

A circular inset image showing a mountain landscape at sunset. The sky is filled with vibrant orange, pink, and purple clouds. A tall communication tower stands on the ridge of the mountain. In the foreground, there are some buildings and a road.

Rancho Monte Vista Industrial Feasibility Materials

April, 2026

Confidential

Site Location

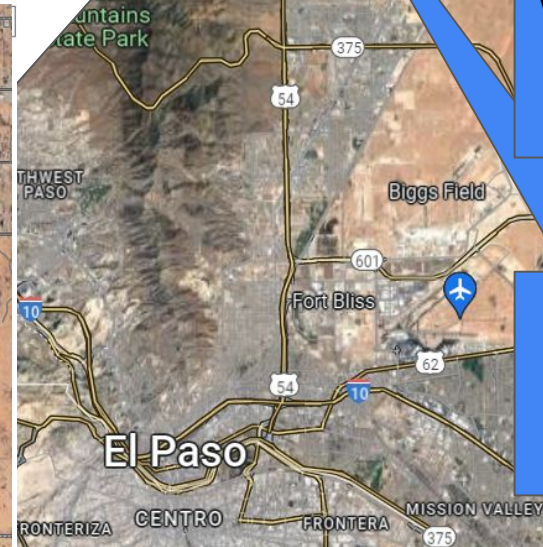
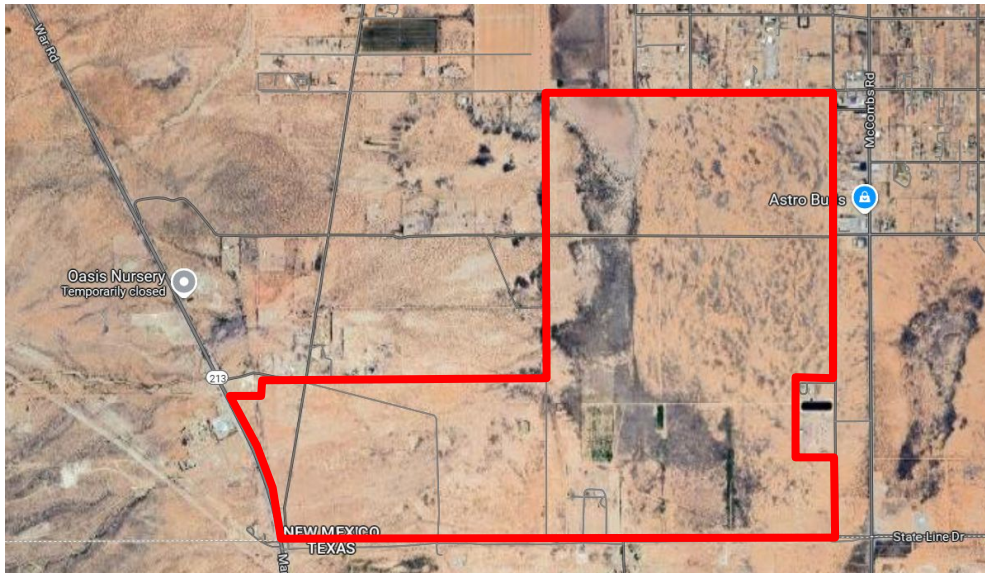
- Site consists of ~1,300 acres just north of NM/TX border, with frontage on NM 213



**Planned Meta
Data Center**

**NM 404 to
Anthony,
widening of NM
213 and
frontage roads
planned**

**Borderland
Expressway
under
construction**



Benefits of Rancho Monte Vista Project Location For Industrial Use

Government Incentives and Programs

- **Industrial Revenue Bonds** - Tax abatements for large infrastructure investments. One was recently approved for the Oracle/OpenAI Data Center in Santa Teresa for \$165B
- **USDA Business and Industry Guaranteed Loan** - Chaparral qualifies for rural B&I loan guarantee program
- **NM Job Training Incentive Program** - Funds on-the-job training for up to 6 months, 50-90% of employee wages
- **Local Economic Development Act** - Cash reimbursement for infrastructure costs to make NM more competitive
- **High-Wage Jobs Tax Credit** - Tax credit of ~8.5% of wages/benefits, up to ~\$12,750 per job per year

Location Benefits

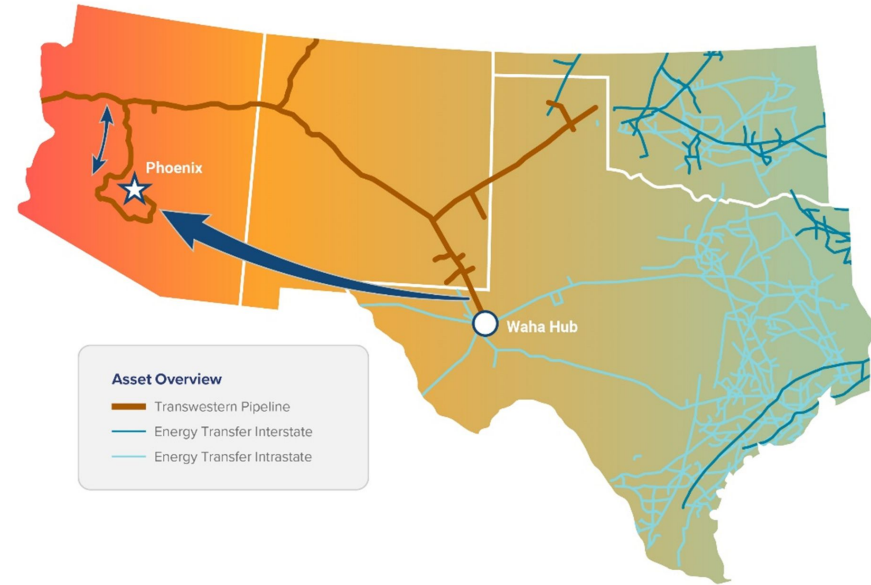
- Location adjoining the Texas/NM border will provide access to the El Paso and Las Cruces metro of over a million people within a 30 minute commute, plus over 2 million people in Juarez
- Property Taxes are roughly half of Texas's property tax rate, at 0.97% compared to ~2.3% in El Paso
- Borderland Expressway, Anthony Gap (NM 404) expansion, NM 213 expansion, and Stan Roberts expansion will provide connectivity for future residents
- Potential to share in infrastructure costs with planned Rancho Monte Vista development

Summary of Infrastructure Readiness

Electric El Paso Electric	Natural Gas NM Gas Company	Water CBG Maintenance	Wastewater Doña Ana County
<p>Existing: 13.8kV line adjacent; Newman Power Station 1 mile south of property</p> <p>Medium Project: ~5 MW available now, 50 MW could be available in 24–36 months</p> <p>Large Project: Would require 3-5 years to connect high kV line to Newman power plant</p>	<p>Existing: High-pressure gas line within 200 ft of SW corner of property</p> <p>Medium Project: ~200MCF could be available in under 6 months</p> <p>Large Project: Energy Transfer Desert SW Pipeline planned along same route 200 ft SW of property</p>	<p>Existing: 1,030 acre feet of water rights owned, one well on property with water at 375ft depth</p> <p>Medium Project: Storage tank and additional well needed</p> <p>Large Project: Would potentially need a 3rd well, may need to lease additional water rights</p>	<p>Existing: Wastewater treatment plant adjoining property to the east</p> <p>Medium Project: Lift station needed, potential expansion of WWTP</p> <p>Large Project: WWTP expansion needed</p>

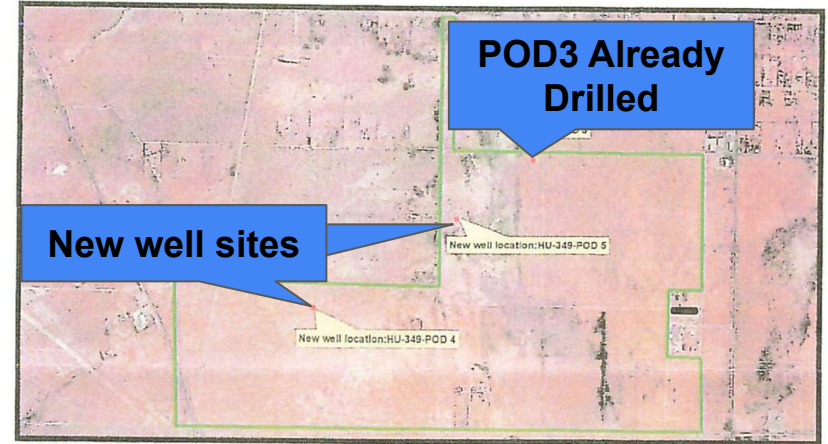
Natural Gas Lines

- There is an existing high pressure gas line within 200 feet of the southwest border of property
- Energy Transfer is in the planning stage of their Desert Southwest Pipeline, which will follow the same route as the existing high pressure line
- Data Center growth was cited as a primary driver for the additional natural gas demand



Water Rights And Well Locations

- Site has 1,030 acre feet of water rights associated with this property, which can be negotiated to be included
- There is currently 1 well on site, POD3, that is already drilled to ~700 feet deep, with water at ~350-375ft
- Water rights are currently 250 acre feet, and increase to 1,030 acre feet after 30 years
- Within Chaparral, there are two private water utilities, CBG Maintenance and Lake Section Water Company, who have excess water rights that could potentially be sold or leased
- Chaparral is within the Hueco Bolson water basin and is considered to have great water quality for the area



Summary of Incentives Offered to Oracle / OpenAI Project Jupiter



- **\$165BN Industrial Revenue Bond** - Doña Ana County approved a \$165BN IRB for Project Jupiter to provide a tax abatement for 30 years
 - Instead of paying their typical taxes, they will pay a \$12M annual payment in lieu of taxes (PILOT)
- DAC approved the project roughly a month after it was publicly discussed, although they had been privately reviewing with an initial MOU signed in February 2025
- The county also gave Project Jupiter a discount on permit review fees which would otherwise have been astronomical

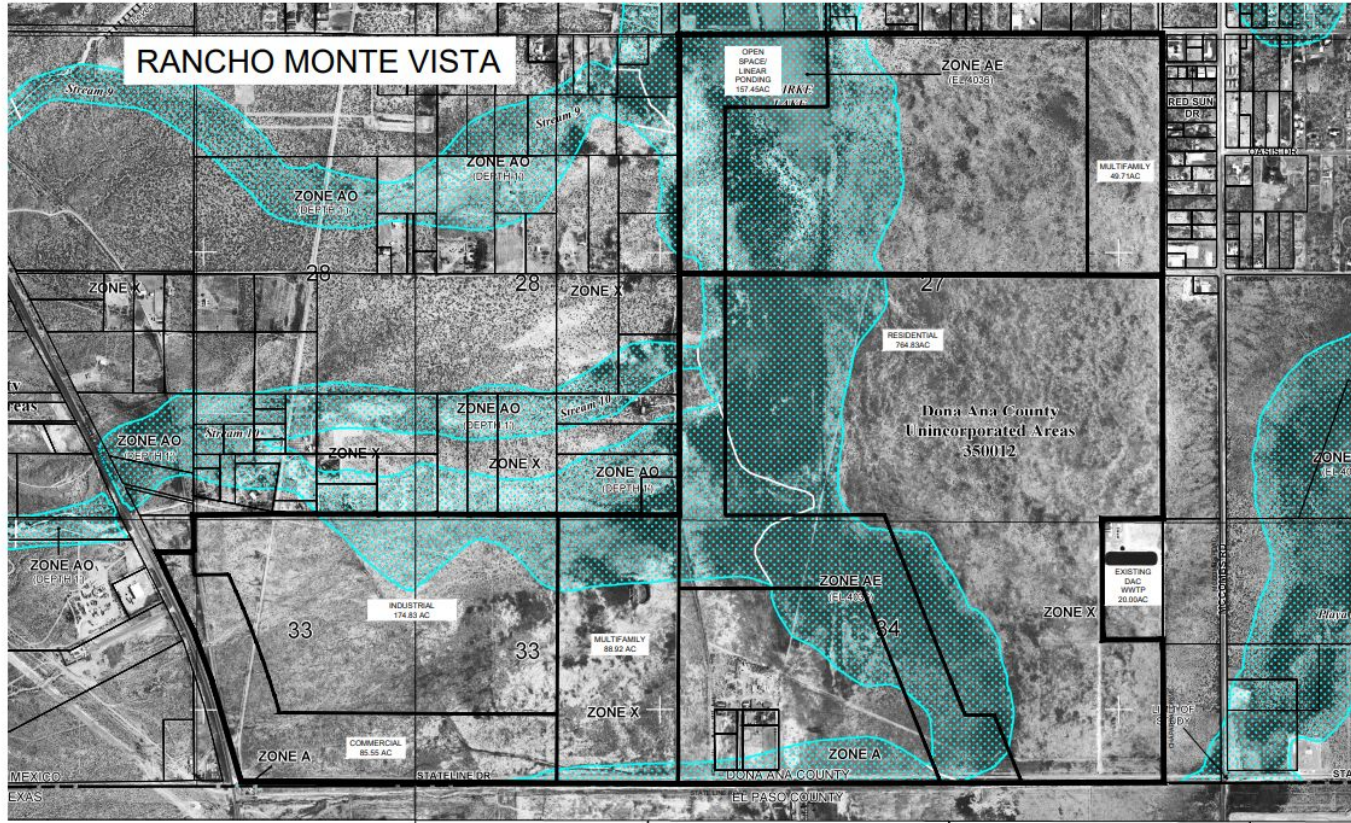
Data Center Key Figures

- Will be 4 buildings, up to 2GW
- Natural gas planned for baseload power, solar for incremental
- Construction started in October, expected to take 3 years
- Closed loop water system significantly reduces consumption



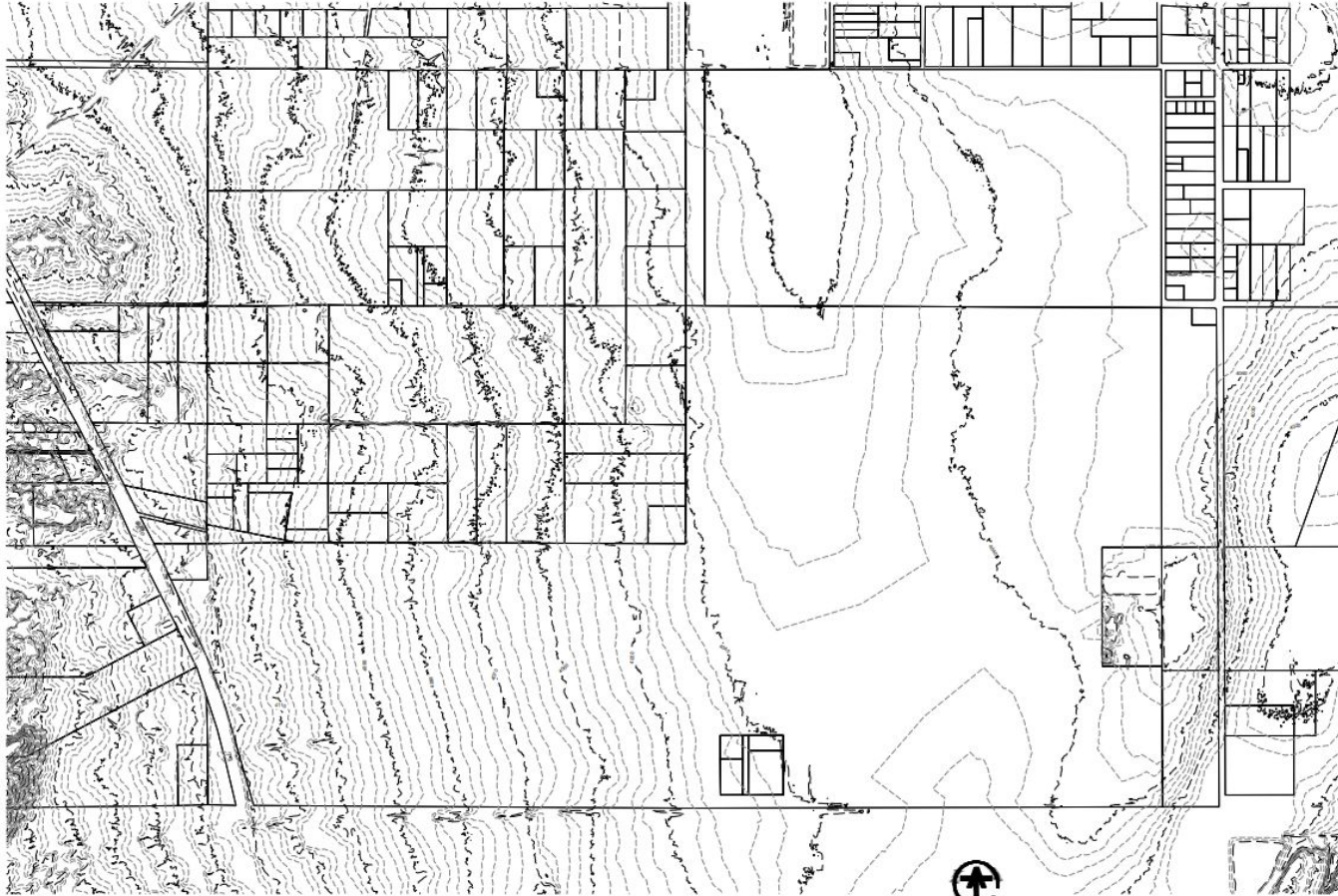
Appendix

Current Flood Zone Map

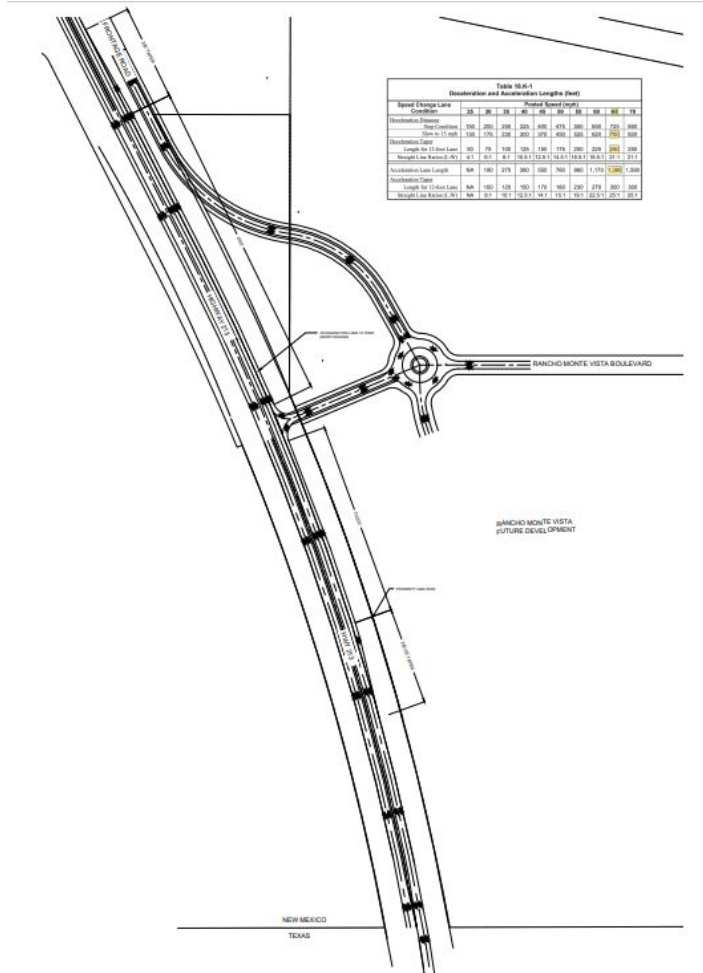


Drainage study shows 1 foot of standing water after 100 year storm for 24 hours

Topography Map



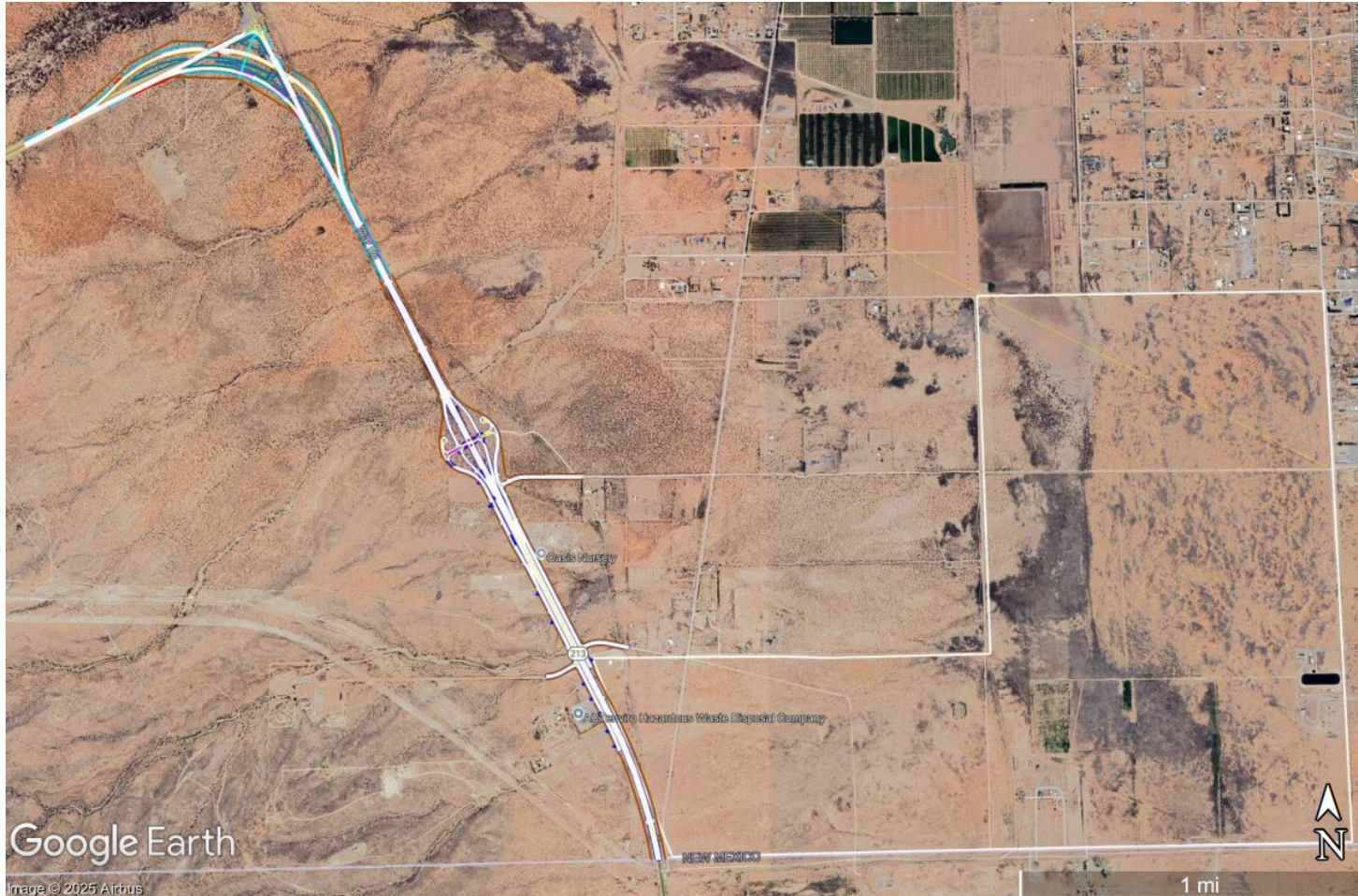
NM 213 Proposed Access



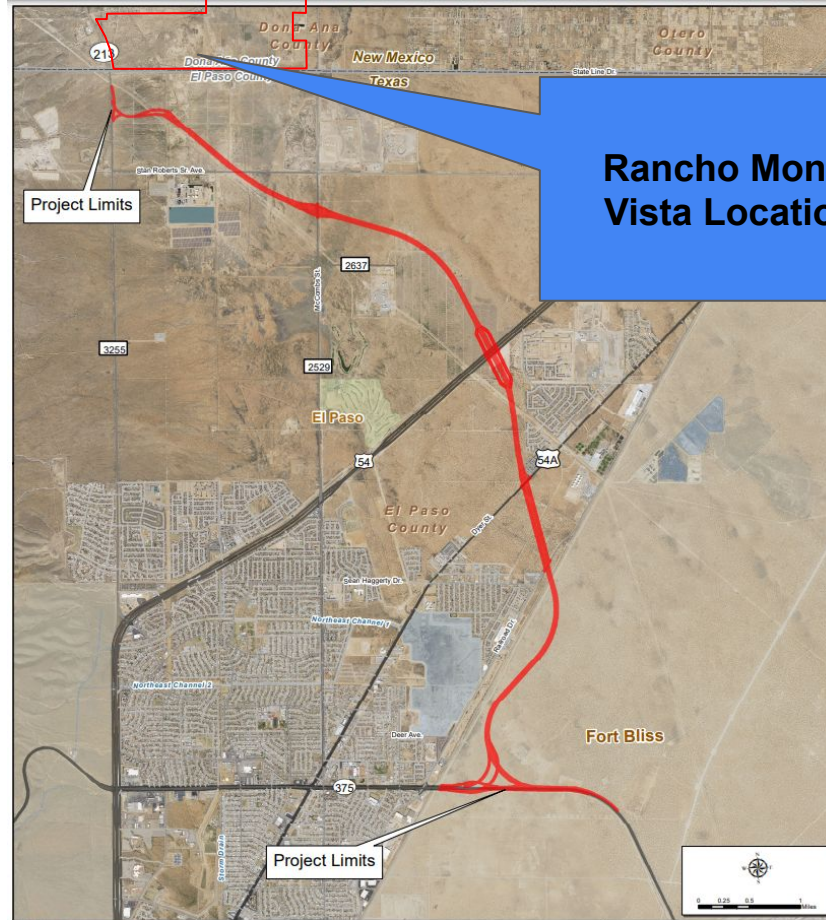
**Table 10.2-1
Deceleration and Acceleration Lengths (Part)**

Speed Change Lane Condition	Percent Speed (mi/h)										
	25	30	35	40	45	50	55	60	65	70	
Deceleration Distance											
- 100 ft (30 m)	100	200	250	320	340	410	380	400	470	500	
- 150 ft (46 m)	150	250	300	370	390	460	430	450	520	550	
Deceleration Lane Length	50	75	100	150	160	190	200	200	230	240	
- 100 ft (30 m) (A1)	41	61	81	121	131	161	171	171	201	211	
Acceleration Lane Length	NA	180	270	360	450	540	630	720	810	900	
Deceleration Lane Length	NA	180	270	360	450	540	630	720	810	900	
- 100 ft (30 m) (A1)	NA	120	180	240	300	360	420	480	540	600	
- 150 ft (46 m) (A1)	NA	150	225	300	375	450	525	600	675	750	

NM 213 Planned Improvements



Borderland Expressway Layout



**Rancho Monte
Vista Location**

- First segment of the Borderland Expressway opened in March 2025
- Phase 2 to began in 2025 with overpasses under construction on MLK and McCombs