

AVAILABLE LAND FOR SALE

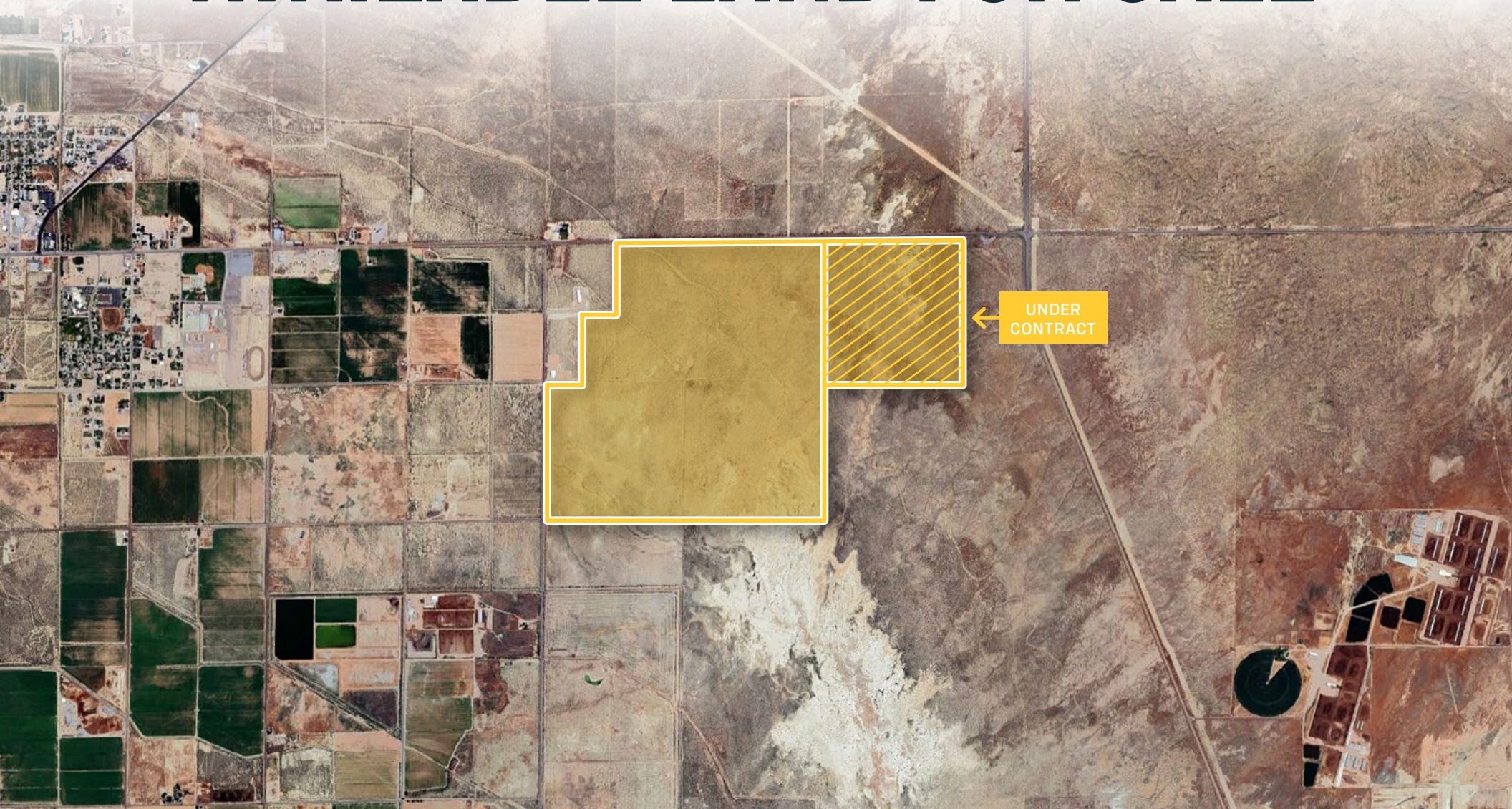


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03

Recent Activity in Delta, UT

Largest Data Center Announced Coming to Delta, UT



World's Largest Data Center Campus

The Delta Gigasite will span 20 million square feet, positioning it as the world's largest data center campus - double the size of the current record holder in Hohhot, China (10 million square feet).



Massive Energy Infrastructure

Creekstone Energy plans to manage 10 gigawatts of capacity over the coming decade through a diversified energy portfolio including 6 GW from solar, 2 GW from natural gas, and 1.8 GW from the Intermountain Power Project, with potential expansion into geothermal, wind, and nuclear.



Strategic AI Infrastructure Positioning

The project positions Utah as a national hub for artificial intelligence infrastructure and sustainable power, addressing what investors call "one of AI's biggest bottlenecks - reliable, scalable power."



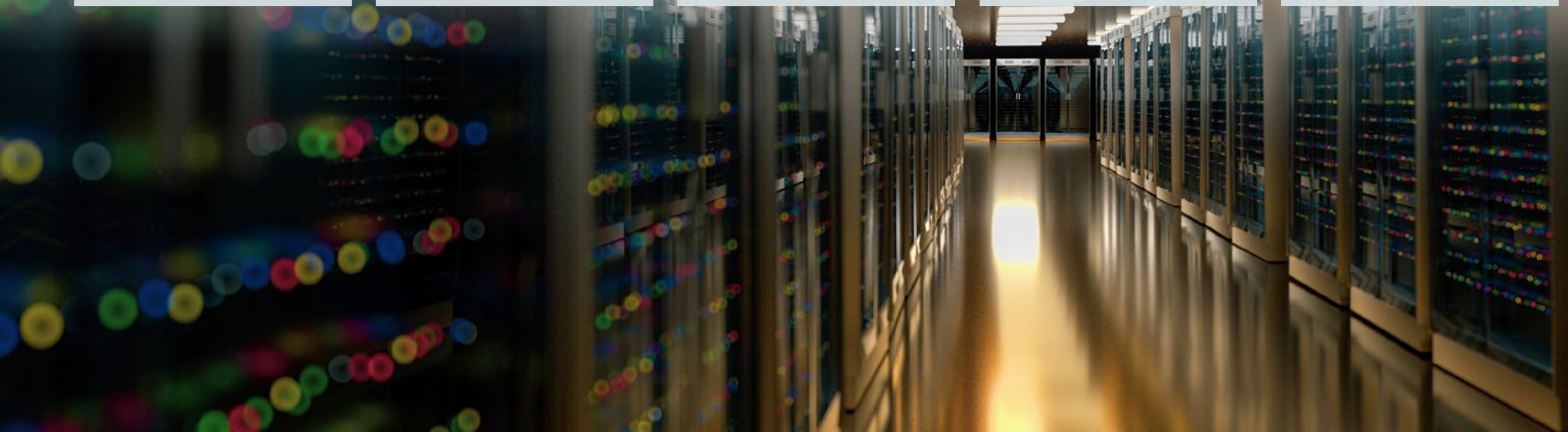
Strong Local Government Support

Creekstone's zoning proposal and conditional use permit received unanimous approval from the Millard County Commission, with the project expected to generate substantial tax revenue and create employment opportunities in the Delta area.



Significant Investment Backing

The Series B funding round was led by returning investor Trident Ridge with participation from Pelion Ventures (Utah's largest VC firm), providing the capital foundation to advance this unprecedented scale data center development.



05

Property Overview

Location Highlights



Strategic positioning within Utah's \$35+ billion data center investment corridor - epicenter of the world's largest data center boom



582 acres of contiguous development land - rare institutional-scale availability in rapidly consolidating market



Phase 3 power infrastructure already connected via Rocky Mountain Power



90 miles to Provo tech hub, 140 miles to Salt Lake City - optimal access to major markets and workforce



Natural cooling climate with high altitude, dry conditions - reduces HVAC operational costs by 40%+ compared to traditional markets



Disaster-resistant location with minimal seismic, flood, or severe weather exposure - critical for institutional data center requirements



Central Mountain West position providing optimal latency to both East and West coast markets via major fiber corridors



Agricultural zoning with maximum development flexibility - expedited conversion potential in business-friendly Utah regulatory environment

Proven Location Highlights



FiberNet's multi-gigawatt campus and world's largest data center facility confirmed for rural Utah - institutional validation of regional strategy



Rocky Mountain Power's \$2 billion grid expansion commitment demonstrates utility confidence in supporting gigawatt-scale regional growth



Utah ranked #1 emerging data center market in North America with 20-30% power cost advantage over Nevada/California markets



Proven track record of successful agricultural-to-industrial zoning conversions with state-level incentives promoting data center development



Opportunity Area



Data center development capability
- 200-500MW
hyperscale facility potential with existing power infrastructure and optimal cooling climate



Industrial development opportunities - advanced manufacturing, logistics, and distribution facilities leveraging I-80 corridor access and power availability



Master-planned residential community potential - capitalize on regional workforce growth from \$35+ billion data center investments creating housing demand



Mixed-use development scenarios combining data centers, industrial, and residential components across 582 acres with phased monetization strategy





DELTA

50

136

125

UNDER
CONTRACT

SUBJECT PROPERTY

50

Restaurants

- Ashton Burger Barn
- Mi Rancherito
- Little Caesars
- Taco Shop El Jalisciense
- Ashley Raye's Grill
- Gordo's Pizza
- West Desert Grill
- Subway
- The Rancher Cafe
- Curleys
- Top's City Cafe
- Rico Antojo

Hotels

- Days Inn by Wyndham
- Budget Motel
- Delta Extended Stay
- Deltan Inn Motel



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Area Overview

Delta, Utah

Delta is strategically positioned within Utah's rapidly emerging data center corridor, experiencing unprecedented transformation as the state becomes the world's new data center capital. Located in the heart of rural Utah's technology boom, Delta represents ground zero for the largest data center investments in global history. Here are key points about Delta's explosive market evolution:

Economy

Delta's economy is undergoing historic transformation from traditional agriculture to becoming a critical hub in the global digital infrastructure ecosystem. The region now attracts billions in technology infrastructure investment, with data centers, renewable energy, and supporting industries driving unprecedented economic development. Utah's business-friendly environment and strategic Mountain West location have positioned Delta as a preferred destination for hyperscale technology operations.

Population and Growth

While traditionally rural, Delta is experiencing significant economic impact from the massive workforce requirements of nearby mega-developments. The region benefits from proximity to Utah's major metropolitan areas while offering the space, infrastructure, and cost advantages that drive large-scale technology investment. The area attracts specialized technical professionals and supporting service industries fueling regional economic expansion.

Real Estate

The real estate market in Delta is in the early stages of a historic boom cycle, with land values appreciating rapidly as institutional investors recognize the region's strategic importance. Raw land with power infrastructure commands premium pricing, while development-ready parcels are becoming increasingly scarce as major operators secure large-scale sites for gigawatt-class facilities.

Technology Infrastructure Hub

Delta has emerged as a critical node in the global data center ecosystem, with the region selected for the world's largest data center campus and multiple gigawatt-scale developments. The area's combination of abundant power, optimal climate, and strategic connectivity has attracted the largest technology infrastructure investments in history.

MAJOR TECHNOLOGY INVESTMENTS FIBERNET

Multi-gigawatt data center campus planned for rural Utah

WORLD'S LARGEST DATA CENTER CAMPUS

Historic facility confirmed for Utah development - largest global capacity

ROCKY MOUNTAIN POWER

\$2+ billion grid expansion to support regional gigawatt-scale operations

HYPERSCALE OPERATORS

Multiple major cloud providers securing land across Utah corridor

INSTITUTIONAL INVESTORS

Major REITs and pension funds actively acquiring development sites

REGIONAL DEMOGRAPHICS & CONNECTIVITY LOCATION ADVANTAGES

- **25 minutes** to regional services
- **90 miles** to Provo tech corridor
- **140 miles** to Salt Lake City

INFRASTRUCTURE ACCESS

- Rocky Mountain Power Phase 3 connected
- Major fiber corridor proximity
- I-80 transportation access

MARKET POSITIONING

- Rural Utah data center boom epicenter
- Agricultural-to-technology transition zone
- Strategic Mountain West gateway location

DEVELOPMENT ECOSYSTEM

- Utility infrastructure expansion
- Regulatory support for data center development
- Growing technical workforce pipeline

The largest data center in the US is coming to this rural Utah county



FILLMORE, Utah (ABC4) — In early June, Millard County approved a rezone that will bring the world's largest data center to central Utah.

On June 3, 2025, the Millard County Commission unanimously voted in favor of a rezone, appropriating over 1,100 acres of agricultural land to heavy industrial. The center would house high-density data banks which can be leased to major tech corporations for a number of uses including artificial intelligence.

The applicant is a management company called Fibernet MercuryDelta, LLC. The company was only created in 2022, but last month reported almost \$15.2 million in annual sales.

Rezoning the property paved the way for Fibernet MercuryDelta to construct what they're calling the largest data center in the U.S. The property in question is found near the intersection of 4500 South and Highway 50 in Delta.

One nearby resident of the potential data center, Kyle Ashby, voiced concerns over water usage. "What's troubling is the actual amount of water hasn't been clearly defined or publicly released."

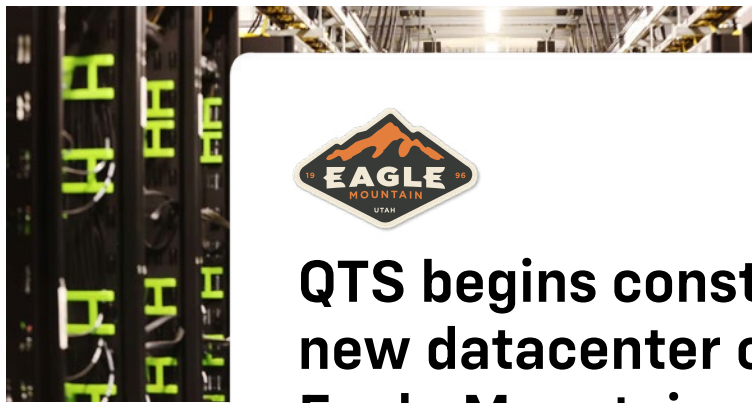
Jarvis Jones, another nearby resident, feels the project could set a dangerous precedent. "This zoning could create a domino effect, inviting further industrial development," Jones said during the June commission meeting.

Millard County commissioners pointed to economic benefits in favor of the data center, including Commissioner Bill Wright who highlighted the "significant benefits a large company could bring to the county." Wright says benefits could include job creation and increased tax revenue.

The project is not the only one of its kind coming to Millard County. On Aug. 5, 2025, the Millard County Commission approved the rezone that will bring another major data center to the county.

Fibernet MercuryDelta now only needs a conditional use permit before beginning construction.

Will Google build a data center in Eagle Mountain, Utah, like Facebook?



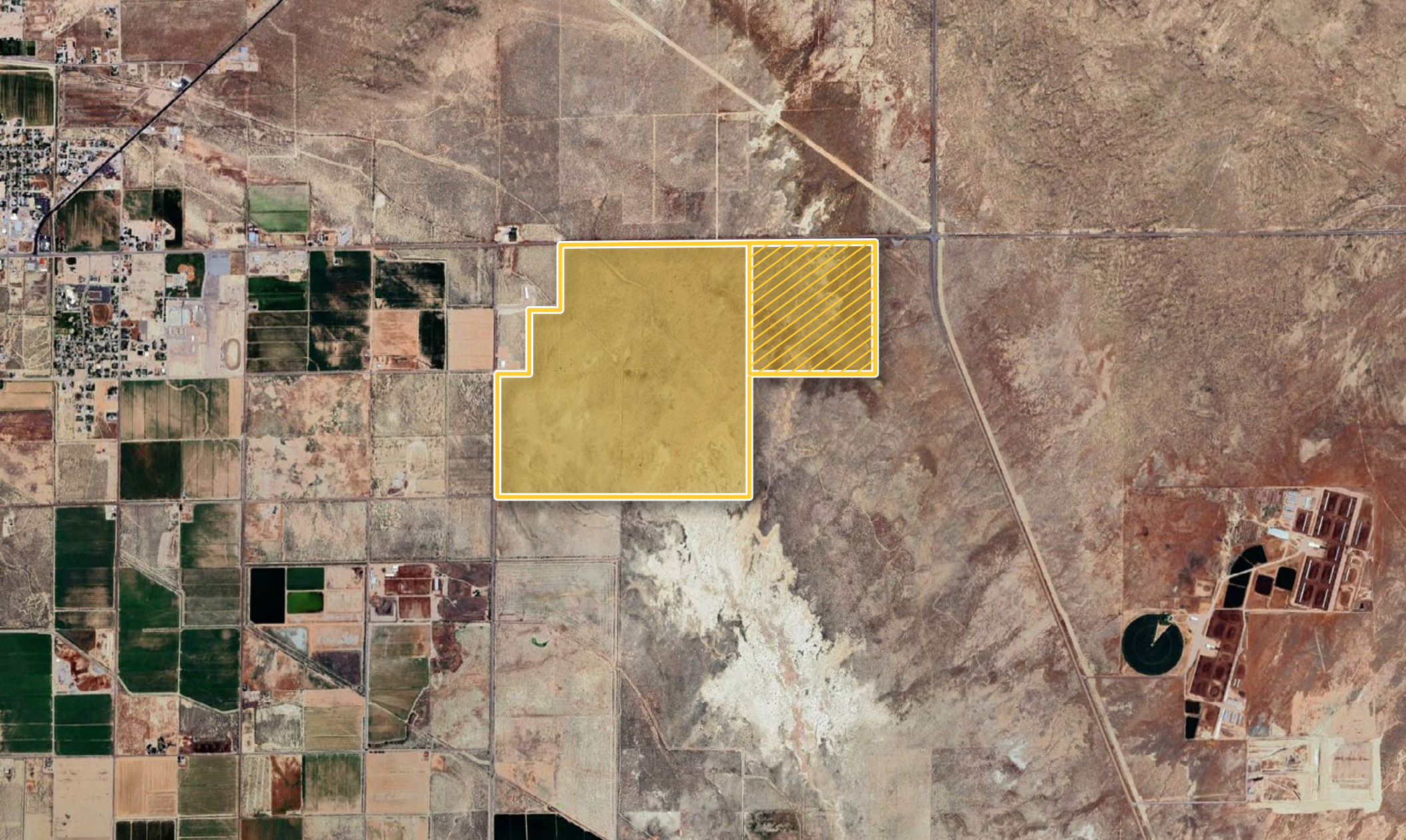
QTS begins construction on new datacenter campus in Eagle Mountain

“Situated just west of the existing Meta campus in Eagle Mountain, the new QTS development signals a major economic development win for the community, promising new jobs, increased tax revenue, and further growth in the city’s technological footprint.” Similar goals and benefits will be associated with new data center developments in Delta Utah.



Google Plans \$1.2bn Data Center on 300 Acres in Eagle Mountain, Utah

Google has been named by the local Eagle Mountain City government as having acquired 300 acres of land in Eagle Mountain, Utah, with the city also stating that “the site is being considered for a potential future data center”. Notably, Eagle Mountain is situated ~31 miles south of Salt Lake City, Utah.



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