

Southern Arizona Inland Port Possibilities

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Key Observations

- Ripe for further inland port development given geographic & infrastructure advantages
- Region already has a strong base of logistics, warehousing and transportation companies
- Potential for an even larger role in global trade and logistics
- But certain elements are lacking, including a coordinated network and marketing approach

Geographic Advantages

- Proximity to Mexico – Nogales is our gateway
- Proximity to Phoenix
- Proximity to other markets – CA, Western States



Infrastructure Advantages

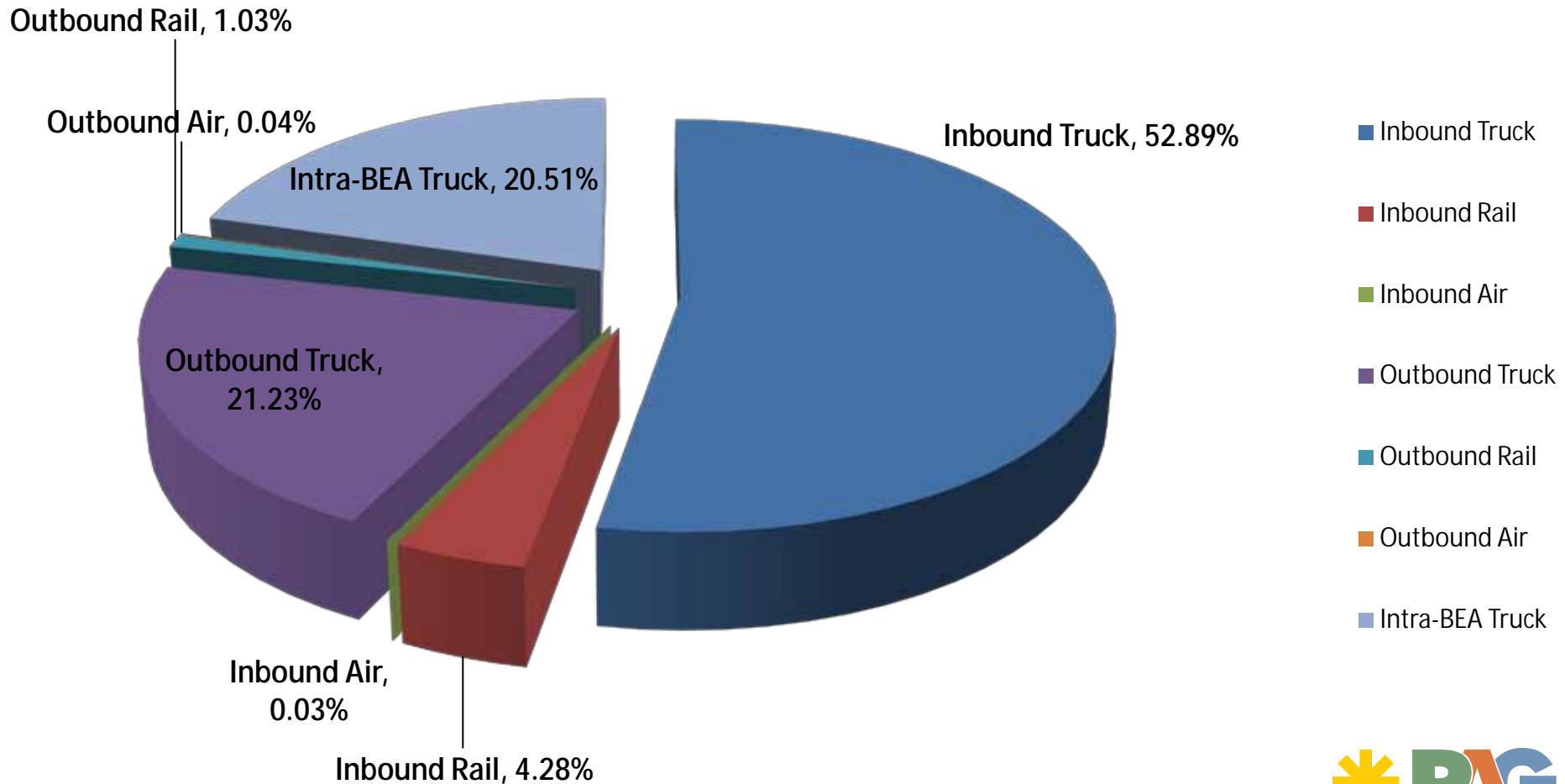
- Railroad
 - Main Union Pacific rail line
 - Nogales Branch rail line to Mexico
- Highways
 - I-10, I-19, close to I-8
- Tucson International Airport
- Ports
 - Port of Tucson Intermodal Center
 - Port expansion at Mariposa POE



Top of the "T"



Tucson BEA Goods Movement



2007, Global Insight, Reebie Transearch Data

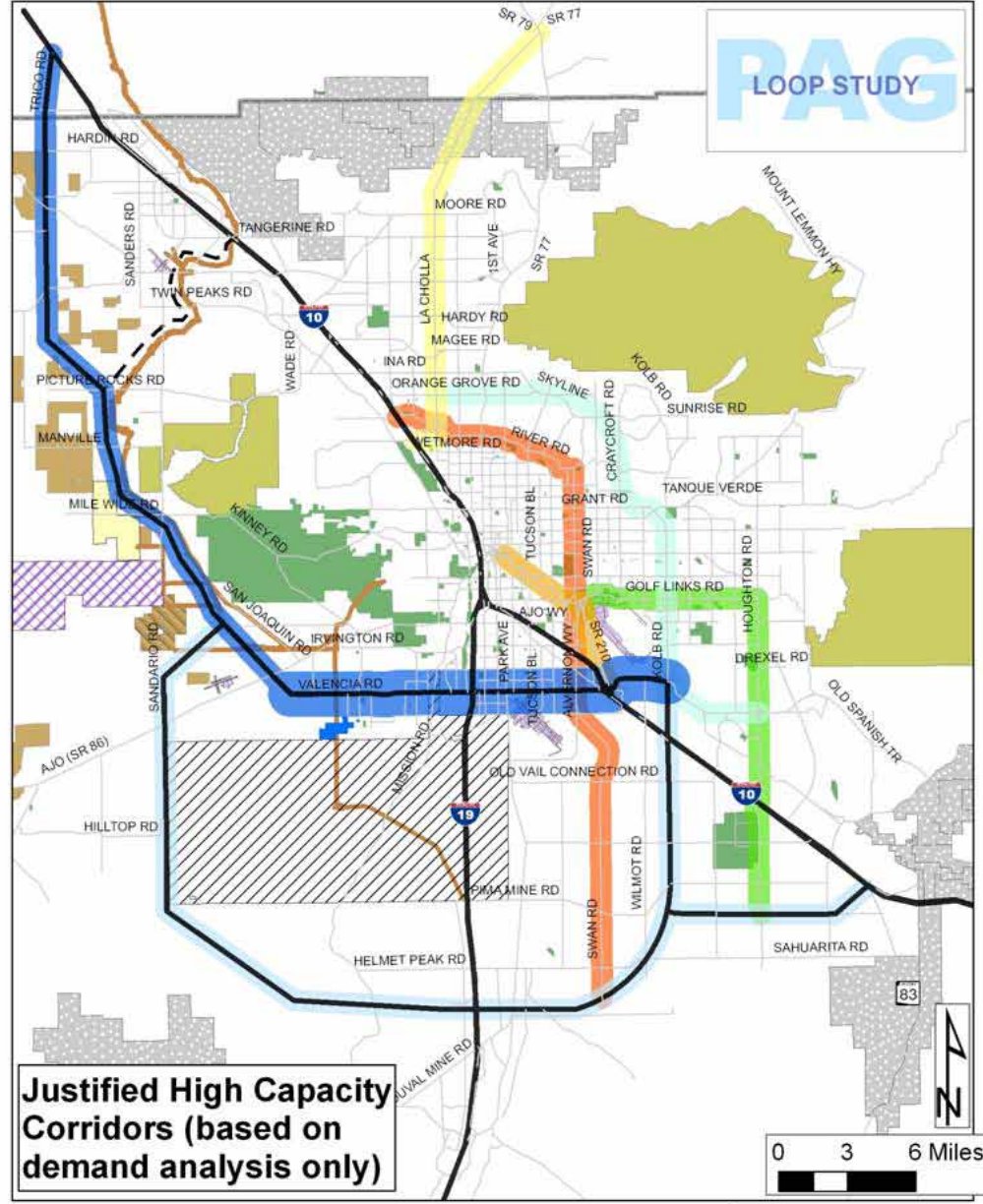
Port of Tucson

- Huge asset for the region
- Intermodal facility adjacent to main U.P. line
- Shipment of goods throughout Arizona and to/from Mexico

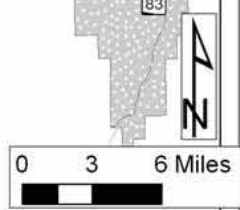


Infrastructure Needs

- Valencia Corridor
- I-10 Western Bypass Loop
- Tucson-Nogales-Guaymas Corridor Improvements
 - Including better connection between main rail line and southern spur



Justified High Capacity Corridors (based on demand analysis only)



- Legend**
- Western Freeway Loop
 - Southern Freeway Loop
 - Houghton / Golf Links Parkway
 - River / Alvarado / Swan Parkway
 - Kolb / Orange Grove Parkway
 - La Cholla Parkway
 - Barraza Aviation Parkway
 - Pima County Line
 - CAP
 - Freeway
 - Other Road
 - Possible Tangerine Road Connection Alternative
 - Existing Tucson Water
 - COT Parcels
 - Proposed Tucson Water
 - Park
 - Wilderness
 - Proposed or Adopted Park Expansion / Natural Preserve
 - Airport
 - Indian Reservations**
 - Pascua Yaqui Indian Reservation
 - Tohono O'odham Nation (San Xavier District)
 - Tohono O'odham Nation (Shuck Toak District)



NOTE: LINES SHOWN ARE NOT EXACT LOCATIONS AND ARE SUBJECT TO REFINEMENT

Tucson-Guaymas Corridor



Ferromex Rail Network



- Ferromex
- Trackage Rights
- Other Railroads



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Market Expansion Opportunities

- Address the imbalance – take advantage of the number of trucks leaving the region empty
- Provide Value-Added services – processing, consolidation, deconsolidation, FTZ activities
- Port development/expansion to the south
 - Guaymas is expanding for container service
 - Manzanillo and Lazero Cardenas impact?
 - Punta Colonet?