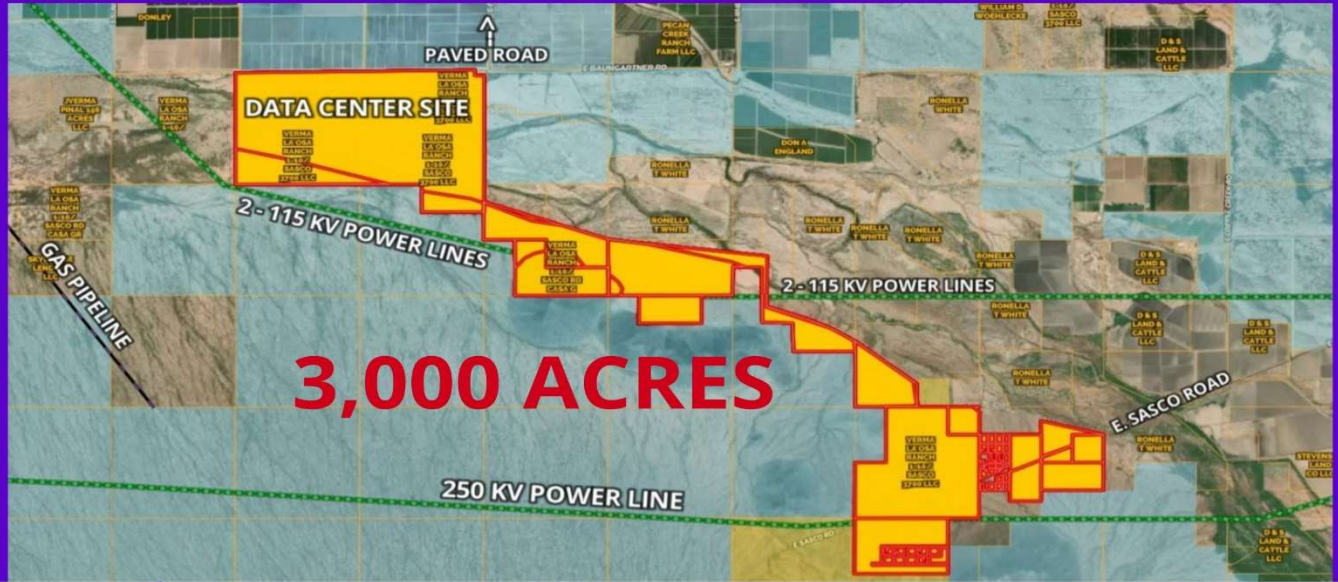


Data Center Site

With all the power solutions

Located in the qualified opportunity zone!
South of Phoenix Arizona



1



Utilities

Solar Power farm planned for the adjoining 3,800 Acres and 2,000 Acres of this property, Access to adequate Gas Power lines, Battery Storage, Fiber Optic Lines, Wells and Freeway. Two 115KV lines (WAPA) and one 230KV line (APS) running through the property.

2



Location

Strategically located between Phoenix and Tucson in Pinal County one of the leading counties in green energy production. Surrounded by State and Federal land with pristine views and vistas.

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Key Features:

1. Location: Our data center site is strategically positioned between Phoenix and Tucson, providing easy access to both major cities as well as tech city Chandler, Arizona. Situated on the Picacho Highway, a well-maintained paved road, the site offers excellent connectivity and accessibility.

2. Opportunity Zone: The data center site is designated in a qualified Opportunity Zone, which presents tax benefits for new investments. This designation can provide your business with financial incentives and contribute to the overall feasibility of your project.

3. Size: With approximately 3,000 acres of land, our data center site offers ample space for expansion and growth. This size indicates the potential for creating one of the largest data center sites in the US, providing your business with significant scalability opportunities.

4. Energy: The property includes approximately 1,200 Acres slated for a solar farm that potentially can generate 150MW of power. Also this site is conveniently located adjacent to a 3,800-acre parcel that is slated for solar farm development. This proximity to renewable energy infrastructure offers the potential for sustainable energy solutions and collaboration with the solar farm project.

5. Connectivity: The data center site benefits from its proximity to Interstate I-10, a major interstate highway. This enhances connectivity and accessibility, allowing for efficient transportation links to major cities and markets. Your business can leverage this connectivity to establish strong connections with clients and partners.

6. Well Information: 9 Wells located on the property are currently be evaluated and refurbished.

55-618139, 55-622066, 55-618238, 55-618239, 55-618240, 55-618241, 55-618242, 55-084658 and 55-622059

-Water Rights: In addition the property has many active and inactive surface water rights.

7. Gas Pipeline: Located on our property with adequate supply for a gas power plant.

- Skilled Workforce: The Phoenix-Tucson Megapolitan Corridor is home to a highly skilled and educated workforce, with several universities and technical colleges in the vicinity. This ensures a talent pool of qualified professionals to support your data center operations.

- Business Environment: The region has a thriving business ecosystem, with a strong presence of technology companies, research institutions, and innovation hubs. This fosters collaboration, knowledge sharing, and potential partnerships for your data center business.

- Infrastructure: The Phoenix-Tucson Megapolitan Corridor boasts robust infrastructure, including reliable power supply, fiber optic networks, and advanced telecommunications systems. This infrastructure supports the seamless operation of data centers and facilitates high-speed connectivity.

- Quality of Life: The area offers an excellent quality of life, with a pleasant climate, affordable housing options, and a range of recreational and cultural amenities. This makes it an attractive destination for employees and can contribute to employee satisfaction and retention.

Data Center Park parcel numbers Pinal County:

409-11-004, 409-25-001E, 409-26-020, 409-11-005, 409-25-001D, 409-26-018A, 409-11-006C, 409-25-001C, 409-26-4018B, 409-11-002E, 409-25-002F, 409-26-025, 409-11-002F, 409-25-002G, 409-26-026, 409-11-002G, 409-25-003G, 409-26-027, 409-11-002H, 409-25-003E , 409-26-028B, 409-11-003D, 409-26-001, 409-26-049, 409-11-013C, 409-26-002A, 409-26-048, 409-11-015C, 409-26-002B, 409-26-044, 409-11-015E , 409-26-004C, 409-26-045, 409-11-016, 409-26-006A, 409-26-047, 409-11-018A, 409-26-006B, 409-26-039, 409-11-019, 409-26-008, 409-26-040, 409-14-002D, 409-26-011, 409-26-043, 409-14-002F, 409-26-024, 409-26-042, 409-14-004A, 409-26-022, 409-26-041, 409-24-001C, 409-26-021B, 409-26-030, 409-26-031, 409-26-032, 409-26-033, 409-26-013, 409-26-014B , 409-26-015, 409-26-017, 409-26-035, 409-26-036, 409-26-034, 409-26-038, 409-26-037, 409-14-005A, 409-14-005E, 409-30-002, 409-31-001, 409-31-033, 409-31-030, 409-31-031, 409-31-032, 409-31-002, 409-31-004, 409-31-005, 409-31-006, 409-31-007, 409-31-008, 409-31-009, 409-31-010, 409-31-012, 409-31-014, 409-31-015, 409-31-017, 409-31-019, 409-31-020, 409-31-021, 409-31-022, 409-31-025, 409-31-023, 409-31-026, 409-31-027, 409-31-029, 409-31-004, 409-29-001A, 409-29-003, 409-29-004, 409-29-005, 409-29-006, 409-29-007, 409-29-008, 409-29-009, 409-29-010, 409-29-011A, 409-29-012, 409-29-013, 409-29-016, 409-29-018A, 409-29-018B, 409-29-001A

Link to interactive map:

<https://www.id.land/ranching/maps/4bcb7a337e466ed0537b59e00626b309/share>

General Location Map:



Alta Survey, Environmental report, Flood study are available upon request