | July 6, 2002

#### Land Context

- In 2013, Roche Enterprises purchased 26,000 acres of land in Greater Gallup area. Managed by [Gallup Land Partners](#)

#### Infrastructure Context – Gallup is the Transportation Hub

- Navajo Gallup Water Supply Project - \$2B – 2029 Completion
- US491 Four-laning Project - \$150M+
- US Interstate 40 & BNSF Transcontinental Rail Line
- Natural Gas Pipelines
- Carbon Coal Road - \$32M – four lane – Public Easement, Privately Maintained, NMDOT Lead Construction

#### US491/9<sup>th</sup> Street/Carbon Coal Road Intersection

- [Gallup Flea Market](#) – almost 10,000 visitors a week; significant economic driver
- [Northside Trail System](#) – home to motorized and non-motorized recreation assets and trails with access from I-40
- [High Desert Trail System](#) – nationally designated recreational trail system with three stacked looped singletrack.
- GLP properties are targeted for **commercial development** especially along US491 consistent with major growth.
- **McKinley County Industrial Park** – 40-acre shovel-ready park being targeted to medical manufacturing including [Rhino Health](#) expansion. Site can also be used for regional supply chain and stockpile purposes.
- **Indian Health Service Hospital** – GLP in negotiation with Navajo Nation on sale of land for this \$.5B in-patient facility and campus that will save 500 jobs and create 1,000 additional.

#### Central Carbon Coal Road

- Mixed Use and Mixed Income Housing Development
- Solar Development to power homes and industrial developments – Joint Planning Agreement with State Land Office
- New High Desert Trailhead and Interpretative Center
- Future Connection to Allison Road Project with I40 access
- Gallup Wastewater Treatment Plant Expansion

#### [Gallup Energy Logistics Park](#)

- Inland Port
- Autonomous Vehicle Testing/ R&D Center – use of Carbon Coal Road for initial testing
- Truck Mobility Center

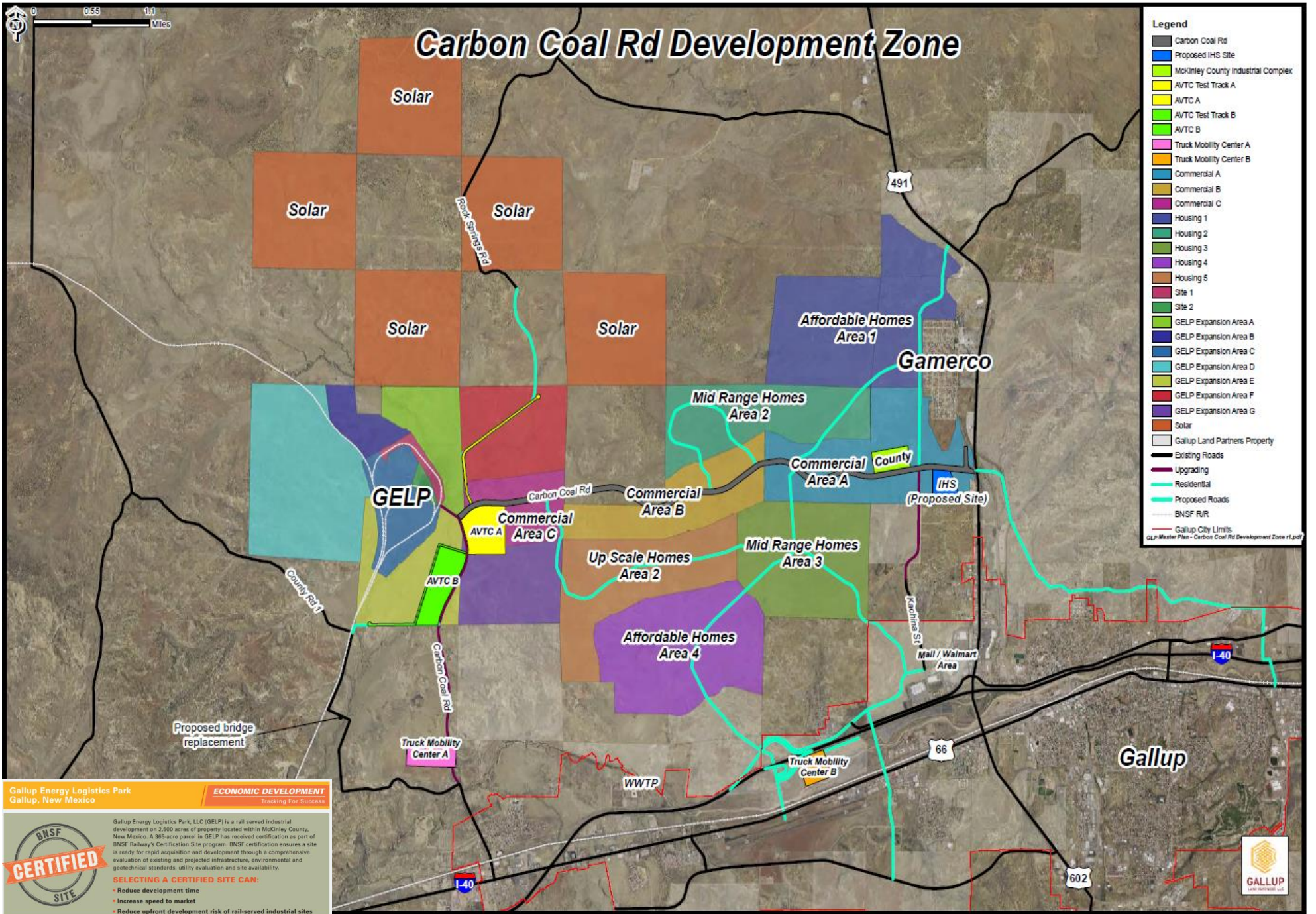
[4CITE Master Plan](#) – transportation plan for this area funded by NMDOT with the vision of being the Four Corners Intermodal Transloading Equinox to the world.



Gallup Energy Logistics Park, LLC (GELP) is a rail-served industrial park. Phase I of the project, which cost \$6.5 million, was completed in February, 2017, and includes 11,000 linear feet of new rail connecting to the BNSF mainline and created the infrastructure for rapid expansion on an additional 2,500 acres. Located northwest of the city of Gallup, New Mexico, GELP offers direct access to the **BNSF Southern Transcon Line** and close proximity to I-40, and highways 491 and 602. In the Spring of 2021, construction began on Carbon Coal Road, a four-lane paved highway, that will offer quick access to interstates. GELP serves as a logistics hub for the entire area, and will help companies in Farmington, Four Corners, and other localities increase their productivity and accessibility.

A 365-acre parcel of the property is one of a handful of sites in the country that has received certification as part of **Burlington Northern Santa Fe (BNSF) Railway's site certification program**. The certification ensures the site is "rail served and shovel ready" for rapid acquisition and development. A customer that builds a new rail-served facility on a BNSF Certified Site is expected to save six to nine months of construction time, thanks to advance preparation work already completed at the site.





**Legend**

- Carbon Coal Rd
- Proposed IHS Site
- McKinley County Industrial Complex
- AVTC Test Track A
- AVTC A
- AVTC Test Track B
- AVTC B
- Truck Mobility Center A
- Truck Mobility Center B
- Commercial A
- Commercial B
- Commercial C
- Housing 1
- Housing 2
- Housing 3
- Housing 4
- Housing 5
- Site 1
- Site 2
- GELP Expansion Area A
- GELP Expansion Area B
- GELP Expansion Area C
- GELP Expansion Area D
- GELP Expansion Area E
- GELP Expansion Area F
- GELP Expansion Area G
- Solar
- Gallup Land Partners Property
- Existing Roads
- Upgrading
- Residential
- Proposed Roads
- BNSF R/R
- Gallup City Limits
- GLP Master Plan - Carbon Coal Rd Development Zone 11.10.17

**Gallup Energy Logistics Park**  
Gallup, New Mexico

**ECONOMIC DEVELOPMENT**  
Tracking For Success

Gallup Energy Logistics Park, LLC (GELP) is a rail served industrial development on 2,500 acres of property located within McKinley County, New Mexico. A 350-acre parcel in GELP has received certification as part of BNSF Railway's Certification Site program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**CERTIFIED SITE**

*Conceptual Only provided by Gallup Land Partners*

