

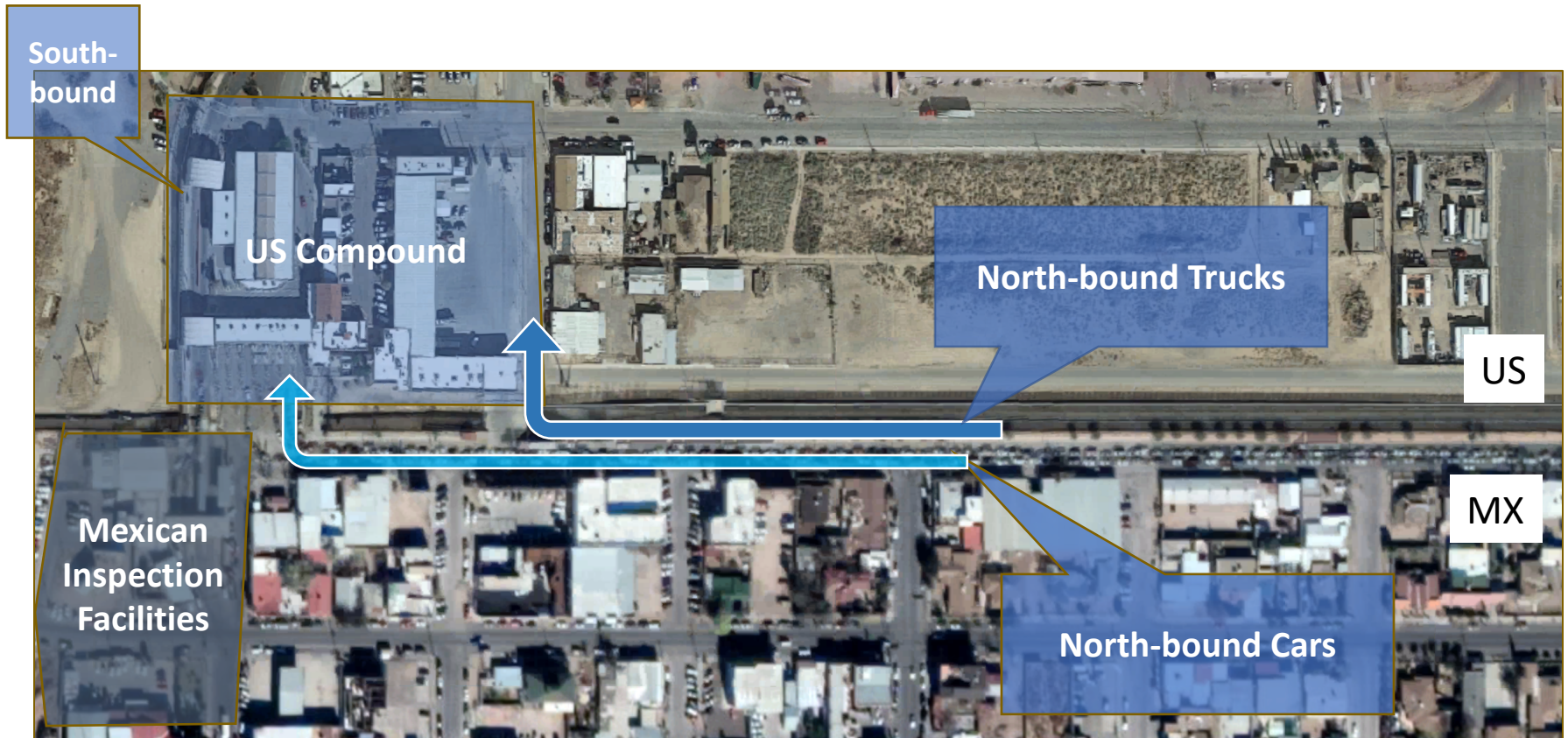


Industrial Development Authority

Two-Port Solution Update

By: Jose Grijalva
Mayor
City of Douglas
May 2026

Raul H Castro Today



Current Situation

- Facility is outdated and congested
- Landlocked on the Mexican side
- Crossing for hazardous materials
- Trucks intermingle with cars and pedestrians

2025 NB Traffic

- Trucks: 26,280
- Cars: 1.51 million
- Pedestrians: 1.03 million
- Total People: 3.73 million





Cross-border Commercial Traffic

- Trucks must make 90° turn into compound, limits all commercial traffic to one lane
- Oversize/Overweight shipments block traffic for hours at a time
- Major mining, industrial and infrastructure investments in Agua Prieta and the region indicate major growth in truck traffic in years to come

Douglas West - Project Markers

GSA Public Buildings Service

Douglas Commercial Land Port of Entry (LPOE) Fact Sheet

Key Facts

Address
AZ-80 & N James Ranch Rd, Douglas, AZ 85607

Port Size
80.5 acres of desert located 5 miles west of Raul Hector Castro

Budget
\$328,787,265

Project Budget & Benefits

Estimated Total Project Costs: \$328,787,265

- Infrastructure Investment and Jobs Act (IIJA): \$221,376,316
- Inflation Reduction Act (IRA): \$92,275,418
- Reimbursable Work Authorizations (RWA): \$15,135,531

Douglas LPOE Benefits:

- Expand commercial vehicle inspection capacity
- Support redevelopment plans for historic downtown
- Sets the stage to boost the regional economy

Project Timeline

Master Planning Contract Award	Design Build Contract Award	Site Construction Start	Estimated Construction Complete
Aug 2022	Nov 2023	Aug 2025	Sept 2028
Master Planning Complete	NEPA Record of Decision Complete	Estimated Design Complete	

Douglas Commercial LPOE Project Scope

80.5 acres of desert located 5 miles west of Raul Hector Castro
New construction of a Main Building, Commercial Primary Inspection Lanes, Commercial Inspection Building, Pedestrian Processing Building, Exit Booth, Kennel, Vault, FMCSA Facility, Firing Range, and Firearms Simulation Building

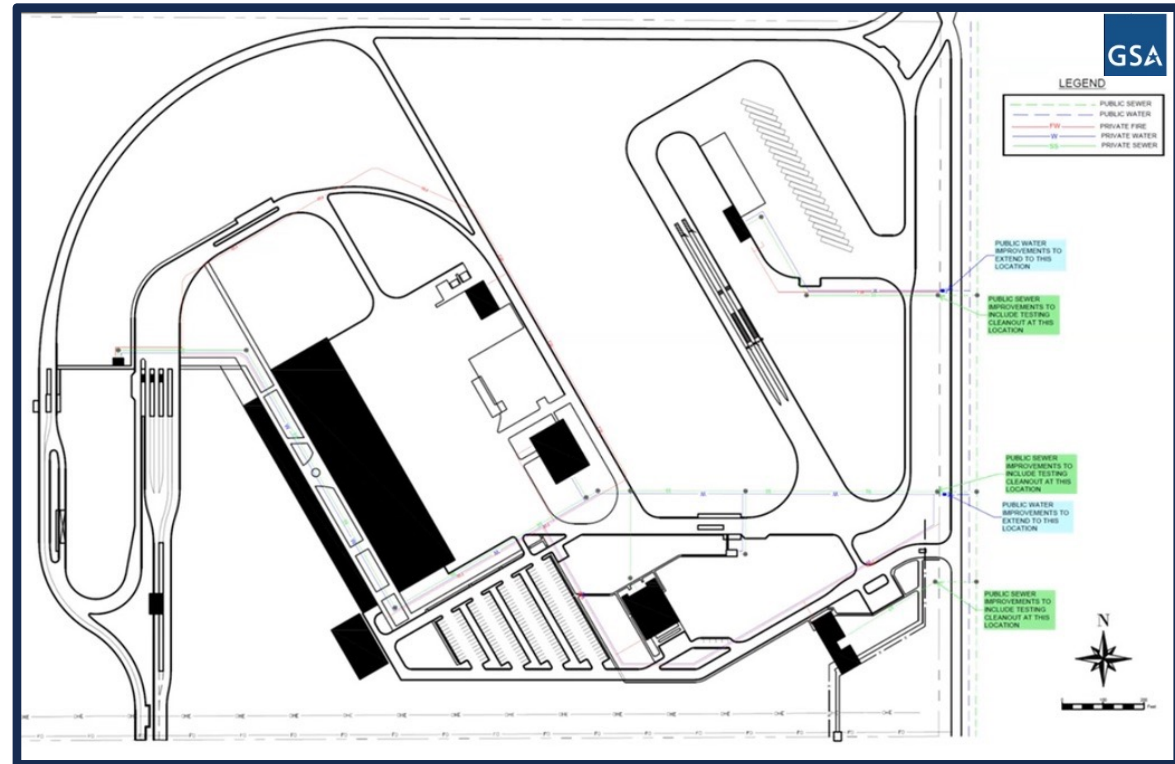
For media inquiries contact: press@gsa.gov

- Budget: \$328,787,265
- Port Size: 80.5 acres
 - Land donated by City of Douglas
- Completion: Sept. 2028

Douglas West

Phase 1- Commercial Only

- Master plan: Future phases for cars and pedestrians
- ADOT working with GSA and FMCSA for collocation of truck safety inspection facilities
- Construction Underway



Source: General Services Administration



Groundbreaking September 5, 2025

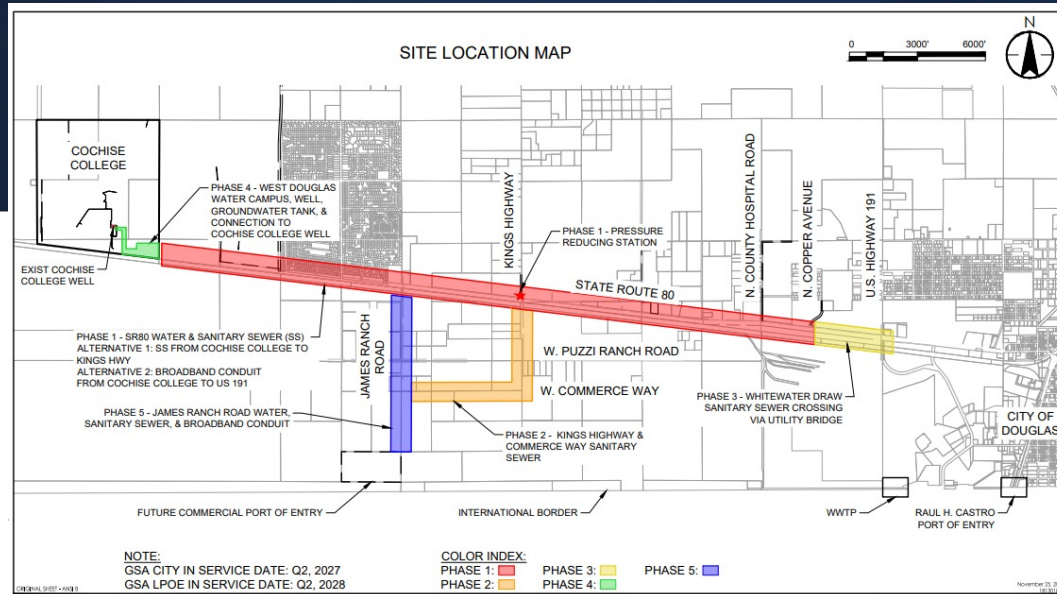




- CONSTRUCTION UNDERWAY!

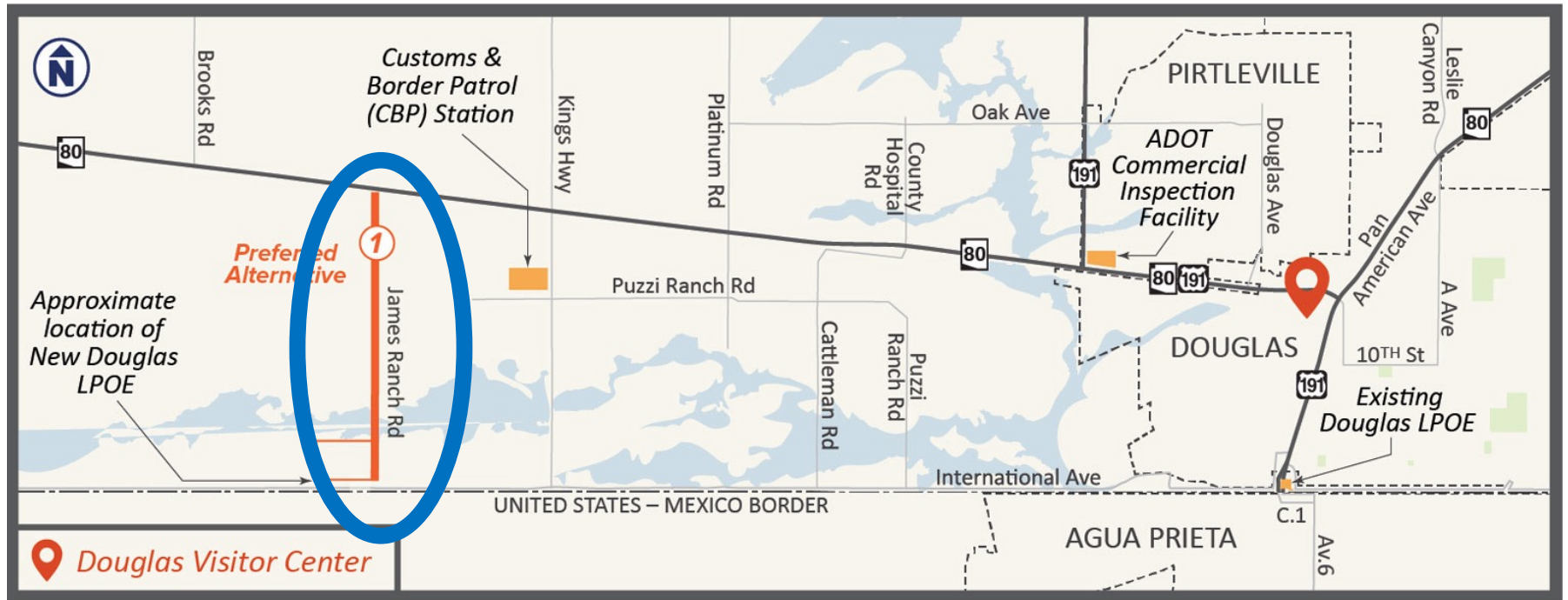
Utilities Corridor

Projected
Completion:
Q2, 2027



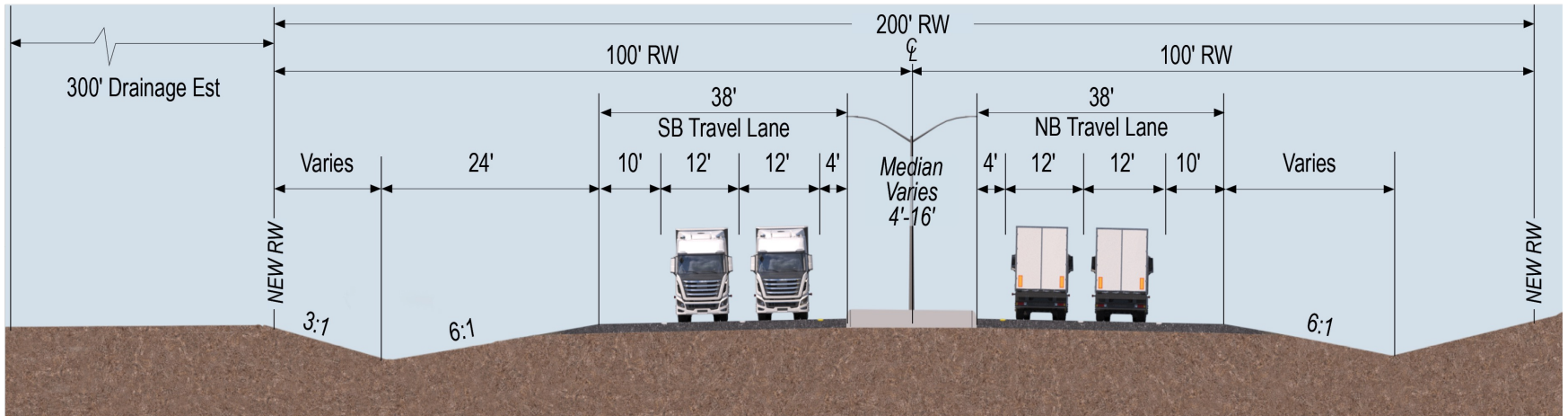
- City to develop utility corridor (water, sewer, electricity, natural gas, broadband) to service the port and enable industrial/commercial/residential development.
- Water Infrastructure will connect new POE, Cochise Community College, Douglas Border Patrol Station, and various other existing businesses and homes.
- Total Cost \$50.3M, secured \$19.6M with funding gap \$30.7M
 - 2027 CDS Requests totaling \$6.5 million in the works

Location of the Preferred Connector Road



Connector Road Ultimate Cross-Section

JAMES RANCH ROAD (ULTIMATE)
 Sta 118+00 to 188+40

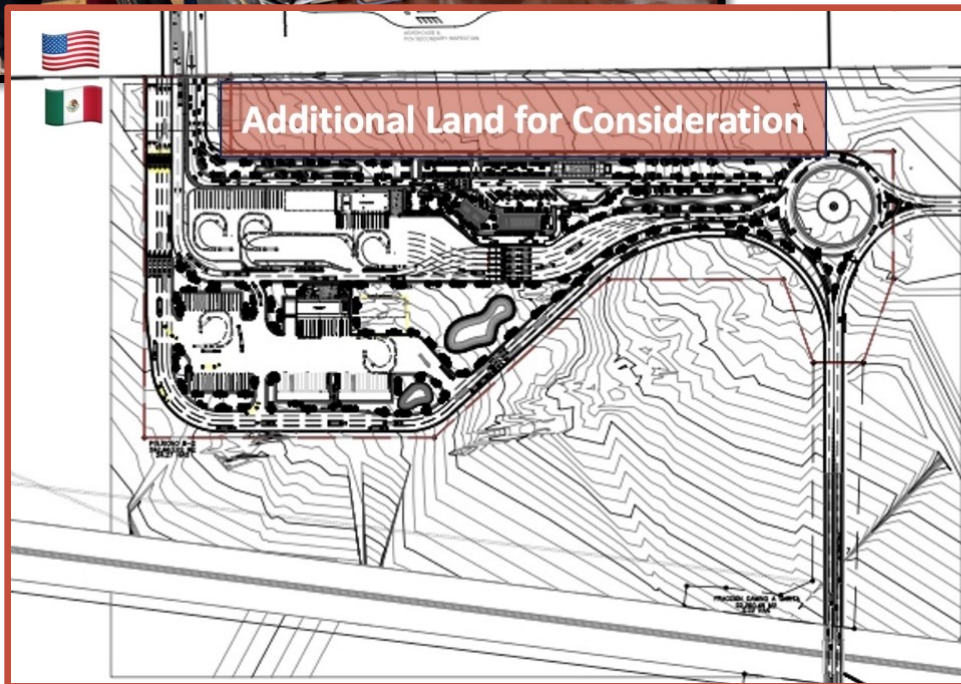


NOT TO SCALE, FOR VISUALIZATION PURPOSES ONLY

TYPICAL CONNECTOR ROAD CROSS SECTION
 (LOOKING NORTH)

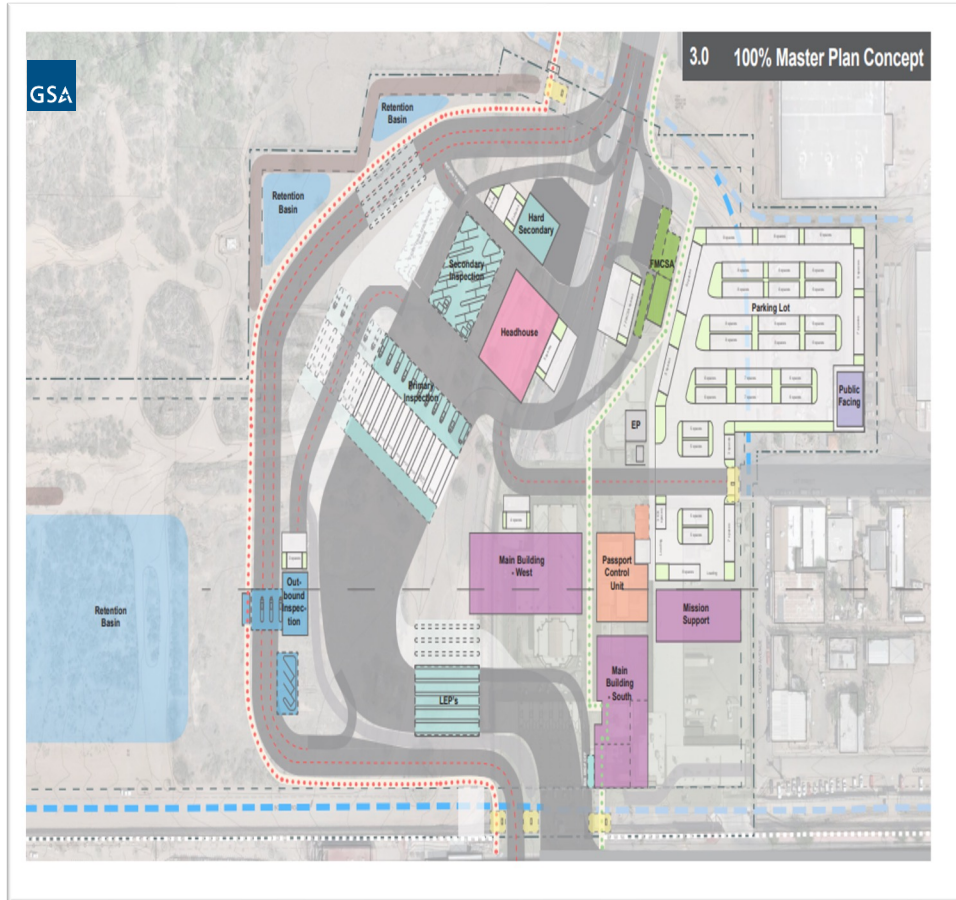
Fully funded: \$47.5 million
 RFP to be issued in August 2026
 Construction: Start in January 2027, completion April 2028

Agua Prieta Update



- Douglas delegation to Hermosillo in October 2025 to ensure coordination on both sides of the border
- Mexican landowner donated 59.97 acres to INDAAABIN.
 - Additional land is under consideration to accommodate crossing requirements
- State of Sonora (SIDUR) funding **“Proyecto Ejecutivo”** for the new commercial port Agua Prieta 2
 - Contract has been awarded!

Raul H. Castro POE



Funded: Approx. \$320 million

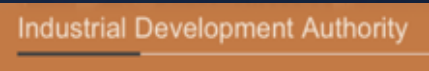
Project will dedicate facility to non-commercial traffic (cars, peds, buses)

City of Douglas working with GSA to address local concerns with current conceptual design

- Expansion towards west includes land acquisition
- Stormwater issues will be first phase of the project
- Environmental completed 5/6/24
- ***Slated to start construction in 2027***

Conclusion and Next Steps

- Douglas Commercial port under construction
- Connector road is fully funded, and construction will start in Q1, 2027 and complete in Q2, 2028
- Sonora is leading Master Planning process for new commercial port on Mexican side
- Utilities corridor for new port of entry to be completed Q2, 2027
 - 2027 CDS requested in the works
- Raul H. Castro modernization starts in 2027
- Working with federal and state partners to to schedule technical meetings to ensure cross-border alignment and coordination



THANK
YOU!

Jose Grijalva
Mayor
City of Douglas