

FOR SALE

Transmission Lines

70

153

70

153

Not Included in Sale

**SH 70 & CR 180
MARYNEAL, TX 79535**

DATA CENTER, ENERGY & INVESTMENT OPPORTUNITY

±6,408 ACRES AVAILABLE



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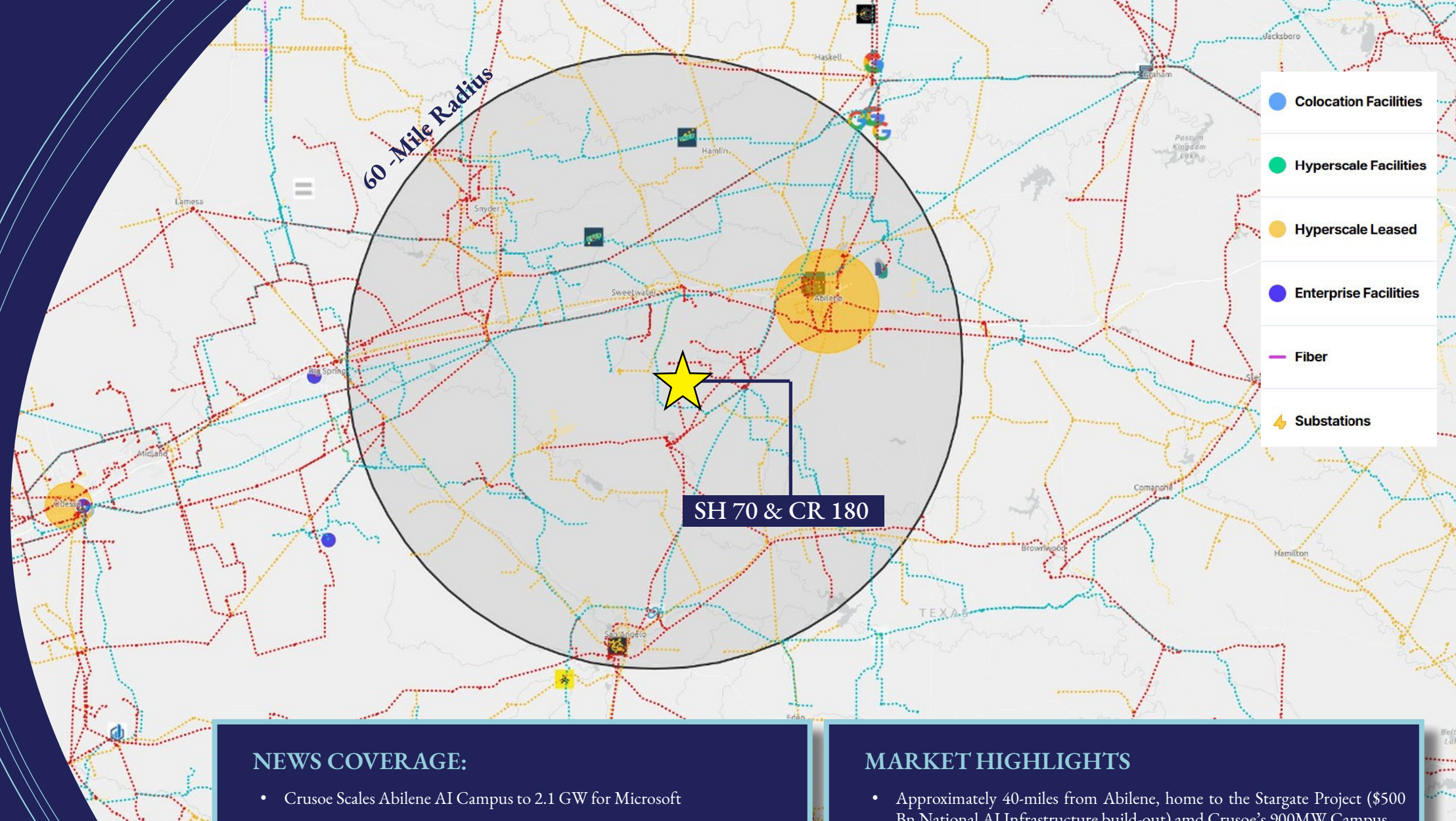
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DATA CENTER DEVELOPMENT HIGHLIGHTS

- Transmission Infrastructure: Dual Oncor 345kV transmission lines on site
- AHJ: County (no zoning)
- Natural Gas: Proximity to major interstate transport lines (36" / 42" / 42")
- Fiber: Robust regional/long haul network running through Sweetwater (±15 miles)
- Ingress/Egress: State Highway 70 (paved, three lane, one-sided shoulder, good condition)
- Site Constraints: Minor wetlands (not expected to trigger individual permit), no floodplain, minor topo, minimal easements
- Attainment Status: Attainment (Full), implies +350MW of base loading NG generation before crossing Title V 100typ NOx/VOCs threshold.
- >10 Water Wells On-Site
- 15 Miles South of Sweetwater, TX
- Adjacent to Crusoe Data Center
- Adjacent to Sweetwater Compressor Station & Enterprise Products Partners



NEWS COVERAGE:

- Crusoe Scales Abilene AI Campus to 2.1 GW for Microsoft
- OpenAI first data center in \$500 billion Stargate project up in Texas
- Google data centers totaling \$40 billion coming to Texas
- Why the Future of DFW's Data Center Market Is Moving West - D CEO Magazine

MARKET HIGHLIGHTS

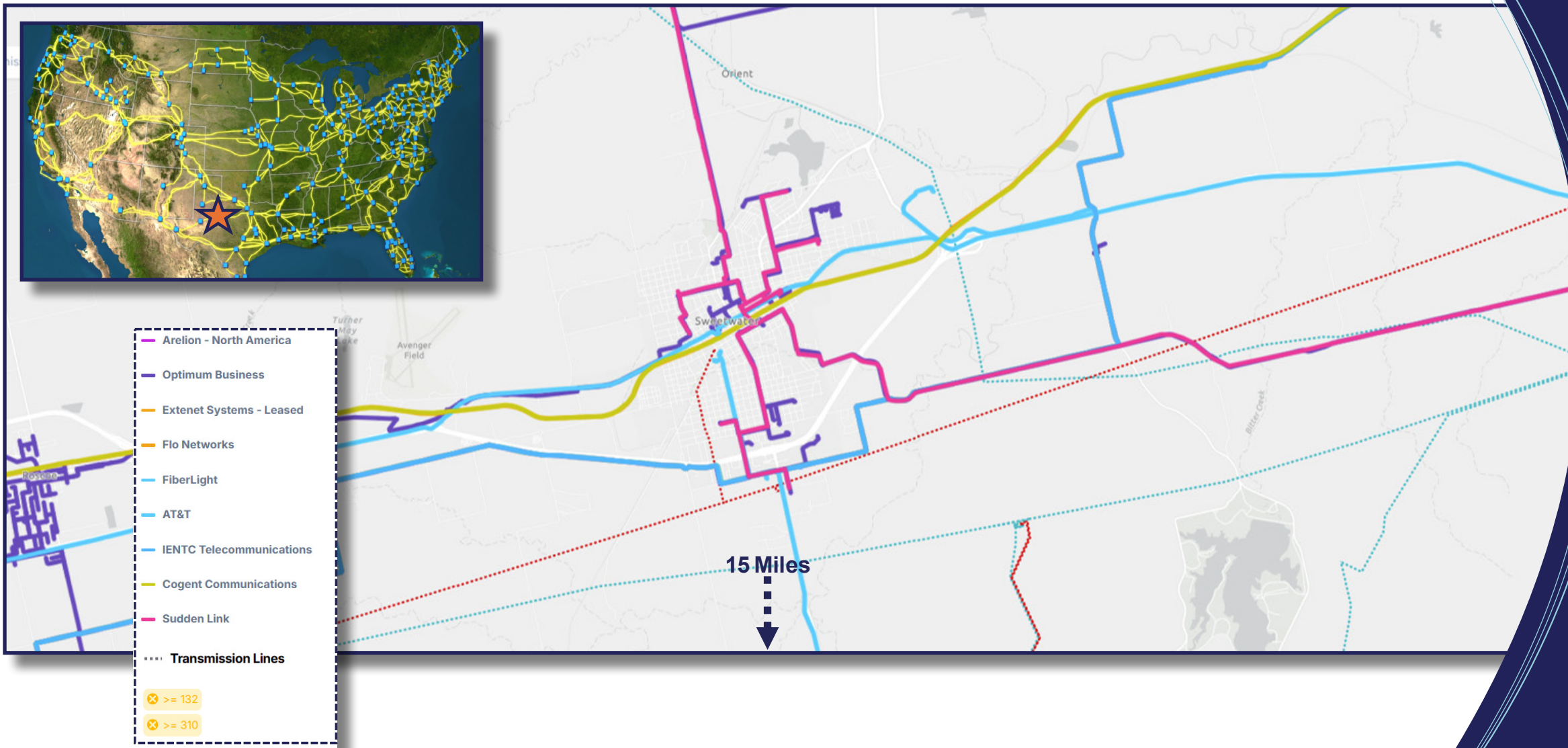
- Approximately 40-miles from Abilene, home to the Stargate Project (\$500 Bn National AI Infrastructure build-out) and Crusoe's 900MW Campus
- 60-Miles from Google's campus surrounding Lake Stamford
- 210-Miles from the DFW data center market, which continues to migrate west (180 miles for Fort Worth)

FIBER NETWORK OVERVIEW

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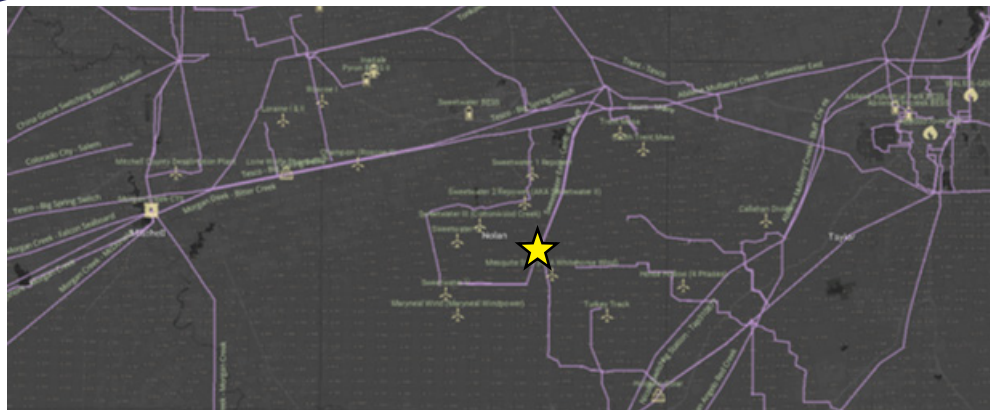
HIGHLIGHTS

- Location west of DFW is strategic: it can tap into the broader Dallas-Fort Worth network ecosystem while avoiding core metro land and power constraints.
- Fiber routes running west from DFW help connect Sweetwater back to major carrier and hyperscale markets, making the site viable for cloud and AI workloads.
- The area is being developed as a serious infrastructure node, with IREN's Sweetwater campus targeting 2 GW of planned capacity and multiple fiber paths.
- For data centers, the main advantage is scale: West Texas offers power and space, while fiber provides the connectivity needed to reach customers, clouds, and interconnection markets.

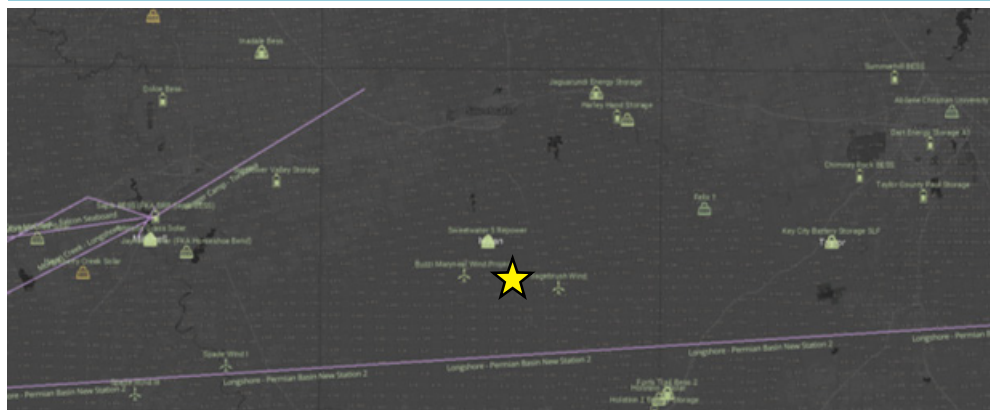


FOR SALE
SH 70 & CR 180
MARYNEAL, TX 79506

OPERATING AND PLANNED TRANSMISSION & POWER INFRASTRUCTURE



OPERATING TRANSMISSION AND POWER INFRASTRUCTURE



PLANNED TRANSMISSION AND POWER INFRASTRUCTURE

Planned Power Plant Development in Fisher, Jones, Mitchell, Nolan, Scurry and Taylor County

#	Project Name (Planned)	Substation Name	Project Status	Queue Entry	First Power	Capacity (MW)	Queue to Power (Days)
1	Spectra Solar		Interconnection Agreement	12/1/2025	11/16/2028	1200 MW	1,081
2	Zeus Scurry BESS		Facility Study	6/1/2025	10/1/2028	1043 MW	1,218
3	Zeus Mitchell BESS		Facility Study	5/20/2024	4/17/2029	1043 MW	1,793
4	Zeus Mitchell BESS II		Facility Study	6/1/2025	5/1/2027	1043 MW	699
5	Key City Solar SLF		Facility Study	7/7/2025	3/3/2029	1011 MW	1,363
6	Zeus Spade Wind		Facility Study	3/29/2024	9/30/2027	987 MW	1,280
7	Zeus Mitchell Solar		Facility Study	3/22/2024	4/17/2029	805 MW	1,852
8	Indigo Solar 3		Facility Study	10/29/2024	11/1/2028	800 MW	1,464
9	Jones City Solar		Under Construction		12/31/2027	700 MW	
10	Felix 1		Pre-Construction		12/31/2027	600 MW	
11	Jenna Eco-Electric Solar		Facility Study	5/1/2024	4/19/2028	576 MW	1,449
12	Harley Hand Solar		Sweetwater East	12/1/2019	4/7/2029	526 MW	2,415
13	Zeus Scurry Solar		Facility Study	5/1/2025	10/1/2028	504 MW	1,249
14	Harley Hand Storage		Sweetwater East	3/1/2021	4/7/2029	503 MW	2,959
15	Dog Star Solar II		Mulberry Creek Substation	6/1/2025	12/31/2027	503 MW	943
16	Dog Star Solar I		Mulberry Creek Substation	6/1/2025	12/31/2027	503 MW	943
17	River Boat Solar		Facility Study	8/1/2024	9/25/2028	502 MW	1,516
18	Spade Wind III		Pre-Construction		7/15/2027	500 MW	
19	Spade Wind I		Pre-Construction		7/15/2027	500 MW	
20	Alkali Creek Wind		Facility Study	7/1/2025	12/1/2028	474 MW	1,249
21	Buffalo Gap II		Repowering	12/1/2024	2/1/2027	464 MW	792
22	Cedar Draw Solar		Facility Study	3/1/2024	12/31/2027	451 MW	1,450
23	Zeus Spade BESS		Facility Study	3/29/2024	3/20/2027	446 MW	1,086
24	Funston Solar (FKA Funston Solar - Alternative Poi Lane Star)		Phantom Hill, West Shackelford	2/27/2024	11/30/2027	351 MW	1,372
25	Funston Solar (AEP POI)		Under Construction	9/1/2023	12/31/2026	350 MW	1,217
26	Rabbit Hollow Energy Storage		Facility Study	12/1/2024	9/30/2028	342 MW	1,399
27	Buffalo Gap III		Repowering	11/1/2024	2/1/2027	338 MW	822
28	River Boat Power Gas Plant-ERCOT 28INR0351		Facility Study	6/30/2025	6/30/2025	334 MW	
29	Trailblazer Solar		Facility Study	3/1/2026	12/12/2027	323 MW	651
30	Pharise Power Wind		Longshore	5/1/2025	4/17/2029	303 MW	1,447
31	Thermato Solar		Loraine, Sweetwater East	2/1/2024	2/1/2024	301 MW	2,511
32	Inadale Bess		Scurry County South, Tonkawa	2/1/2023	7/25/2028	287 MW	2,001
33	Inadale Solar		Scurry County South, Tonkawa	2/1/2023	7/25/2028	281 MW	2,001
34	Trailblazer BESS		Facility Study	3/1/2026	12/1/2027	282 MW	651
35	Skeeter Solar		Facility Study	5/1/2024	12/2/2028	251 MW	1,676
36	Vaca Del Sol (FKA Tiger Solar)		Under Construction	4/1/2021	12/31/2026	251 MW	2,100
37	Alkali Creek Wind 2		Tonkawa	12/1/2025	12/1/2028	250 MW	1,036
38	Buffalo Gap Wind Farm		Repowering	1/1/2025	2/1/2027	241 MW	781
39	Cedar Draw Bess		Nebula	3/1/2024	12/31/2027	228 MW	1,400
40	Anson Solar 2 (FKA Anson Solar Center II)		Phantom Hill	6/23/2017	4/30/2026	219 MW	3,233
41	Sepanta Solar (AKA Leveen Solar)		Eskota Switch	10/18/2022	9/18/2029	217 MW	2,527
42	Jones City 1 Solar		Under Construction	1/21/2019	7/31/2026	215 MW	2,748
43	Forts Trail Bess		Central Bluff Substation	6/1/2022	7/25/2028	209 MW	2,246
44	River Boat Storage		Cattelman, Gasconades Creek	9/1/2024	9/25/2028	207 MW	1,485
45	Hamby Solar		Interconnection Agreement	3/1/2024	6/27/2028	206 MW	1,579
46	Sunflower Valley Storage		Loraine	4/1/2025	4/17/2029	206 MW	1,477
47	Forts Trail Bess 2		Central Bluff Substation	2/1/2023	7/25/2028	206 MW	2,001
48	Taylor County Paul Storage		Facility Study	12/1/2024	6/30/2028	205 MW	1,307
49	Sepik BESS (FKA BRP Sepik BESS)		Facility Study	12/1/2020	3/1/2028	205 MW	2,647
50	Crowded Star 1 Bess		Open Sky	8/1/2023	7/9/2027	203 MW	1,438
51	Forts Trail Solar		Central Bluff Substation	6/1/2022	7/25/2028	201 MW	2,246
52	Sagebrush Wind		Central Bluff Substation: Sweetwater East	7/1/2025	12/1/2029	201 MW	1,614
53	Jones City 2 Solar		Under Construction		5/29/2026	200 MW	
54	Anson Solar Center III		Facility Study	6/23/2017	6/1/2028	200 MW	3,996
55	Johnson Grass Solar		Cattelman, Navigation Substation	9/1/2024	4/19/2028	196 MW	1,326
56	Jones City 2 Solar		Under Construction	3/26/2020	5/29/2026	185 MW	2,255
57	Maldives Solar (FKA Maldives Solar Alternate Poi)		Claytonville, Phantom Hill	7/1/2023	3/20/2028	184 MW	1,724
58	Whitetail BESS		Interconnection Agreement	2/27/2024	6/8/2029	180 MW	1,528
59	Indigo Solar & Storage (FKA GGS Energy TX)		Facility Study	12/15/2022	9/17/2027	180 MW	1,737
60	Indigo Solar 2		Claytonville, Phantom Hill	10/4/2023	7/15/2027	180 MW	1,380
61	Hickberry Creek Solar		Longshore, Ranger	7/1/2023	7/1/2023	175 MW	1,827
62	Chimney Rock BESS		Interconnection Agreement	2/1/2025	4/30/2028	156 MW	1,184
63	Anson Bat		Butman, Moore Substation			156 MW	
64	Fluviana Max Solar SLF		Phantom Hill	12/3/2020	12/1/2027	154 MW	2,554
65	Jaguarundi Energy Storage		Dermott Switch	12/1/2024	6/1/2029	153 MW	1,748
66	Indigo Solar & Storage (AKA Innovative Solar 245) (AKA GGS Energy TX)		Eskota Switch	6/1/2025	11/10/2029	152 MW	1,623
67	Solara Bess 2		Clayton, Phantom Hill	9/27/2018	9/17/2027	150 MW	3,277
68	Solara Bess 1		Facility Study	7/5/2022	11/30/2027	150 MW	1,974
69	Summerhill BESS		Hendrick	7/5/2022	11/30/2027	150 MW	1,974
70	CT Solar One		Facility Study	2/1/2025	12/31/2028	143 MW	1,429
71	Hide Town Energy Storage		Pre-Construction		10/31/2028	110 MW	
72	Holstein 2 Energy Storage		Facility Study	11/17/2023	10/11/2029	103 MW	2,459
73	Roost Energy Storage		Central Bluff Substation	8/1/2019	5/1/2027	102 MW	2,830
74	Jayhawk Solar (FKA Horseshoe Bend)		Knapp Substation	11/19/2023	10/19/2027	102 MW	1,716
75	Dolce Bess		Gasconades Creek	8/5/2019	4/30/2027	102 MW	2,825
76	Holstein 2 Solar		Barber, China Grove Switching Station	9/27/2022	9/18/2028	101 MW	2,183
77	Indigo Storage 2		Central Bluff Substation	12/21/2016	4/2/2028	101 MW	4,121
78	Indigo Storage 4		Facility Study	9/22/2023	9/17/2027	60 MW	1,456
79	Indigo Storage 3		Clayton, Phantom Hill	10/25/2023	9/17/2027	60 MW	1,423
80	Fluviana Max Bess SLF		Claytonville, Phantom Hill	11/14/2023	9/17/2027	60 MW	1,403
			Dermott Switch	12/1/2024	9/14/2029	52 MW	1,748



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.

11-03-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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