

Data Center Development Opportunity

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637

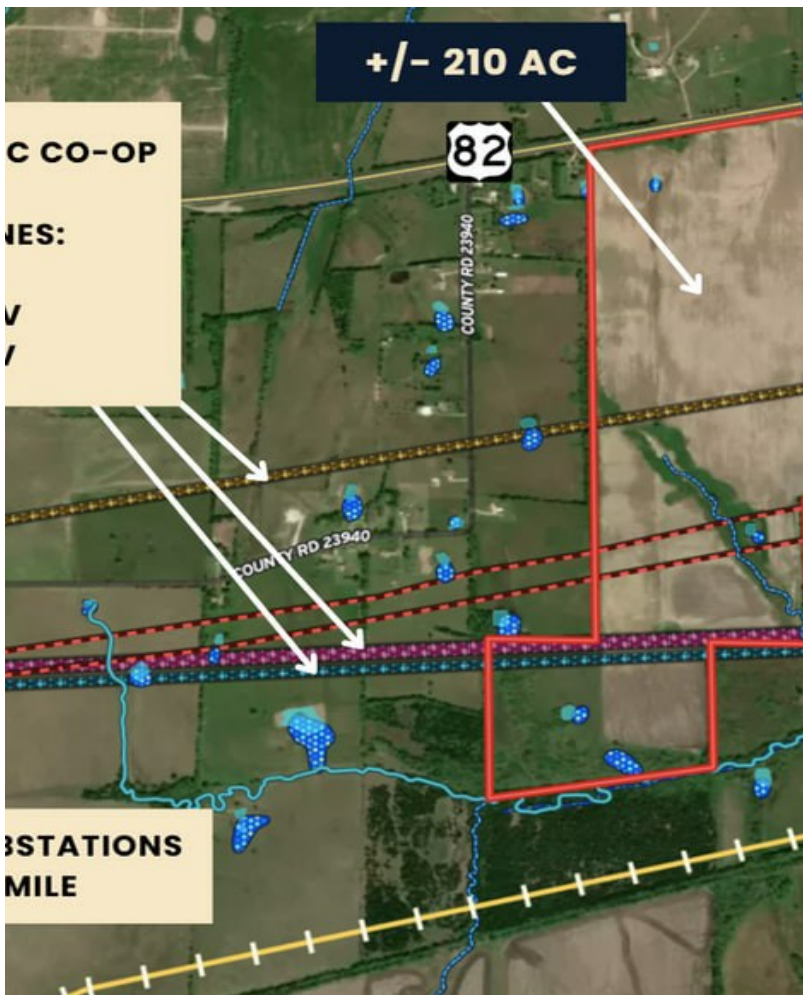


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Data Center Development Opportunity

Upon Request

Prime Land Listing for Data Center and Battery Storage Development. Seize the opportunity to develop on this expansive 210-acre parcel, strategically located near the Lamar Power Plant, a 1,112.6 MW facility and featuring three, 69 KV substations within a mile, providing a robust power supply for high-demand operations. Direct access to powerful transmission lines and dual natural gas transmission lines on the property.

Significant power and data center development planned for Lamar COunty. Growing infrastructure support and demand.

- 345 KV, 138 KV, and 69 KV transmission lines run through the site.
- Proximity to Lamar Power Plant 1,112.6 MW
- Three substations within a mile of the property
- Direct access to dual natural gas transmission lines



Price: Upon Request

Property Type: Land

Property Subtype: Commercial

Proposed Use: Power Center

Sale Type: Investment

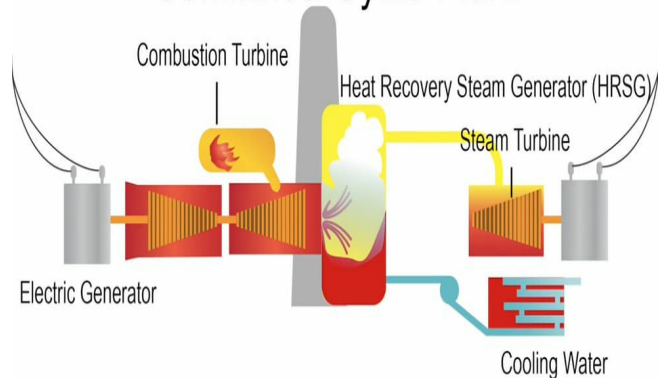
Total Lot Size: 210.00 AC

No. Lots: 1

Zoning Description: Ag

APN / Parcel ID: 90158

Combined-Cycle Plant

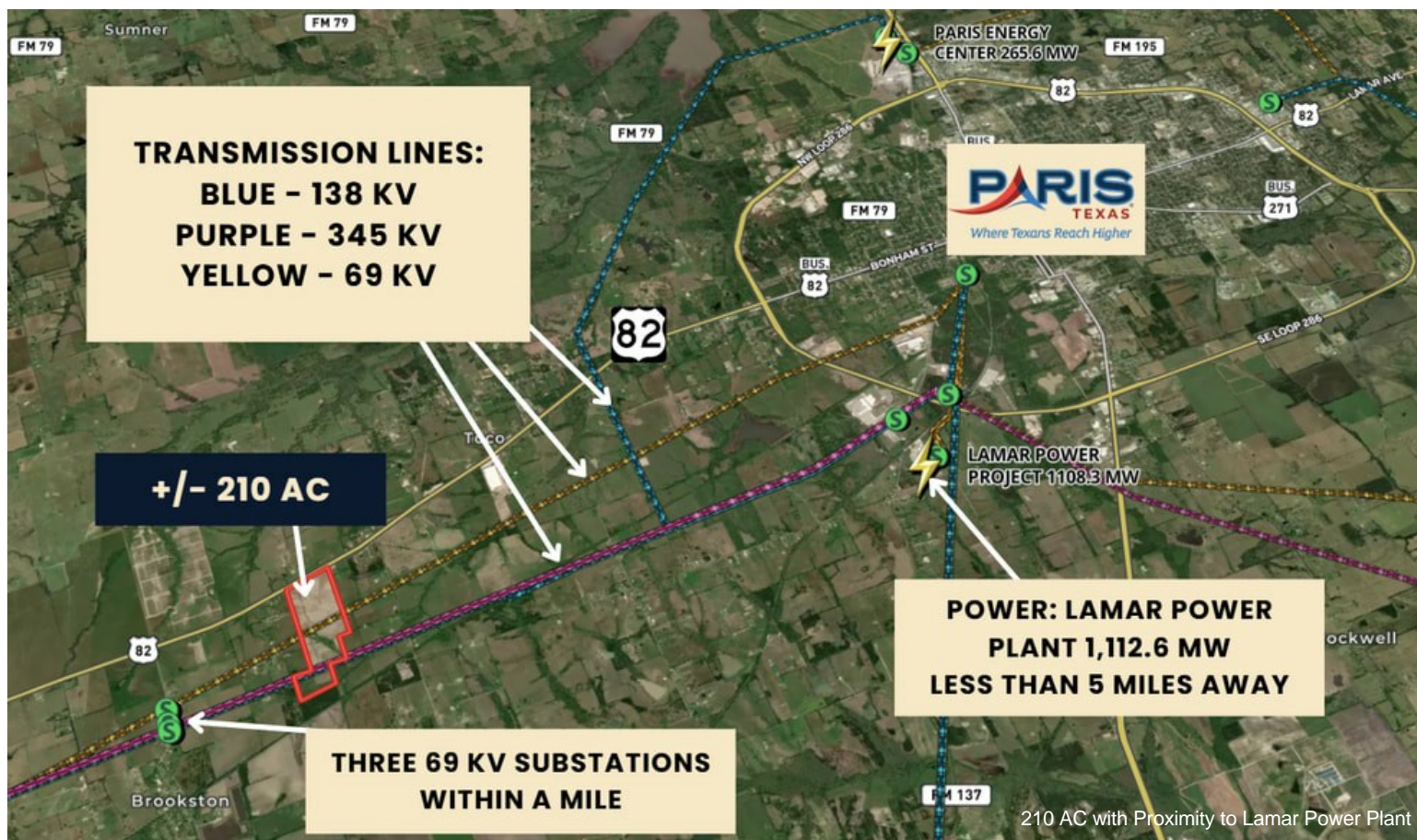
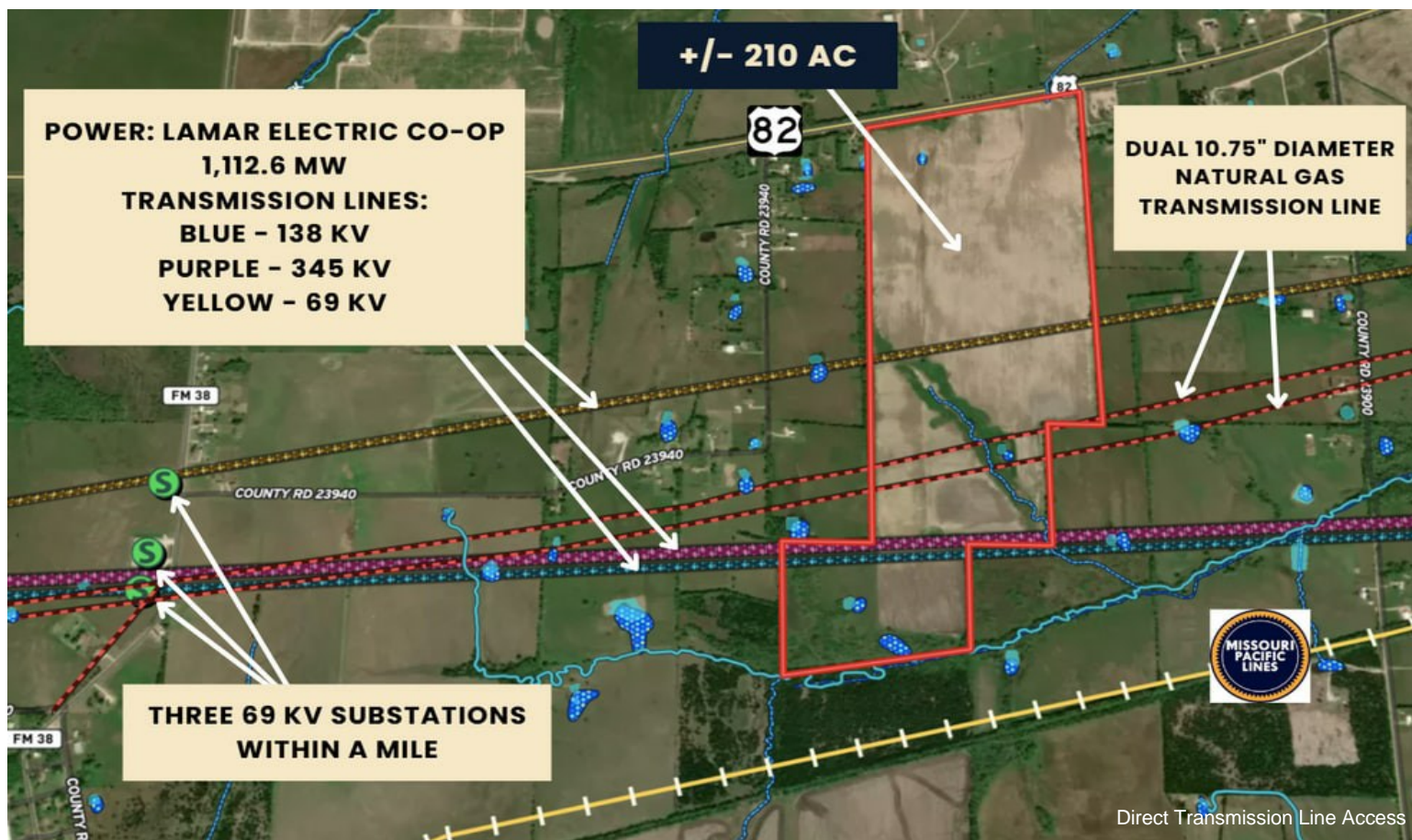




210 Acres on Hwy 82, Brookston, TX 75421

210 AC strategically located near the Lamar Power Plant, a 1,112.6 MW facility and featuring three, 69 KV substations within a mile, providing a robust power supply for high-demand operations. This site is just outside of Brookston city limits. Key Features:- Superior Power and Gas Infrastructure: Proximity to Lamar Power Plant (1,112.6 MW) and three in-service substations within a mile of the property bolsters energy reliability. Additionally, there are dual Atmos Energy, 10.75 in. diameter, natural gas transmission lines running through the property.- High-Voltage Transmission: Benefit from nearly half a mile of transmission lines running through the property. 345 KV, 138 KV, and 69 KV transmission lines run through the site ensuring efficient energy distribution and scalability for your development.- Secure Development Environment: The site has zero floodplain and features flat topography, offering a safe and level foundation for your investment.- Strategic Location: Positioned 100 miles from Dallas, with easy access to major transportation routes, your facility will be ideally situated to meet the increasing demand for data storage and energy solutions.- Supportive Environment: Texas' commitment to renewable energy and sustainability creates a favorable landscape for innovative technological developments. Strategic Advantages for Data Center Development: The combined-cycle plant provides consistent power generation essential for data center operations. Integrated Transmission Network: The facility connects to 345 KV, 138 KV, and 69 KV transmission lines and multiple substations in the region, providing strong grid connections critical for data center reliability. Complementary Renewable Integration: The region also has the Mockingbird Solar Center (471 MW) operational nearby, and Meta has signed a renewable supply agreement with Nexus Renewable Power for the MRG Goody Solar and Storage project in Lamar County, enabling hybrid power sourcing strategies. There is also a new project to the west approximately 2 miles away along hwy 82. A Google projected power plant development. Regional Energy Growth: The Lamar area is experiencing significant data center development interest, with Project Annie (75 MW capacity) planned for the area, indicating growing infrastructure support and demand. Investment Opportunity: This prime location not only offers significant land but also a strategic advantage in the burgeoning sectors of data storage and battery technology. Don't miss this rare opportunity to invest in the future of energy and technology. For pricing and more information, please contact Broker. Office: (405) 778 - 3355, Direct: (580) 583 - 3517. In Association with Scott Reid and ParaSell, Inc. | A Licensed Texas Broker #9009637

Property Photos



Property Photos



Lamar Power Plant

Gas Power Plant

Lamar County, Texas

[View on Google Maps](#)



Power Plant Data Source: [EPA, Jan 2021](#)

Quick Stats

Capacity

1,112.6 Megawatts



Annual Net Generation

7,004,287 MWh (Megawatt Hours)

Context: That's equivalent to the annual power demand of 636,753 American homes (11 MWh each, [source: EIA](#))

Annual CO₂ equivalent emissions

2,919,097 metric tons CO₂ equivalent



Context: That's equivalent to the annual emissions of about 634,586 American cars (4.6 metric tons each, [source: EPA](#))

Lamar Power Plant Specs

Lamar Power Project

3205 FM 137, Paris, TX 75462

Plant Summary Information

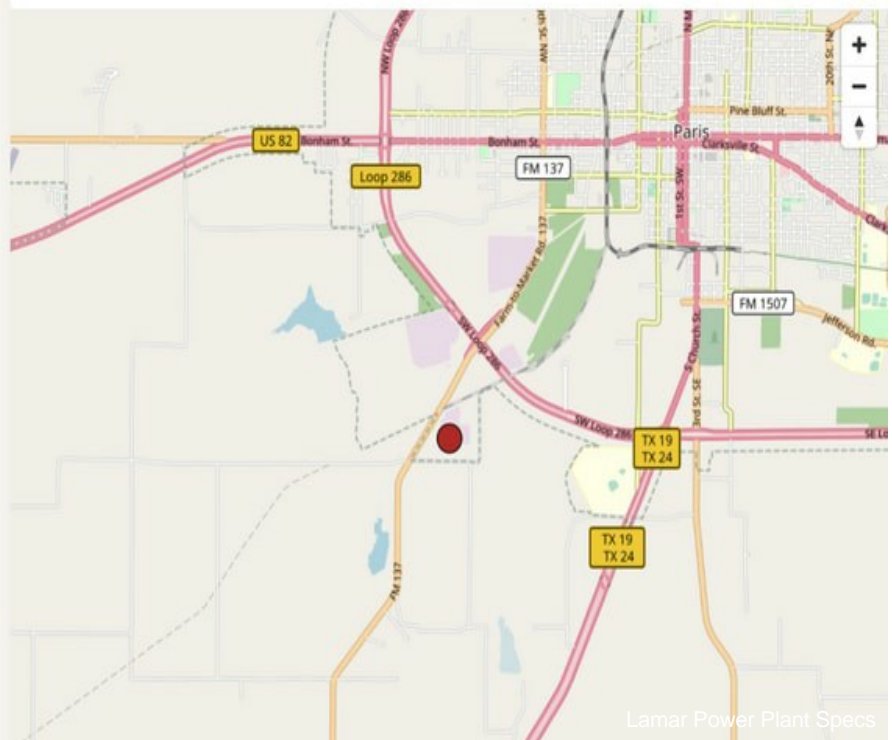
Lamar Power Project is ranked #47 out of 2,246 natural gas power plants nationwide in terms of total annual net electricity generation.

Lamar Power Project is comprised of 6 generators and generated 1.8 TWh during the 3-month period between September 2025 to December 2025.

Plant Name	Lamar Power Project
Utility Name	LaFrontera Holdings LLC
Location	Lamar County, TX
Initial Operation Date	May 2000
Last Update	Dec 2025
Annual Generation	6.9 TWh
Annual Consumption	51.9 M MMBtu
Ranked #140	out of 12,613 Power Plants Nationwide
Ranked #47	out of 2,246 Natural Gas Power Plants Nationwide
Ranked #13	out of 816 Texas Power Plants
Ranked #6	out of 314 Texas Natural Gas Power Plants
Fuel Types	Natural Gas
Previous Operator	Lamar Power Partners LP (2013 to 2015) LaFrontera Holdings LLC (2016 to 2024)

Map of Lamar Power Project

Full Screen Map

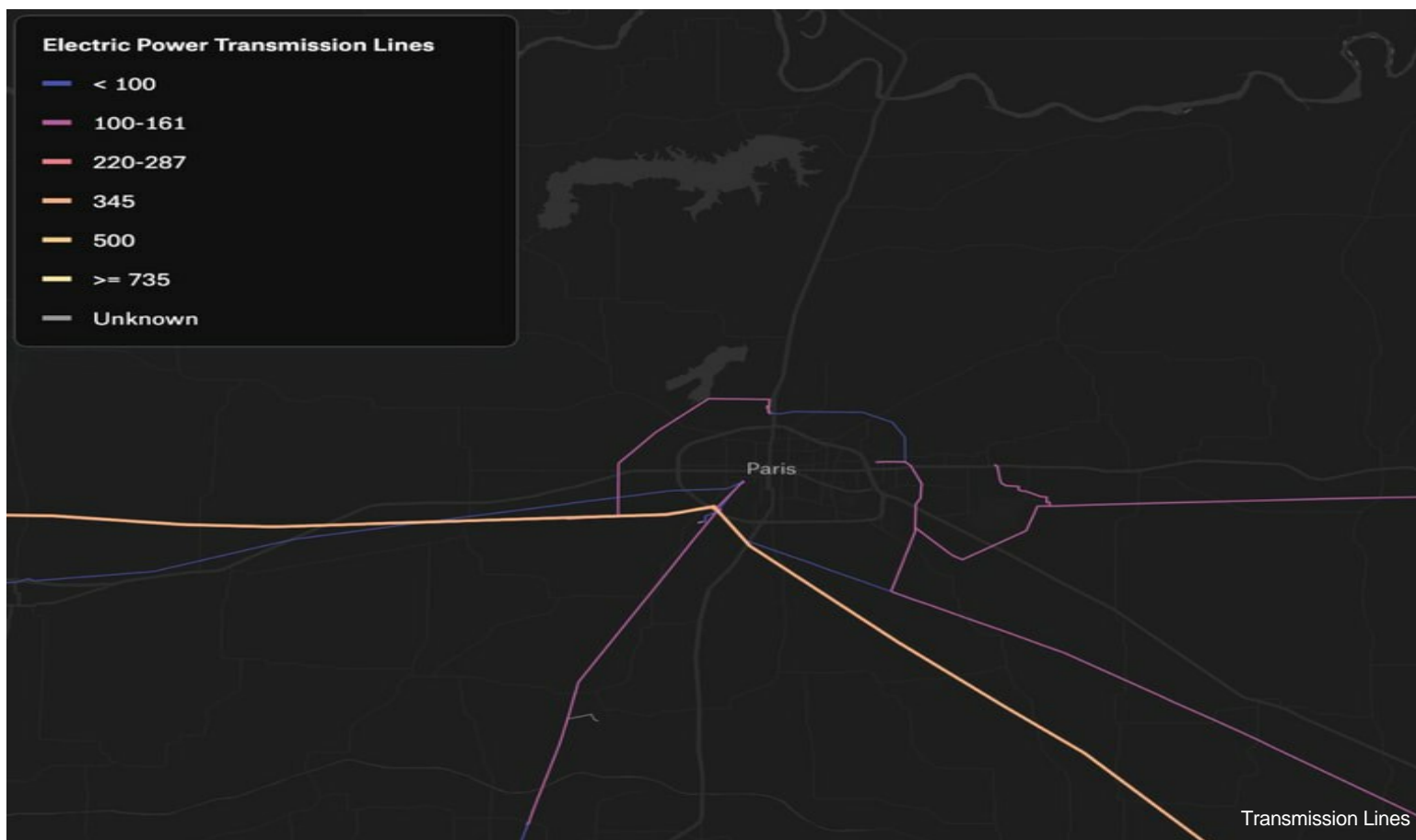


Lamar Power Plant Specs

Property Photos



Lamar Power Plant





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.

ParaSell, Inc. Name of Sponsoring Broker (Licensed Individual or Business Entity)	9009637 License No.	broker@parasellinc.com Email	949.942.6585 Phone
Scott Reid Name of Designated Broker of Licensed Business Entity, if applicable	739436 License No.	broker@parasellinc.com Email	949.942.6585 Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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