



# Freeman Energy Fields I & II

Andrews & Gaines County, TX



**Development Opportunity - 2027 Delivery**

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+/- 4,198 Acres

1-Gigawatt Data Center

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## Freeman Energy Fields I & II

Scalable. Resilient. Future-Ready.

Freeman Energy Fields I & II represent a premier opportunity to develop up to **3 gigawatts of hyperscale or AI-ready data center infrastructure** across ±4,198 shovel-ready acres in West Texas. Located in **Andrews and Gaines Counties**, approximately 60 miles northwest of Midland, the properties are fully zoned and entitled for data center use, supported by a clean environmental profile and robust energy infrastructure.

With **Phase 1 delivery scheduled for Q1 2027**, the sites offer a combined energy solution of **natural gas turbine power (300 MW) and solar + battery storage (700 MW)**—delivering 24/7 base-load reliability, grid independence, and cost-stable operations. Long-term scalability to **3+ GW** is achievable through strategic grid interconnection planning.

Key advantages include:

- **Permitted, shovel-ready development with Phase I environmental clearance**
- **ERCOT deregulated market** with flexible energy contracting and arbitrage opportunities (Field 1)
- **Fiber access** via Windstream and Uniti Fiber
- **Local and state incentives**, including sales tax exemptions and property abatements
- **Proximity to Midland/Odessa's tech labor market**, regional freight routes, and major airports

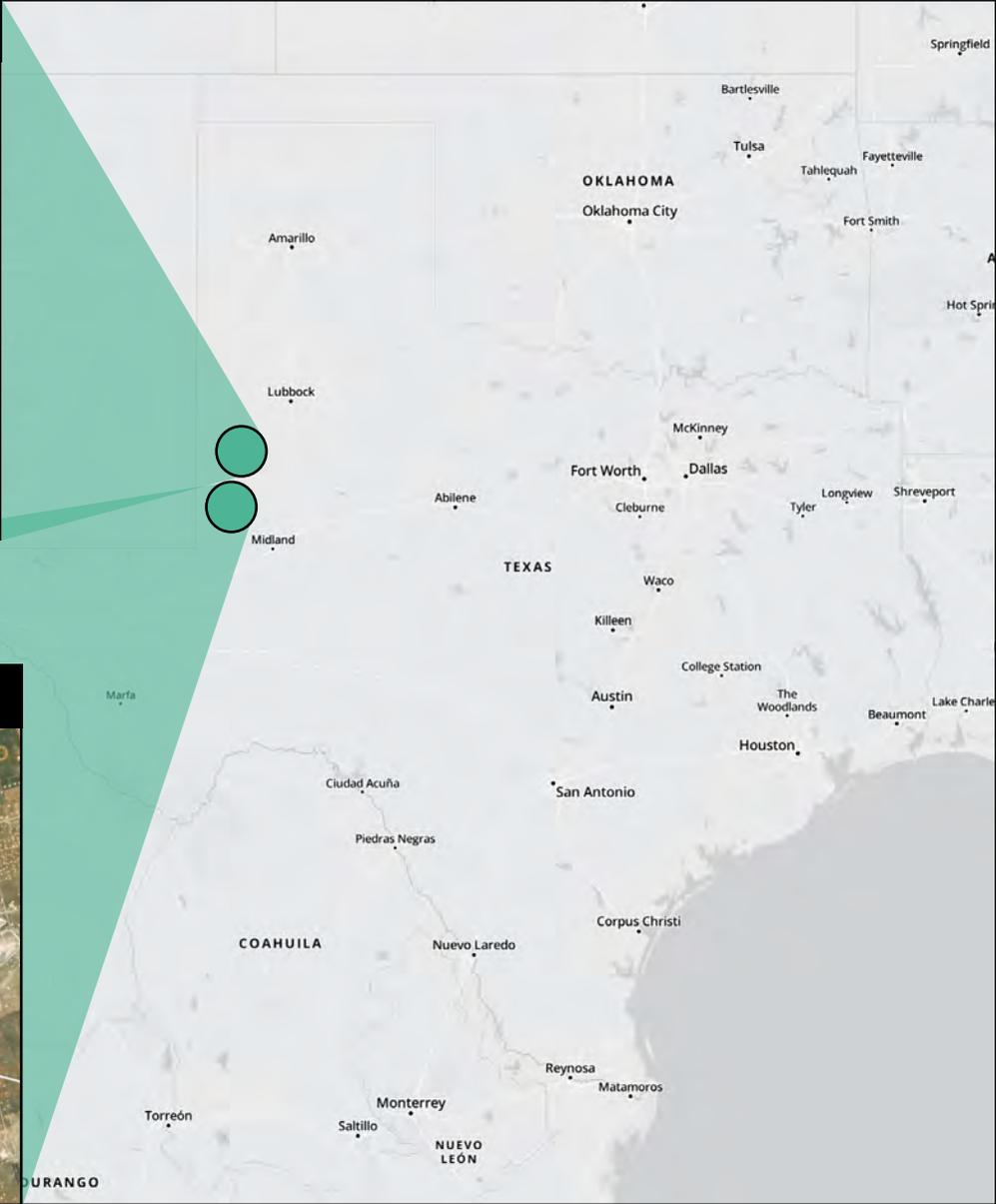
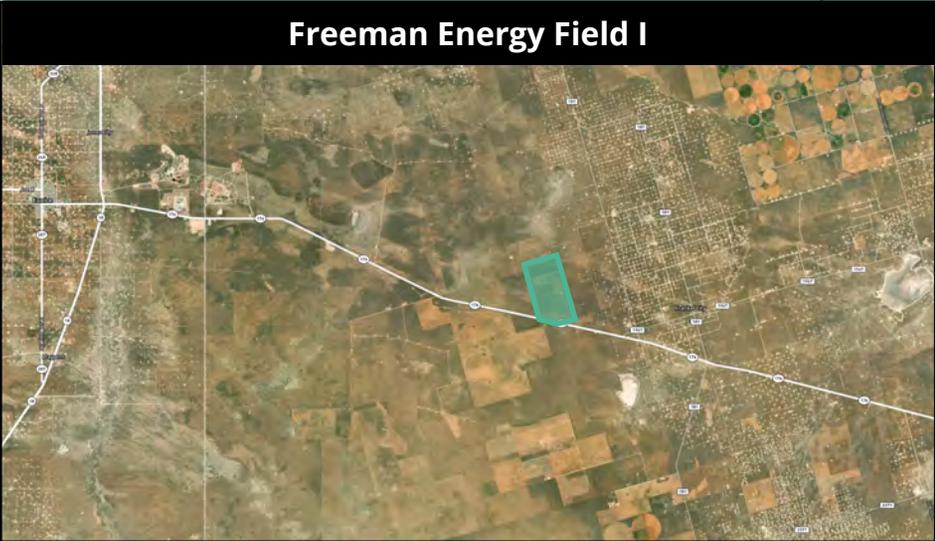
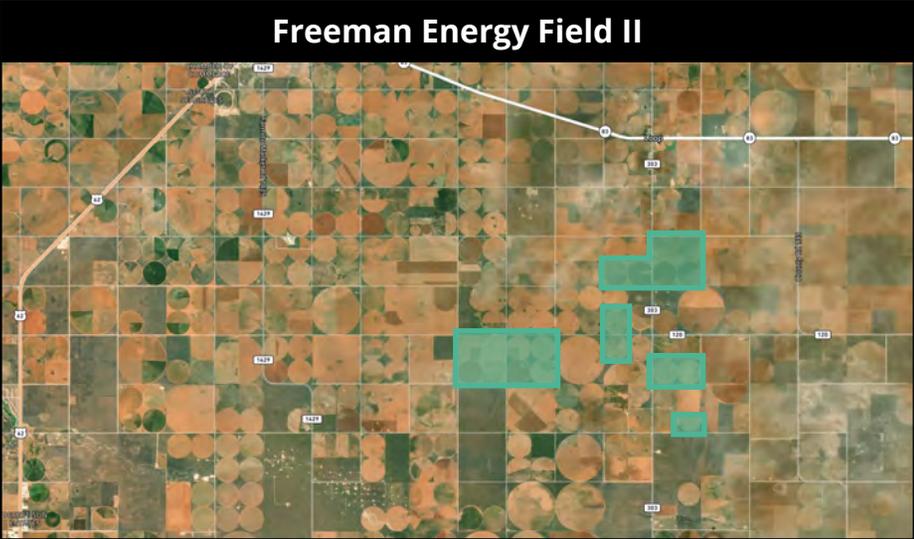
Whether for hyperscale cloud, AI/HPC, or green energy infrastructure, Freeman Energy Fields offer a rare combination of development speed, infrastructure resilience, and long-term power flexibility in one of the nation's most energy-secure regions.

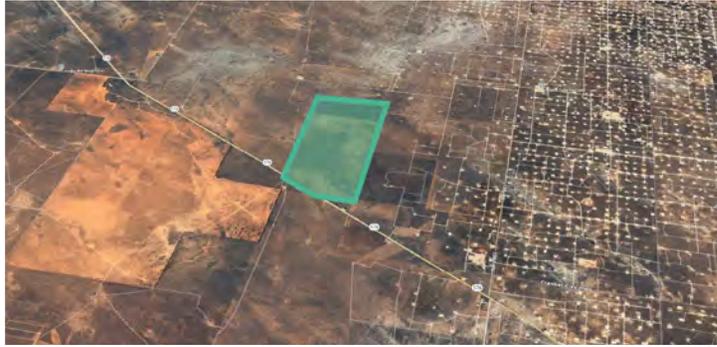
# Property Summary

<b>Location</b>	Andrews & Gaines County – Approximately 60 miles northwest of Midland
<b>Total Acreage</b>	+/- 4,198 Acres
<b>Permitting</b>	Zoned & approved for data center development
<b>Environmental</b>	Clean Environmental Site Assessment Phase I Clean Environmental Constraints Analysis Clean Geological Assessment
<b>Capacity Potential</b>	Phase 1: 1 GW behind the meter Phase 2: Up to 3 GW with grid interconnect (able to inject/withdraw)
<b>Use</b>	Hyperscale or AI/High-Density Data Center Campus
<b>Delivery</b>	Shovel-Ready/Phase 1 Infrastructure Available (Q1 2027)



# Location Map





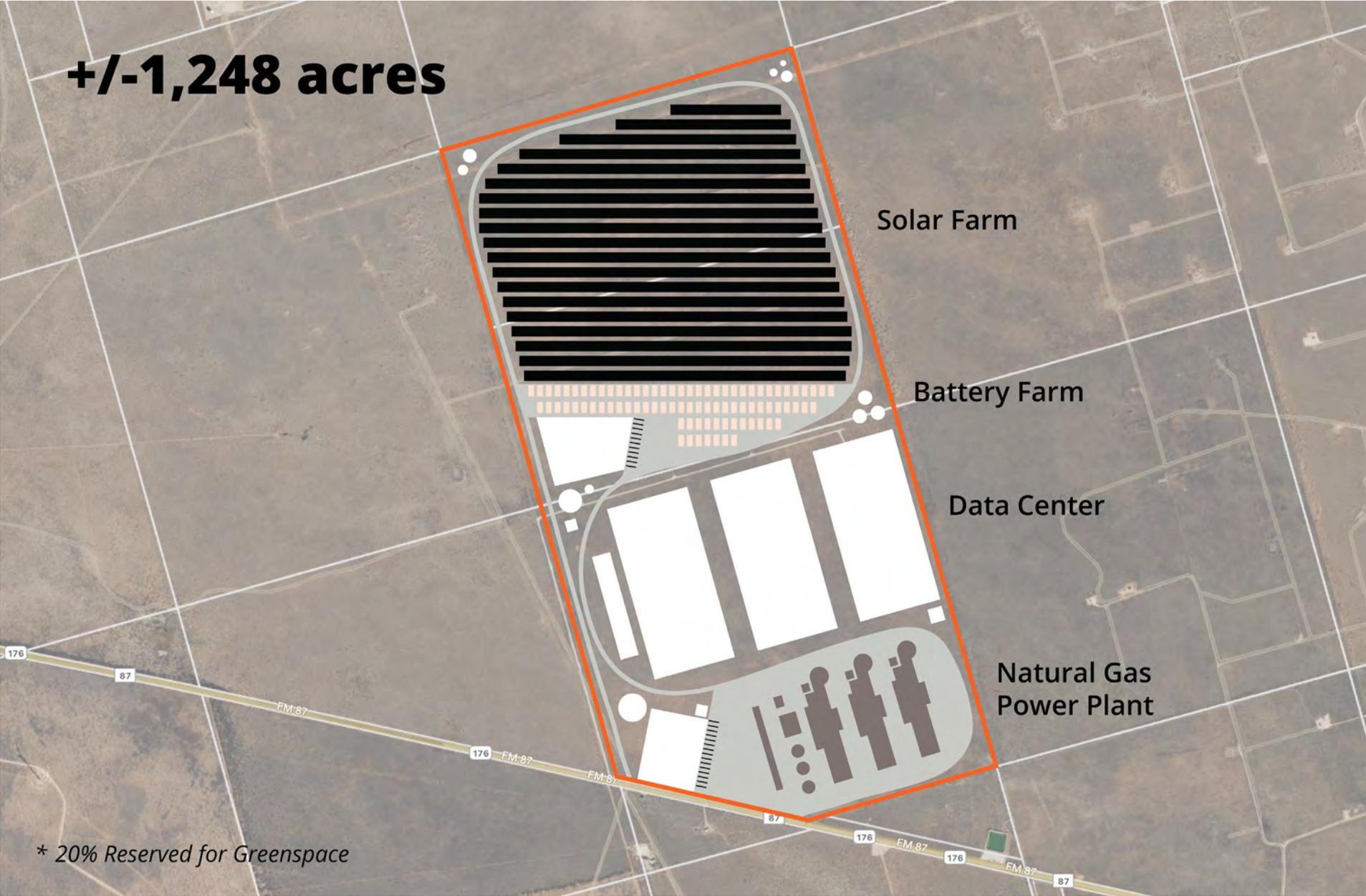
**Freeman Energy Field I**



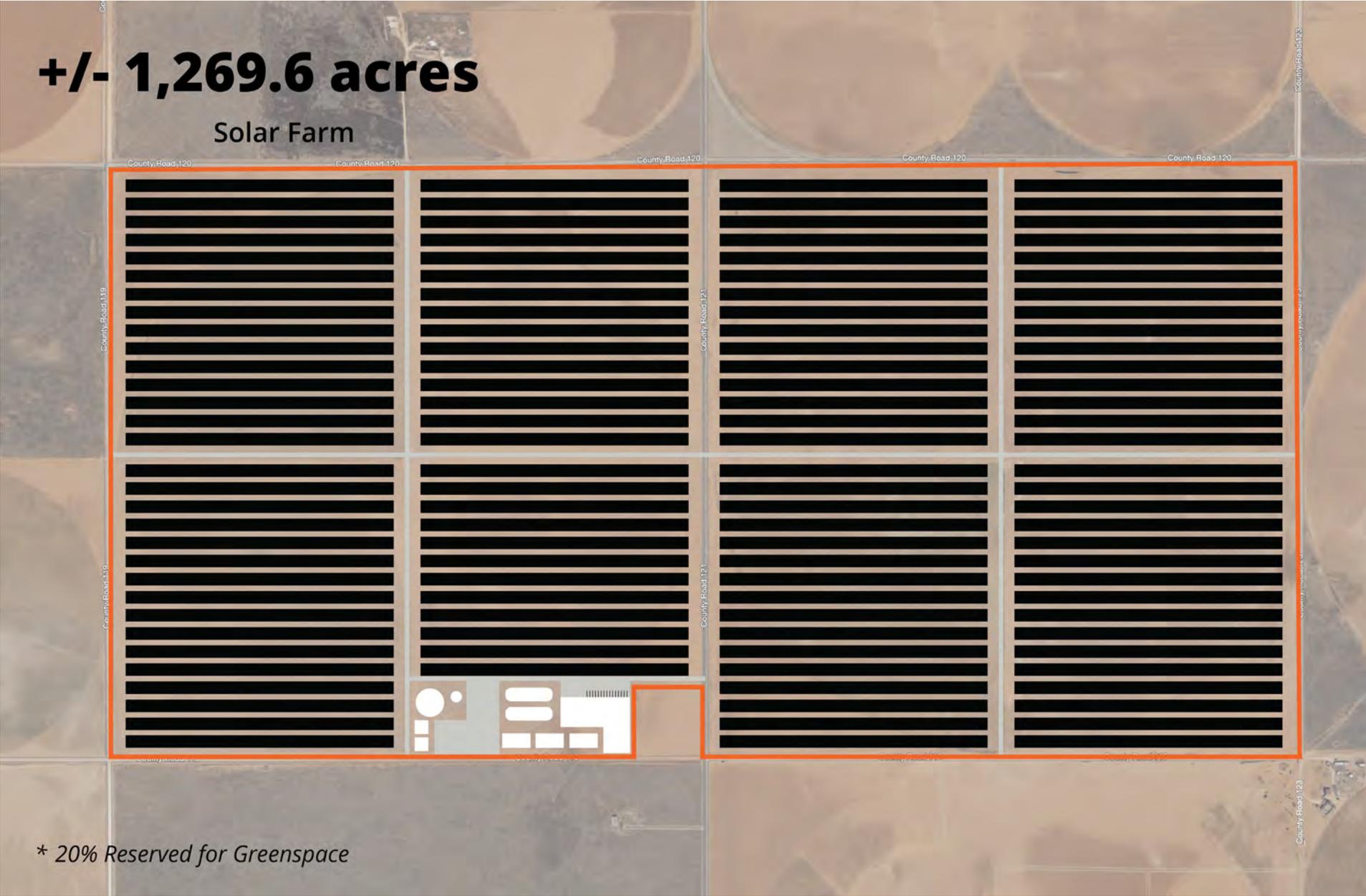
**Freeman Energy Field II**

<b>Location:</b>	Andrews County, Texas	Gaines County, Texas
<b>Acreage:</b>	+/- 1,248 acres	+/- 2,950.08 acres
<b>Current Power Capacity:</b>	1 gigawatt (GW)	1 gigawatt (GW)
<b>Expansion Capacity:</b>	3.0+ gigawatts (GW)	3.0+ gigawatts (GW)
<b>Electric Infrastructure:</b>	230 kV line (7.89 mi), Oncor substation (15.14 mi)	2x 69 kV lines on/near site
<b>Pipeline Infrastructure:</b>	3x Natural Gas, 2x Crude Oil	2x Natural Gas, 2x CO <sup>2</sup>
<b>Fiber Access:</b>	Windstream fiber along Hwy 176 (on-site)	Windstream (8.68 mi), Uniti Fiber (25.37 mi)
<b>Zoning &amp; Incentives:</b>	EB-5 TEA + HUA Zone, EPA Attainment Area	EB-5 TEA Zone, EPA Attainment Area
<b>Ideal Use Cases:</b>	Data centers, natural gas, industrial users	Green hydrogen, carbon capture, hyperscale/AI, renewables

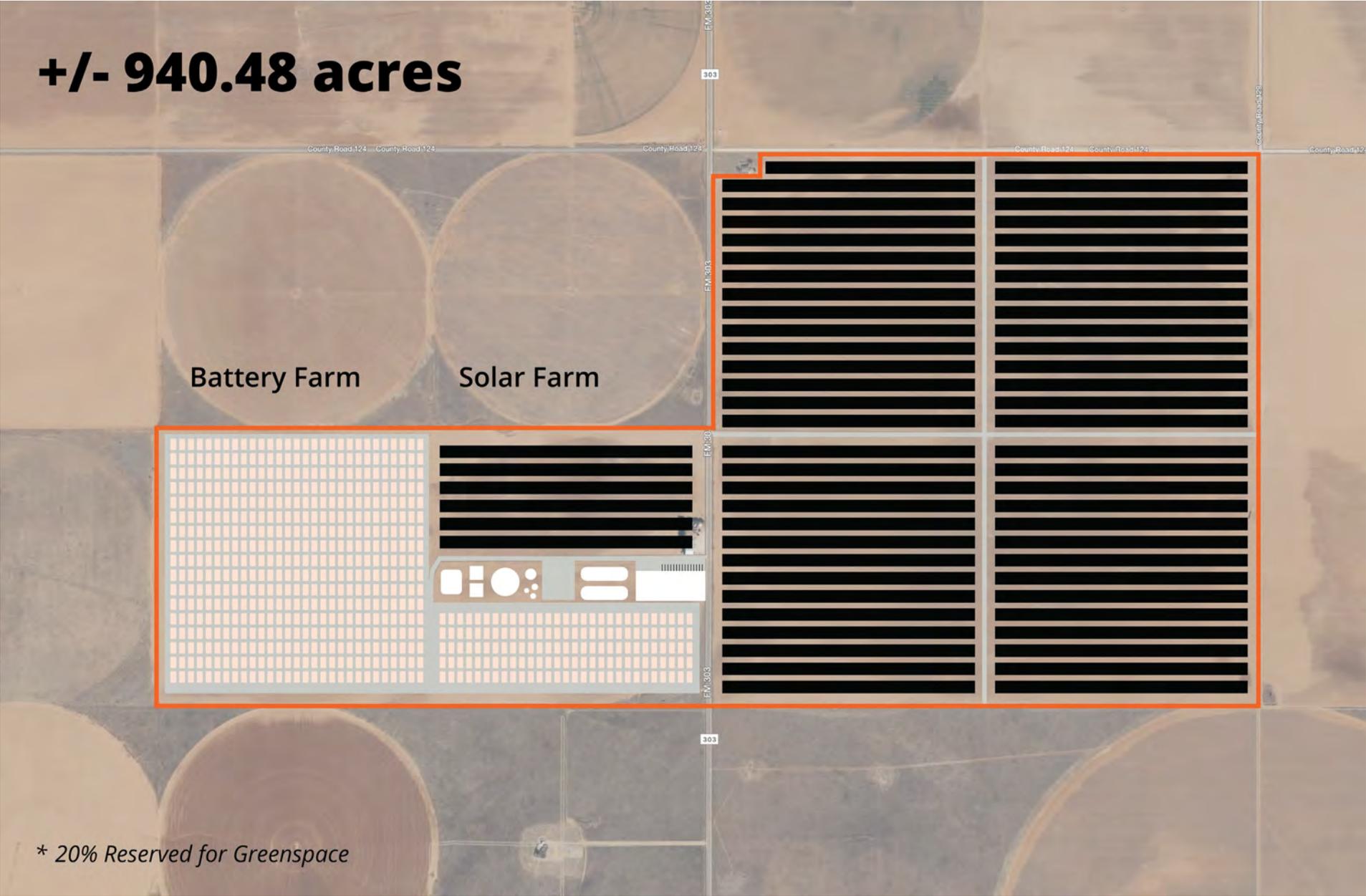
# Freeman Energy Field I - Site Plan



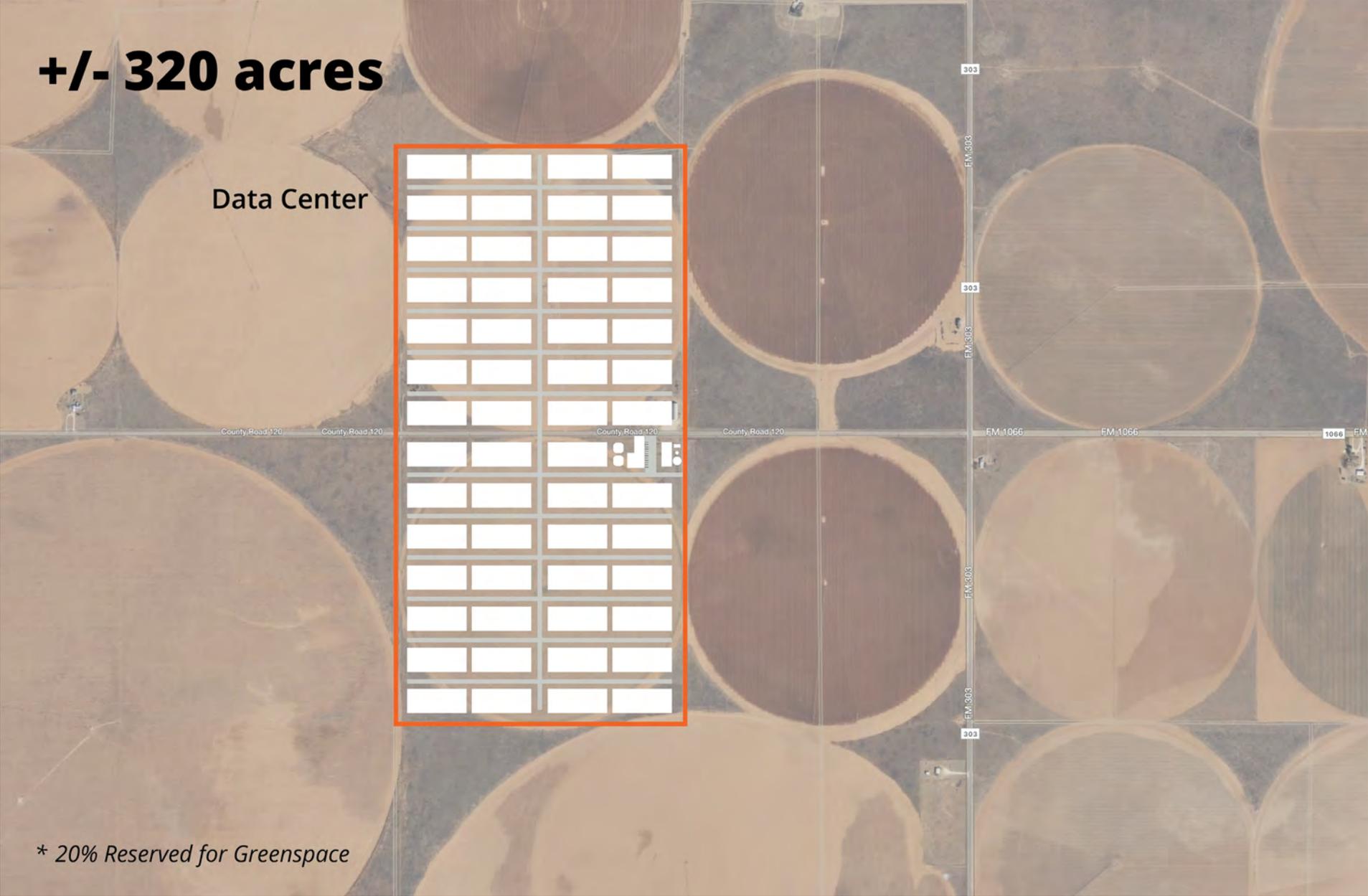
# Freeman Energy Field II - Site Plan A



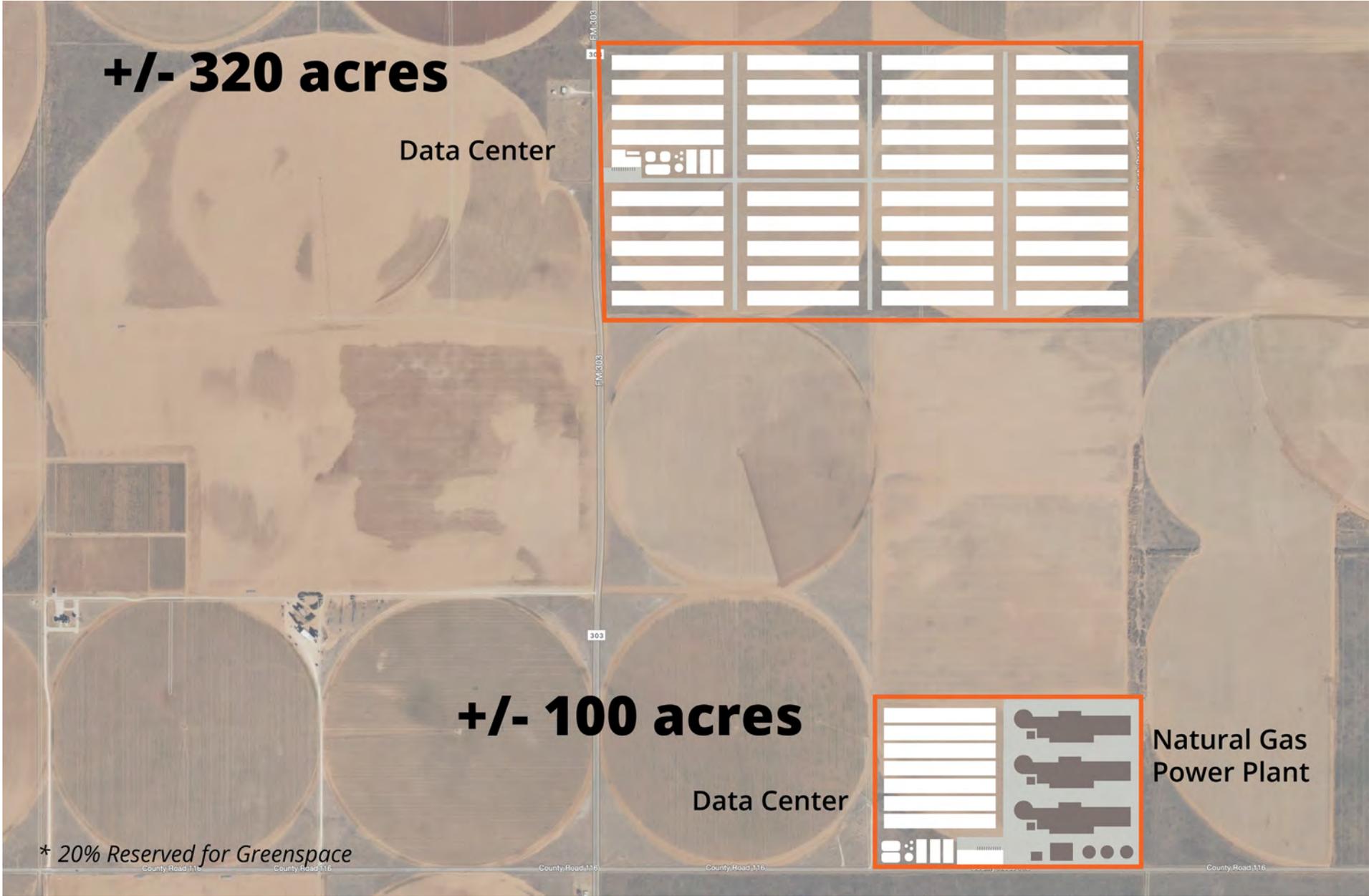
# Freeman Energy Field II - Site Plan B



# Freeman Energy Field II - Site Plan C



# Freeman Energy Field II - Site Plan D



# Power & Infrastructure Overview

Freeman Energy Fields deliver 1 GW of Phase 1 power through natural gas and solar generation—offering grid independence, high reliability, and sustainable energy solutions. With adjacent transmission pipelines and fiber access from Windstream and Uniti, the sites are fully equipped for hyperscale and AI-ready development.

## Natural Gas Turbine Power (300 MW)

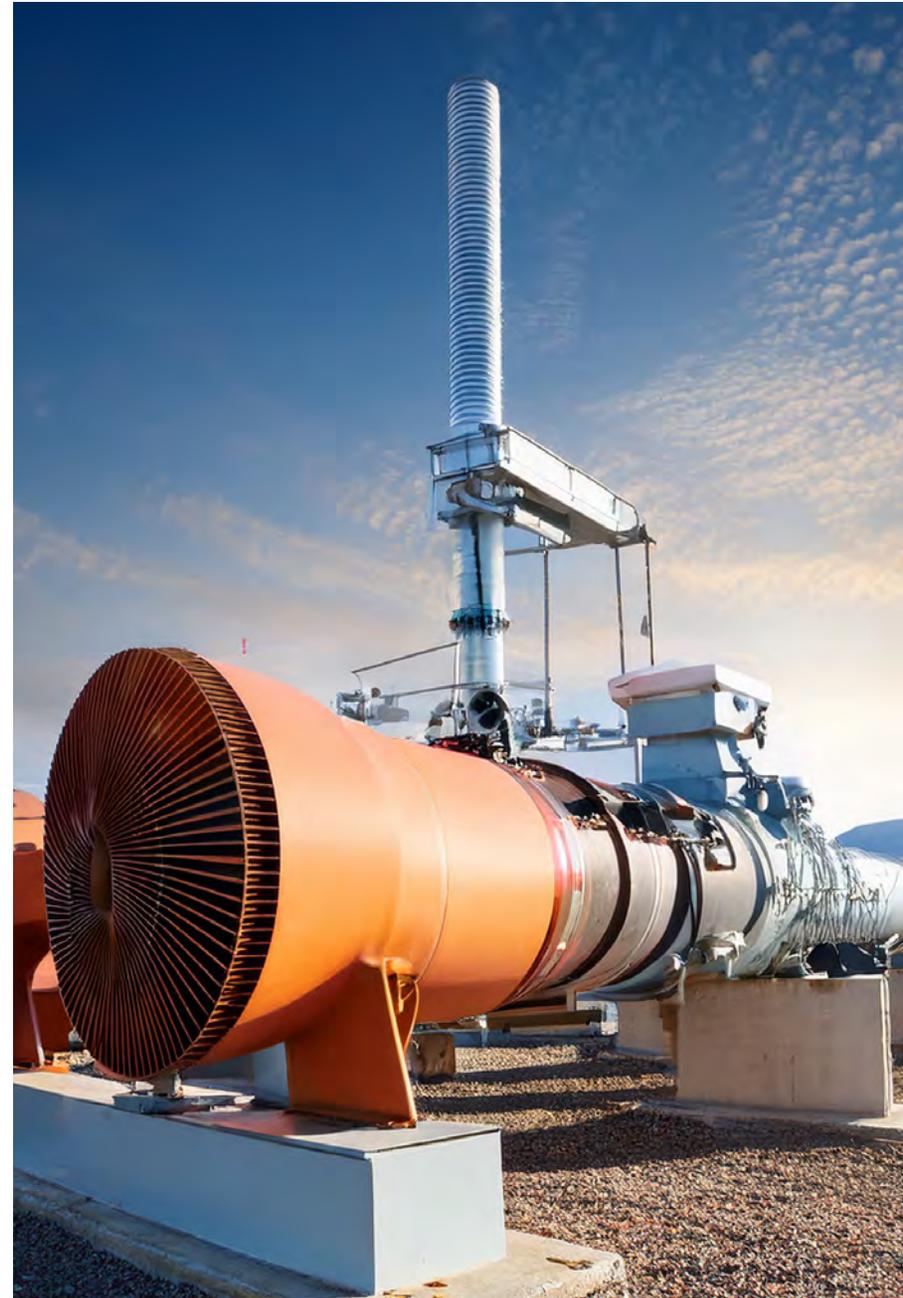
- Initial natural gas gen-stack plant combine cycle, to obtain a zero carbon footprint with a sequestration partner
- **Turbine Providers:** Two leading manufacturers
- **Natural Gas Providers:** Kinder Morgan, ONEOK, Big Run Production Company, Atmos Energy
- **Location:** High-capacity transmission pipeline adjacent to site
- **Use:** Natural gas, combined cycle generation plant

## Solar/Battery Power (700 MW)

- **Provider:** Leading U.S. developer
- **Days of Sun:** 297
- **Use:** Solar farm with Battery Energy Storage System (BESS)
- **Transmission Service Provider:** Major ERCOT Transmission company

## Fiber & Connectivity

**Multiple Providers:** Windstream, Uniti Fiber



# Natural Gas Generator Stack: Key Advantages



## Power Reliability

24/7 base-load power with grid independence and black start capability. Ensures continuous operations during regional outages and eliminates dependency on vulnerable utility infrastructure. Provides N+1 redundancy with multiple generator configurations.



## Cost Control

Stable fuel pricing and elimination of grid transmission charges. Natural gas contracts can be secured on long-term fixed rates, reducing exposure to volatile electricity markets. Avoid demand charges and peak-hour pricing, resulting in stable operational expenses.



## Clean Operations

25-30% lower CO<sub>2</sub> than diesel with hydrogen-ready equipment. Advanced emissions control systems minimize NOx and particulate matter. Future-proofed infrastructure supports transition to renewables, natural gas or hydrogen blending as decarbonization pathways.



## Development Speed

Bypasses utility interconnection queues and permitting delays. Typical deployment timeframe of 12-15 months versus 24-48 months for new transmission infrastructure. Allows data centers to be operational significantly faster than waiting for grid upgrades in capacity-constrained regions.

# Development Highlights

Freeman Energy Fields are purpose-built for speed, scale, and flexibility. With gigawatt-level capacity, cutting-edge design support, access to skilled labor, and robust incentive programs, these sites are uniquely positioned to meet the demands of today's hyperscale and AI-driven infrastructure projects.

## Scalable Capacity

1 GW in 18 months, scaling to 3 GW in 36-48 months

## Design Flexibility

High-density AI/HPC cooling supported (air/water-cooled/fluid submersion)

## Proximity to Talent

Access to Midland/Odessa market, fast-growing data center capital

## Incentives

- Opportunity for state & local incentives
- State sales & use tax exemption on qualifying data center equipment & electricity
- Local property tax abatement on real & personal property taxes
- Municipal tax increment reinvestment zones (TIRZ) to finance infrastructure improvements in designated areas





# Strategic Location

Located in the heart of the Permian Basin, Freeman Energy Fields offer a strategic position with robust transportation access and energy market advantages. The sites are within close reach of major highways—including US-385, TX-83, TX-176, and TX-180—providing direct interstate connectivity. They're also just under an hour from Midland International Air & Space Port and within 70 minutes of Lubbock Preston Smith International Airport. With access to regional freight carriers and nearby rail infrastructure, Freeman Energy Fields are ideally positioned to support large-scale development with streamlined logistics and mobility.

## Location advantage:

### Power Market:

ERCOT deregulated 3 flexible energy contracts, renewable sourcing, & electricity arbitrage opportunities(Field 1)

### Risk Profile:

Moderate weather exposure

### Growth Corridor:

Major hyperscale interest with proximity to Stargate, TCDC, etc.

## Transportation access

### Interstate Access:

US-385, TX-83, TX-176, TX-180

### Airports:

59 mins to Midland International Air & Space Port, 70 mins to Lubbock Preston Smith International Airport

### Freight:

Served by multiple regional trucking & logistics firms, including access to nearby railroads

# Development Timeline

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Pre-Development	Site planning, entitlement, utility design	Q1 2026 - Q2 2026
Phase 1	Initial 300MW of gas & 700MW of solar & battery, substation energized, first buildings operational	Q1 2027
Phase 2	600MW of gas & 1.4GW of solar & battery developed	2027-2029

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**If you would like more  
information on this offering,  
please get in touch.**

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date