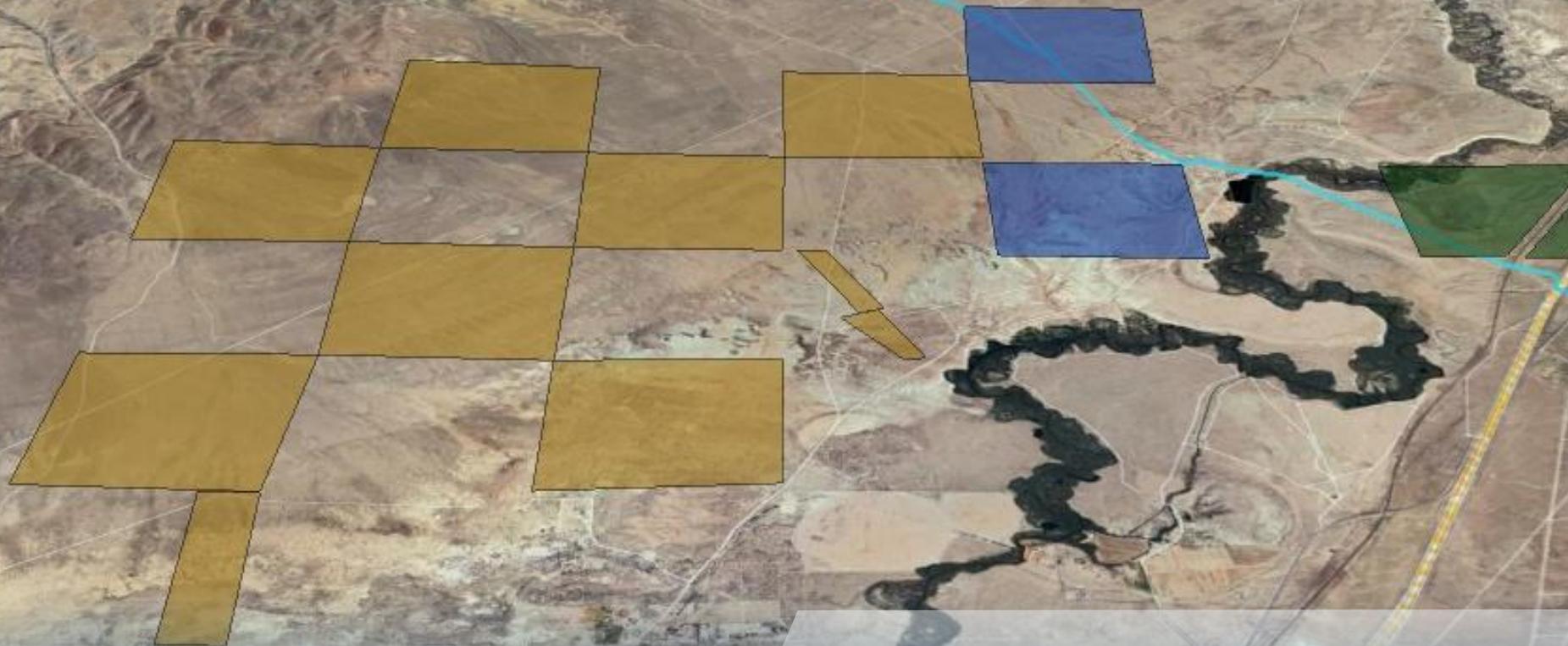


# NORTHERN NEVADA HYPERSCALE CAMPUS PROJECT - NNHCP

## GIGAWATT SCALE DATA CENTER & ENERGY CAMPUS

**PERSHING  
COUNTY  
LOVELOCK, NV**

<b>SIZE</b>	+/- 6,436 Acres Available
<b>ZONING</b>	1,280 Acres Light Industrial (Blue) 526 (+/- 278 Acres usable) Hard Industrial (Green) 4,636 Acres AMR – Solar Developable (Yellow)
<b>POWER</b>	Multiple Gigawatts of Developable Power
<b>WATER</b>	4,500 AFA Industrial Water Rights Available



**HEIDI CHISHOLM**

775.771.4705 **CELL**  
775.850.3100 **OFFICE**  
hchisholm@dicksoncg.com  
S.176954

**DAVID GEDDES**

775.232.4493 **CELL**  
775.850.3100 **OFFICE**  
dgeddes@dicksoncg.com  
S.177155



**CORFAC  
INTERNATIONAL**

## Gigawatt Scale Data Center & Energy Generation Campus

### PARCELS

- 1,280 Acres | Light Industrial/Data Center.
- 526 Acres (+/- 278 acres usable) | Hard Industrial.
- 4,636 Acres | AMR (Solar Developable).
- Topography | Level / Gentle Slope.
- All parcels have been surveyed, including marking all crossing corner easements for the BLM Application

### FIBER

- Initial due diligence has determined that a recent fiber overbuild will meet the needs of any Hyperscale Client.
- The two splices (Level 3 and CTL/Qwest) are within a range of 3-5 miles of the site with the added benefit of soft soil, open field trenching and county support.
- Our preliminary fiber and power due diligence including maps and primary contacts for direct confirmation are available upon request.

### WATER RIGHTS

Up to 4,500 AFA - 1.47 Billion gallons per year - of industrial water are available for the development and power generation. The 4,500 AFA of industrial water rights are permitted to optionally be pumped from one central well location that has already been installed, tested and developed. Permits are approved and issued.

### RENEWABLE POWER AND GENERATION

- Gigawatt Scale Natural Gas Available in 2028-2029.
- An NV Energy 1 GW Engineering Study is in Process.
- Transmission Ramp Start Request Q4 2028.
- Up to 1 GW Peak PV Solar Developable On Premises.
- Additional 1-2 GW Adjacent Solar Available for Development.

Natural gas supply requests to support multiple gigawatt power generation can be available in the 2028–2029 timeframe for on premises power generation.

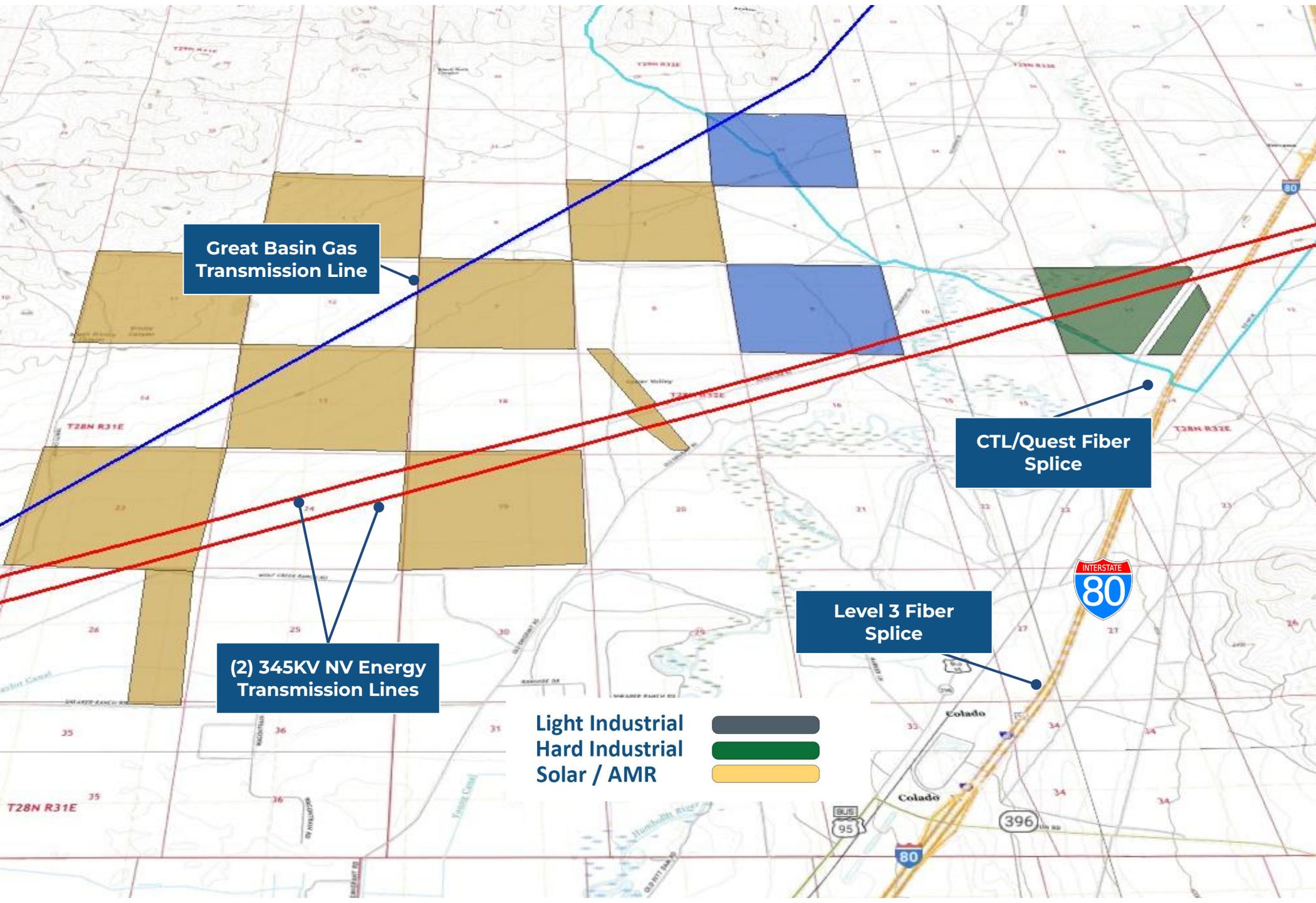
The current owner has established strategic relationships several multinational energy developers capable of self-funding energy projects under a PPA, or providing turnkey development and maintenance solutions for a hyperscale client.

### KEY VALUE FEATURES

- Shovel ready, 1,280 acres zoned for Data Center.
- Up to 1.47 Billion gallons of water available per year.
- Up to 1GW peak PV developable on premises.
- An additional 1.0-2.0 GW of peak PV available from adjacent 3rd party projects.
- Potential energy savings of \$50-100 MM per year.
- Energy savings alone can generate ROI within 3 to 5 years.
- A unique project site that pays for itself in energy savings.



# TOPO MAP



Great Basin Gas Transmission Line

(2) 345KV NV Energy Transmission Lines

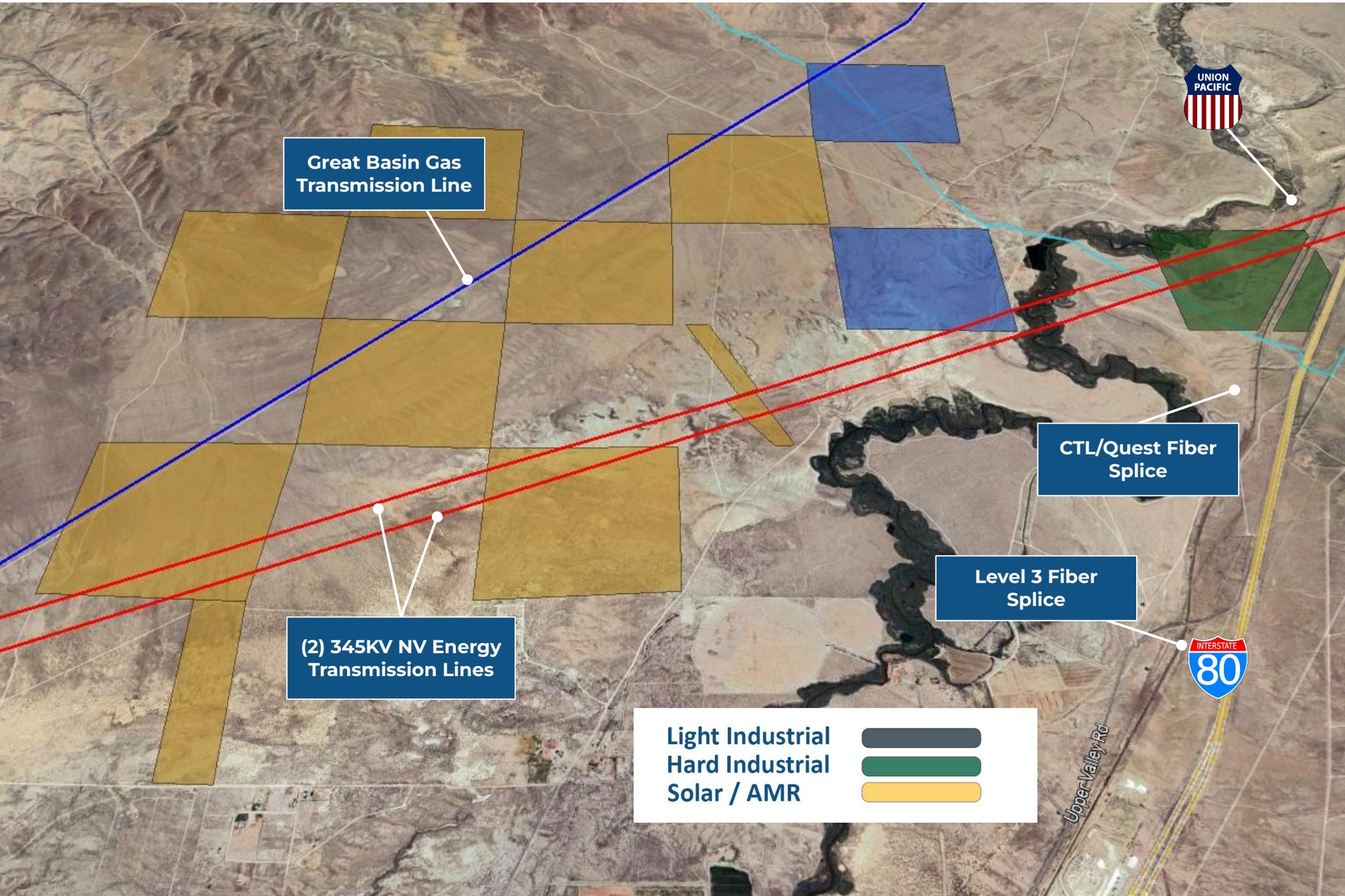
CTL/Quest Fiber Splice

Level 3 Fiber Splice

Light Industrial  
Hard Industrial  
Solar / AMR

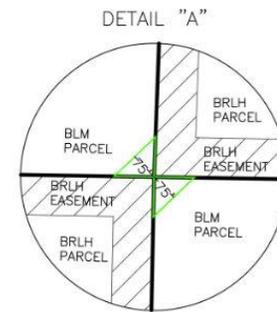
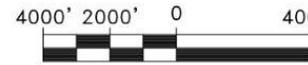


# AERIAL MAP

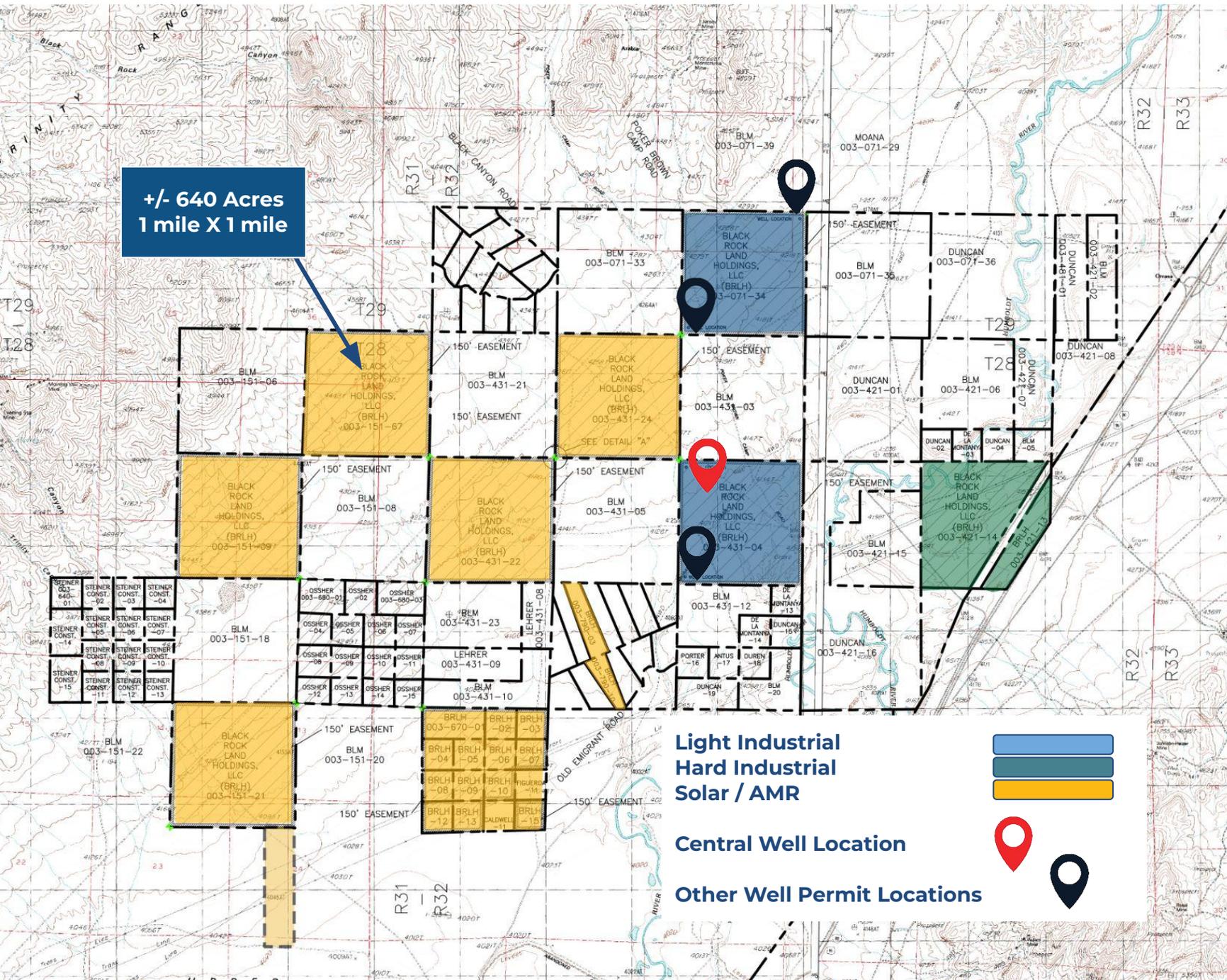


# PARCEL MAP

PARCELS  
FOR  
BLACK ROCK  
LAND HOLDINGS LLC.



PROPOSED BLM/AMR  
CROSSING CORNER  
EASEMENTS



**+/- 640 Acres  
1 mile X 1 mile**

- Light Industrial
- Hard Industrial
- Solar / AMR
- Central Well Location
- Other Well Permit Locations

IMAGE AERIAL



# DRIVING MAP



Winnemucca  
70 minutes

SUBJECT  
PROPERTY

Lovelock  
6 minutes

Derby Field  
Airport  
25 minutes

Fernley  
56 minutes

Tahoe Reno  
Industrial Center  
69 Minutes

Reno Tahoe  
International  
Airport  
87 Minutes

Fallon  
1 Hour

## DATA CENTER TAX INCENTIVES

Nevada is one of the most favorable US destinations for Data Centers and offers very competitive tax incentives. With up to 75% tax abatements on personal property and sales/use tax, combined with stabilized utility policies, the state delivers a compelling value proposition.

### Core Data Center Tax Abatements Nevada provides two tiers of tax abatements—10-year and 20-year—for data centers that meet investment and job criteria

Abatement Term	Jobs Required	Investment Required	Benefits
10 years	10 full-time NV residents	≥ \$25M capital expenditures	<ul style="list-style-type: none"><li>• Sales &amp; use tax reduced to 2–4.6%</li><li>• Up to 75% personal property tax abatement</li></ul>
20 years	50 full-time NV residents	≥ \$100M capital expenditures	Same benefits as above, but extended to 20 years

### Standard Statewide Tax Abatements

In addition to data-center-specific breaks, Nevada offers broader abatements that can stack effectively.

**Sales & Use Tax:** on qualified capital equipment—reduced to as low as 2%

**Modified Business Tax:** 50% abatement on the 1.17–1.475% wage tax for wages above a threshold

**Personal Property Tax:** 50% abatement on personal property for up to 10 years

Nevada offers attractive solar incentives—both for commercial data centers and general solar projects.

### Key Incentive Categories

#### 1. Sales & Use Tax Reduction:

Solar equipment is taxed at as low as 2.6% instead of the standard 6.85% in Nevada

#### 2. Property Tax Exemptions / Abatements:

100% exemption on added property value for commercial & multi-family solar systems . For utility-scale solar farms (>10 MW), up to 55% property tax abatement for 20 years

#### 3. Net Metering (NV Energy Tier 4):

Solar systems (residential or small commercial  $\leq 25$  kW, up to 1 MW total) get credits for exported power at 75% of retail rate, rolled over monthly

#### 4. Performance-Based & Battery Incentives:

Solar Power Performance Payments (SRECs) in Nevada pay based on kWh produced [dasolar.com](https://www.dasolar.com).

NV Energy offers battery incentives (~\$95–\$190/kWh, capped at \$1,500–\$3,000) for systems paired with solar

#### 5. Federal Investment Tax Credit (ITC):

A 30% federal solar tax credit, applicable through 2032, for both residential and commercial solar (including data centers)

#### 6. C-PACE Financing & REAP Grants:

Commercial Property-Assessed Clean Energy (C-PACE) allows low-cost, long-term financing

USDA's REAP grants cover up to 50% for solar projects in rural areas (<50k population)

# THE NEW NEVADA

## Grow Your Business Here.

### NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

### BUSINESS FRIENDLY



- Ranked in **TOP 10** states for best business tax climate.
- Ranked in **TOP 10** states for business incentives.

### TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

### REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

### ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

### SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

### TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

### TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

### WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



## ICONIC COMPANIES IN **NORTHERN NEVADA**



**Microsoft**

Microsoft has secured three major sites in Northern Nevada to expand its data center footprint. At the Tahoe-Reno Industrial Center (TRIC), it has acquired over 225 acres to leverage the region's robust power, fiber infrastructure, and business-friendly incentives. In Silver Springs, Microsoft purchased a ~274-acre parcel, positioning itself for future hyperscale or AI-driven facilities near key transmission corridors. Most recently, in April 2025, the company acquired 300 acres within the Victory Logistics District in Fernley, a master-planned industrial hub with strong connectivity and proximity to Reno.



Switch's sprawling Citadel Campus—one of the world's most powerful colocation facilities—is designed to eventually total up to 7.2 million sq ft and 650 MW of power, with the initial Tahoe Reno 1 facility already online at ~1.3 million sq ft and 130 MW. Built to Tier V standards (formerly Tier IV Gold), it leverages 100% renewable power, ultra-low latency via its 500-mile SUPERLOOP fiber ring (4–7 ms to Bay Area), and high-density racks up to 55 kW per cabinet.



Google operates a major data center within the Tahoe Reno Industrial Center (TRIC) in Storey County, Nevada, after purchasing ~1,210 acres in 2017. The facility, part of Google's multi-billion-dollar investment in Northern Nevada, supports the company's global cloud and AI infrastructure and began operations around 2021.

Vantage Data Center is developing four multi-story data centers in the Tahoe Reno Industrial Center totaling more than 1 million square feet. Nearly \$3 billion is set to be invested in the project. The first two buildings are fully leased, with the first building scheduled to open in the second quarter of 2026.



Tract is developing the Peru Shelf Technology Park, a master-planned data center campus spanning 686 acres in Storey County's Tahoe-Reno Industrial Center (TRIC). It's engineered to support hyperscale operations with up to 810 MW of electrical capacity and includes infrastructure investments like NV Energy switch stations, new access roads, and wet utilities. The first phase is expected to deliver power by late 2026 to early 2027, and it forms part of Tract's broader plan exceeding 2 GW of capacity across multiple tech parks.



Apple's data center campus in Reno Technology Park—situated just across the Truckee River from the Tahoe-Reno Industrial Center—comprises several clusters built since around 2012, starting with "Project Mills," and now spans multiple facilities totaling well over 400,000 sq ft across 345 acres with investments exceeding \$2 billion. The site features its own 50 MW substation, supports about 100 permanent jobs, and is powered by renewable sources, including the 19.9 MW Fort Churchill Solar Array. Ongoing expansion is underway, backed by significant tax incentives.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

# RENO

## BUSINESS FACTS

### WHY NORTHERN NEVADA

#### BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

#### LABOR

• Nevada has one of the lowest labor costs in the region

• Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee

Meadows Community College

• Roughly 65% of Reno, Nevada's workforce works in the trade and service industry

• Reno, Nevada's population growth is projected to steadily increase 2.09% per year.

• Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	4.95%	6.925%	6.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	.38%	NO	NO	NO	.73%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.93	< 9.9%	NO