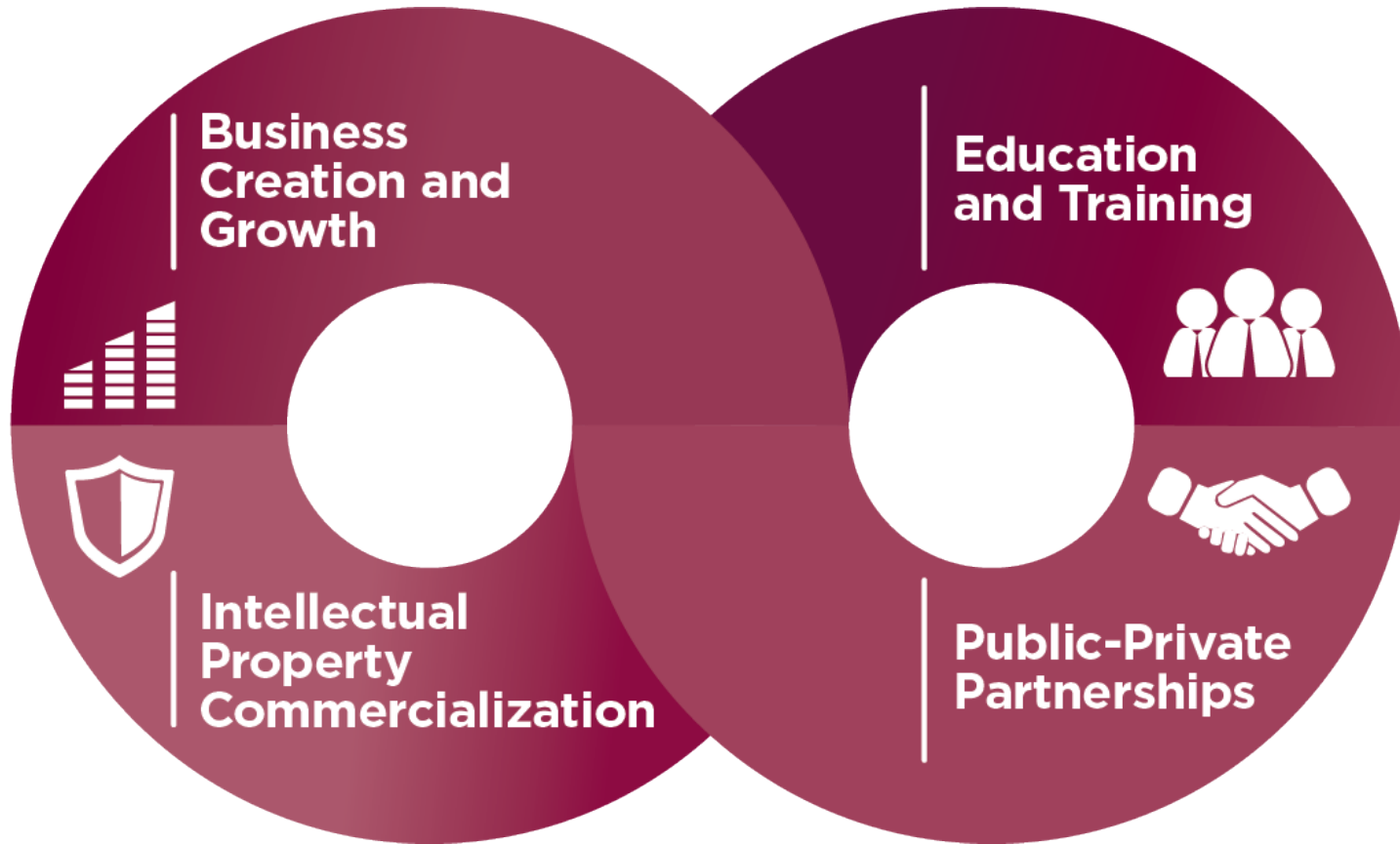


Arrowhead Center Mission:

To promote entrepreneurship and innovation, creating economic opportunity and supporting the mission of New Mexico State University



CONCEPTUAL FRAMEWORK



- LEGEND**
- NMSU Main Campus
 - Innovation District
 - Town Center District
 - Research Districts
 - Retail Districts
 - Creative Campus Districts

The Vision:

Arrowhead Park

To Be the Premier Regional Community for Science and Technology

Genesis Center

An Incubation Facility for Startup and Young Businesses Seeking to Grow

Park Views



Arrowhead Park

Current Stats

- 200 Total Acres, 25 Developed, 280,000 sf in 15 Buildings
- 21 Employers, 350 Employees, 1000+ Students, \$67.8 Million Invested
- \$68 Million Annual Economic Impact (2017)
- Target Industries
 - Health-Tech, Aerospace, Digital Media, AgBiz, Cyber, Energy / Water

Tenant Listing

- | | | |
|----------------------------|----------------------|-------------------------------|
| • General Dynamics | BCOM | APECHS |
| • USGS | Jacobs Tech | Bossy Gourmet |
| • NM EDD | Material Protection | Silicon Mesa |
| • Alliance DNA | DNA Direct Solutions | RCAC |
| • PRC Productions | Vista Photonics | BorderScene Film Festival |
| • PTAP | Peraton | NM Spaceport Authority |
| • EVUS | GeneTest | Applied Technology Associates |
| • Ben Archer Health Clinic | The Bridge of So NM | |

Arrowhead Park Master Plan

Foundation for a Quality, Competitive, Sustainable Real Estate Development

- Expanding Vision to Look at Net Zero Energy Concepts
- NMSU Initiatives in Cyber, Energy, Water, etc, Should Bring Opportunity to Engage / Attract New Growth

0-5 Year Target Growth

- Districts for Research & Innovation, and Creative Campus
- One New Building Project per Year
- Additional 30 Acres, 400+ Employees

5+ Year Growth

- Growth Rate Hard to Project.....
 - More Research & Innovation Development
 - Small Town Center with Office & Retail
- Requires Significant Infrastructure Investment



Arrowhead Park Constraints

Market

- Declines in University Attendance / Revenues / Research \$
- Tepid Regional Market Demand for Tech Office / R&D Space
- Not a Widely Recognized Tech Center

Lack of Speculative Building Development Capital

- No New Spec Space Built since 2010
- Several Missed Opportunities for New Tenants
- New Development Partner May Resolve This Issue

Infrastructure Development

- 0-5 Years: Clear Plan for Funds for Roadways / Utilities - ~\$2 million
- 5+ Years: I-10 Interchange is Critical Piece for Future Growth
 - Need Long Term Plan for Funding / Approval
 - Interchange Will Drive Feasibility of Subsequent Investments
 - EBID Dam Removal, New Water Features / Drainage Improvements
 - Tortugas Arroyo / Bike – Walk Path Developments
 - Town Center Office / Retail



Building the Future

Infrastructure

2020 – Roads, Utility, Waste Line

2021 – Roads, Utility (*phase 2*)

Las Cruces Studios - 2020



35,000 sf Spec Office Building - 2020

Future Building Projects

2021 – Second Office Bldg

2022 – 70,000 sf Tech HQ

2023 – Medical Tech Startup Bldg

2023 – Film Studio (*phase 2*)