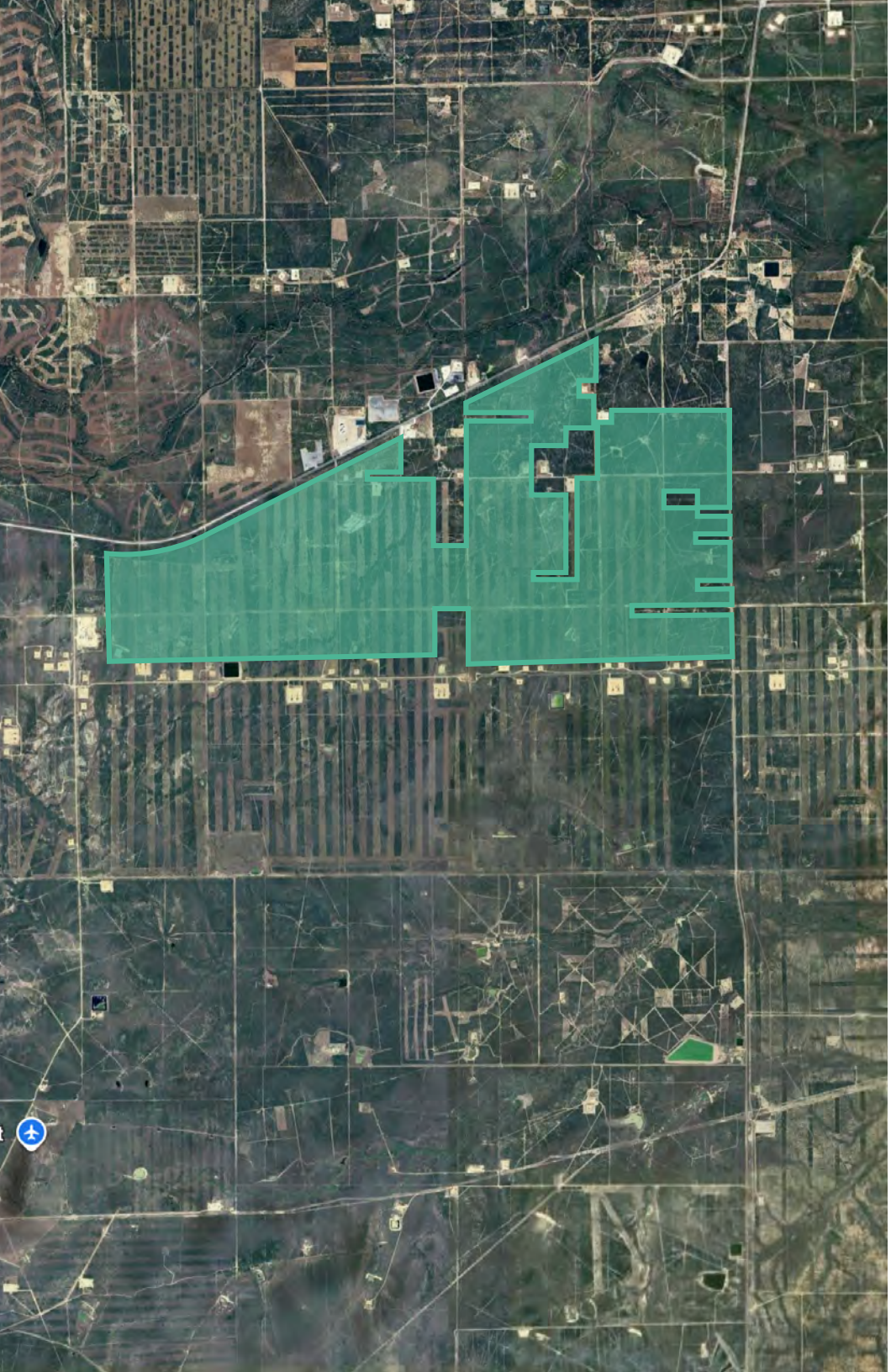


South Texas Energy Center

La Salle County, TX

For sale

+\- 4,341 Acres (Divisible)
Premier Data Center
Development Opportunity

AVISON YOUNG

South Texas Energy Center

Abundant. Connected. Hyperscale-Ready.

South Texas Energy Center offers a rare opportunity to deliver up to 10+ gigawatts of hyperscale or AI-driven data center capacity across ±4,341 acres in La Salle County, Texas. Designed around exceptional access to energy and natural resources, the site has already generated strong interest from leading hyperscale operators.

Located in South Texas, the project is uniquely positioned with abundant water, on-site natural gas, and 345 kV transmission. High-flow wells producing over 1.5 million gallons per day, ponds, and aquifer access offer reliable cooling capacity. On-site Eagle Ford production, gas processing, and a 24” Texana Midstream pipeline reduce transport costs and secure low-cost energy delivery.

Development is phased to support rapid, scalable growth. Per 1,000 acres, behind-the-meter natural gas generation supports each data center end user with 1.85 GW in 18 months, scalable to 4+ GW within 24–36 months. Nuclear SMR deployment 60–72 months.

Solar and battery storage is currently under development — 250 MW with ERCOT interconnect and full offtake capability, scalable to 500 MW within 18 months. Together, these solutions ensure grid independence, fuel diversity, and 24/7 reliability.

Key Advantages:

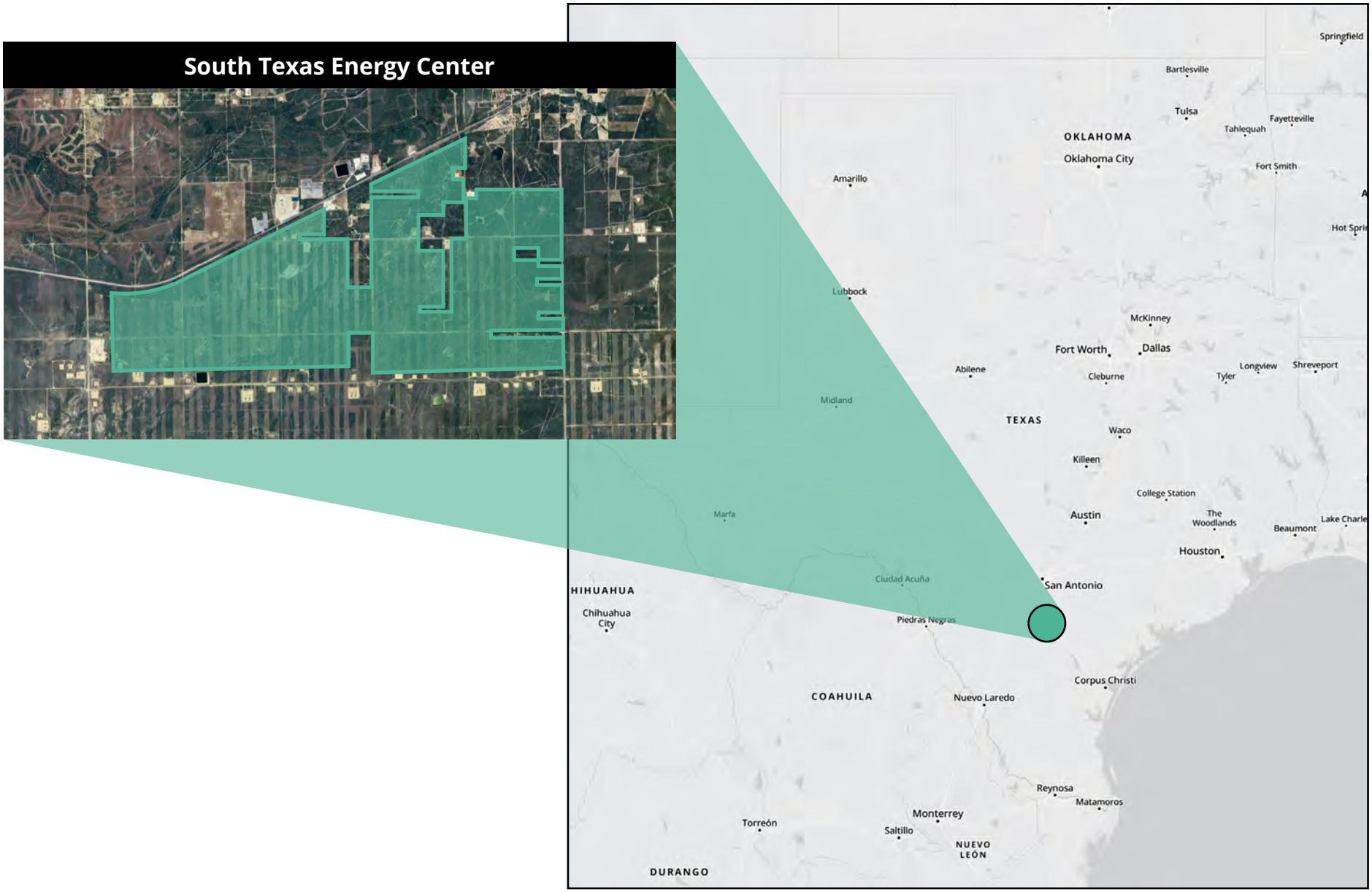
- Abundant cooling via high-output wells and aquifer access
- On-site natural gas production, processing, and 24” midstream pipeline
- 345 kV and 138 kV AEP transmission lines on-site
- A terabyte of regional and long-haul fiber access via VTX, AT&T, Windstream, and Spectrum
- Located in Opportunity Zone and EPA Attainment Zone
- Qualifies for EB-5, TEA, HUA, and rural incentives

With its scale, infrastructure, and incentives, South Texas Energy Center is more than shovel-ready — it’s future-ready. A launchpad for next-gen energy, data, and advanced manufacturing.

Property Summary

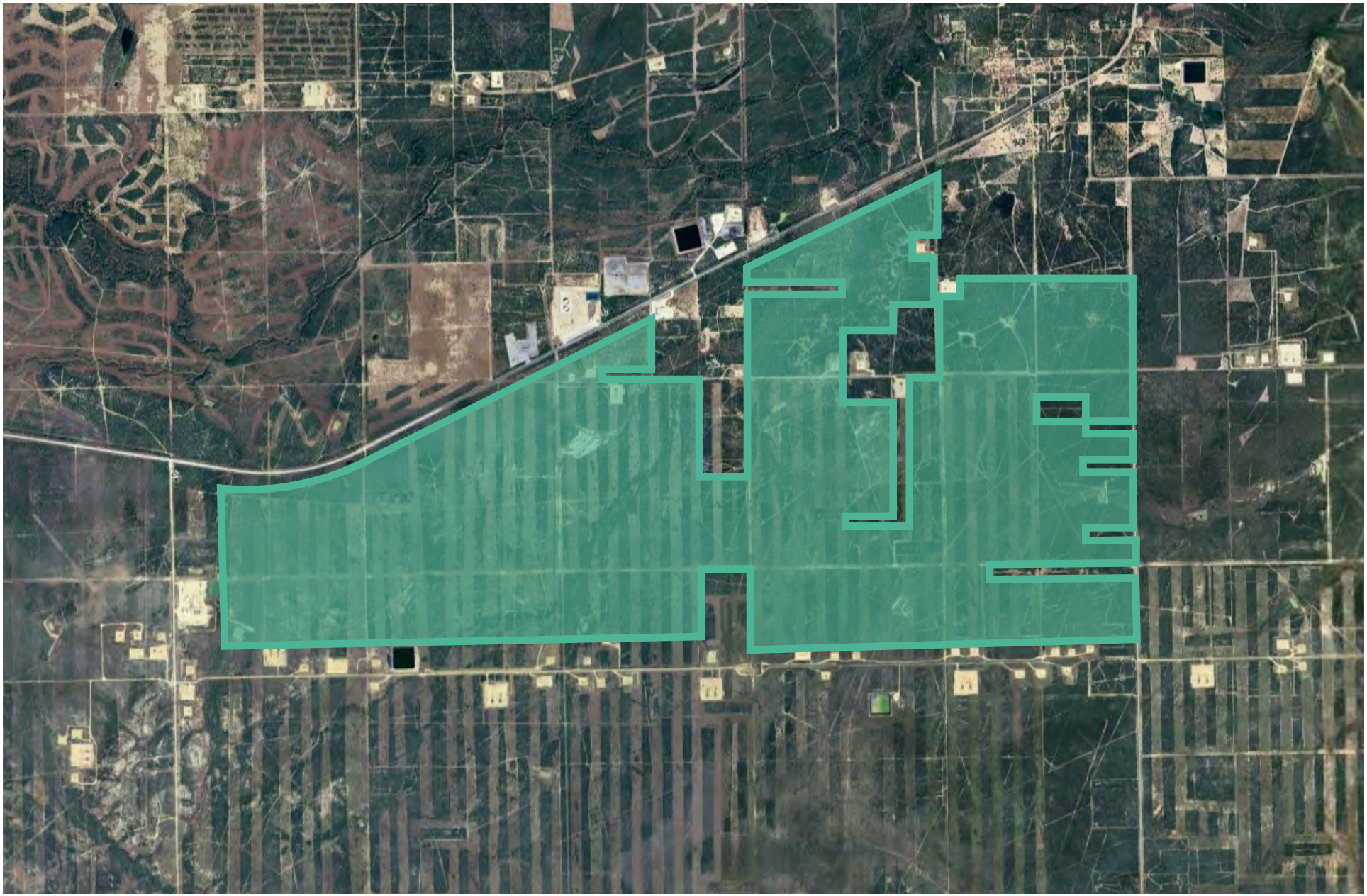
Location	La Salle County, Texas – Central South Texas, strategically positioned between San Antonio, Laredo, and Corpus Christi
Total Acreage	+\- 4,341 Acres (Divisible)
Permitting	Opportunity Zone, EPA Attainment Zone, EB-5 TEA HUA & Rural Area Qualified
Capacity Potential	Phase 1: 1.85 GW to 4+ GW natural gas power plant (behind-the-meter) Nuclear SMR: SMR deployment 60–72 months Optional Renewables: 500 MW solar + battery energy storage (scalable; ERCOT interconnect in process) Fully capable of supporting hyperscale, AI, or high-density data center operations
Delivery	Shovel-ready for initial Phase 1 development On-site infrastructure available for immediate deployment

Location Map



Current Power Capacity:	1.85 GW to 4+ GW of behind-the-meter natural gas generation
Expansion Capactiy:	Scalable to 10+ GW total via phased development: natural gas, nuclear SMR, and optional solar + battery energy storage (BESS)
Electric Infrastructure:	345 kV & 138 kV transmission lines on-site (AEP) Fully capable of supporting scalable interconnection for hyperscale operations
Pipeline Infrastructure:	On-site Eagle Ford natural gas production, processing facility, and 24” Texana Midstream pipeline Additional nearby pipelines offer redundancy and fuel flexibility
Fiber Access:	A full terabyte of regional VTX fiber along Highway 97 (on-site) Long-haul fiber within 20–35 miles: AT&T, Windstream, Spectrum
Zoning & Incentives:	Opportunity Zone, EPA Attainment Zone EB-5 TEA HUA & Rural Area Qualified
Ideal Use Cases:	Hyperscale cloud, AI/HPC, high-density data centers, industrial energy users

South Texas Energy Center - Site Plan



Power & Infrastructure Overview

South Texas Energy Center is uniquely positioned to deliver up to 10+ GW of scalable, hyperscale-ready power with multiple energy sources, on-site infrastructure, and robust connectivity. The site is designed to support high-density data centers, AI/HPC operations, and industrial energy users, offering both reliability and flexibility.

Natural Gas Power (1.85 GW – 4+ GW Phase 1)

- Behind-the-meter natural gas combined cycle generation, fully supported by on-site Eagle Ford production and a 24" Texana Midstream pipeline
- Additional nearby pipelines (Enterprise, Energy Transfer) provide redundancy and fuel flexibility
- Turbine technology from leading manufacturers, ensuring efficiency and reliability
- Enables baseload 24/7 power, grid independence, and cost-stable operations
- Per 1,000 acres, natural gas generation delivers 1.85 GW in 18 months, scalable to over 4+ GW within 24–36 months

Nuclear SMR deployment 60–72 months

- Small Modular Reactor technology delivers additional baseload power for long-term scalability and energy diversification

Solar + Battery Energy Storage (Optional 500 MW)

- Currently developing 250 MW of solar + battery with ERCOT interconnect and full offtake capability to data center end users
- Scalable to 500 MW within 18 months
- Complements natural gas and nuclear generation, enabling a low-carbon, flexible energy mix

Fiber & Connectivity

- A terabyte of on-site regional fiber via VTX along Highway 97
- Long-haul fiber nearby via AT&T, Windstream, and Spectrum
- Ensures low-latency, high-capacity connectivity for hyperscale and AI/HPC operations

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_2 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

Scalable Capacity

Natural Gas Power (Behind-the-meter)

18 Months: 1.85 GW
24 Months: 2.35 GW
30 Months: 2.85 GW
36 Months: 3.35 GW
42 Months: 3.85 GW
48 Months: 4+ GW

Nuclear SMR (Deployable)

60 Months - 72 Months

Optional Renewables:

Solar & Battery Energy Storage (BESS)
18 Months: 500 MW

Design Flexibility

- Supports high-density AI/HPC and hyperscale data centers
- Cooling options include air, water, and hybrid configurations, fully supported by abundant on-site water supply

Proximity to Talent

- Central South Texas location with access to skilled labor in San Antonio, Laredo, and Corpus Christi markets
- Strategic location for regional infrastructure and logistics access

Incentives

- Opportunity Zone, EPA Attainment Zone
- EB-5 TEA HUA & Rural Area Qualified
- Potential for state and local incentives, including sales & use tax exemptions, property tax abatements, and municipal reinvestment zones for infrastructure improvements

Strategic Location

Located in La Salle County, Texas, South Texas Energy Center offers a central position between San Antonio, Laredo, and Corpus Christi—three major markets that provide robust infrastructure, labor access, and logistics advantages. The site is directly served by Highway 97 with quick access to I-35 and I-37, enabling efficient interstate connectivity to regional and national markets. Proximity to Laredo, the largest inland port on the U.S.–Mexico border, further enhances international trade and freight mobility.

Location advantage:

Power Market:
ERCOT deregulated market with flexible energy contracting and electricity arbitrage opportunities
Behind-the-meter generation provides grid independence and stability

Risk Profile:
Low natural disaster exposure and located within an EPA Attainment Zone

Growth Corridor:
Major hyperscale interest

Transportation access

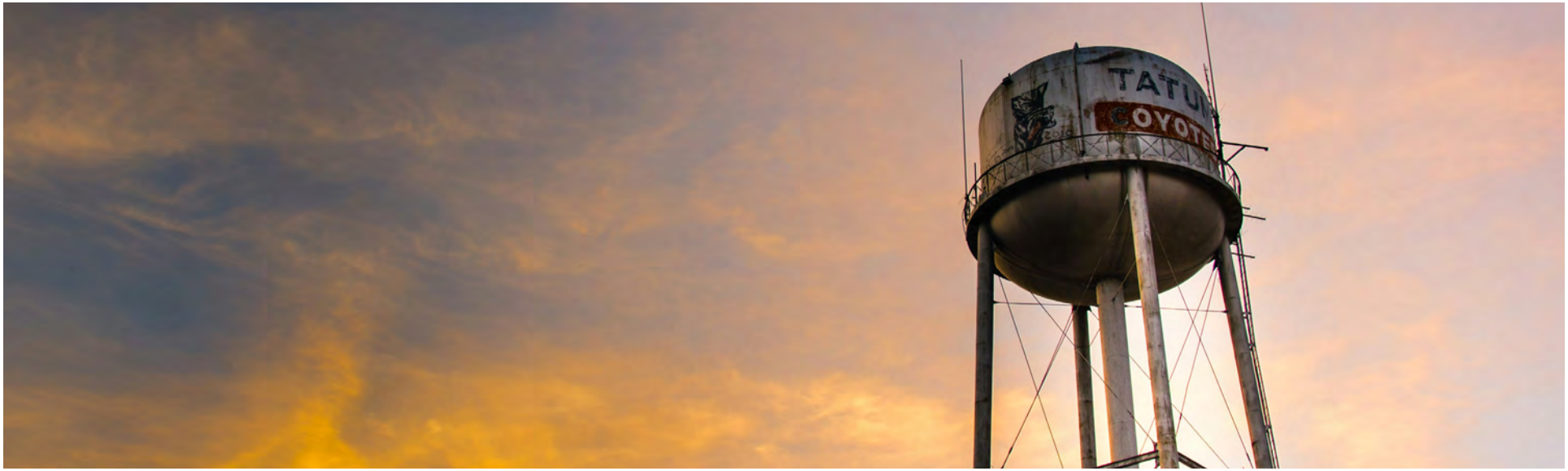
Interstate Access:
Immediate access to TX-97, with connections to I-35 and I-37

Airports:
1 hr 30 mins to San Antonio International Airport, 1 hr 15 mins to Laredo International Airport, ~2 hrs to Corpus Christi International Airport

Freight:
Access to regional freight carriers and international logistics through Port Laredo and nearby rail networks

Development Timeline

Pre-Development	Site planning, entitlement, utility design, and environmental assessments	Q1 2026 – Q2 2026
Initial Deployment	Behind-the-meter natural gas power plant, scalable from 1.85 GW to 4+ GW Optional solar + battery energy storage (500 MW) Substation energized and first data center buildings operational	Q2 2026 - Q4 2027
Nuclear Integration	Nuclear Integration Nuclear SMR deployable Full-scale expansion to 4+ GW with optional renewable integration	2028 – 2030
Key Highlights	Phased approach enables rapid initial deployment with long-term scalability On-site infrastructure supports faster time-to-market than traditional utility interconnection Flexible energy mix ensures 24/7 reliability, cost stability, and future-proofed operations	



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

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AVISON YOUNG

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.

EQUAL HOUSING OPPORTUNITY

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Martin	384252	michael.martin@avisonyoung.com	713-209-5710
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Darrell L. Betts, CCIM	391314	darrell.betts@avisonyoung.com	713-993-7704
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____