

COYOTE ASSET

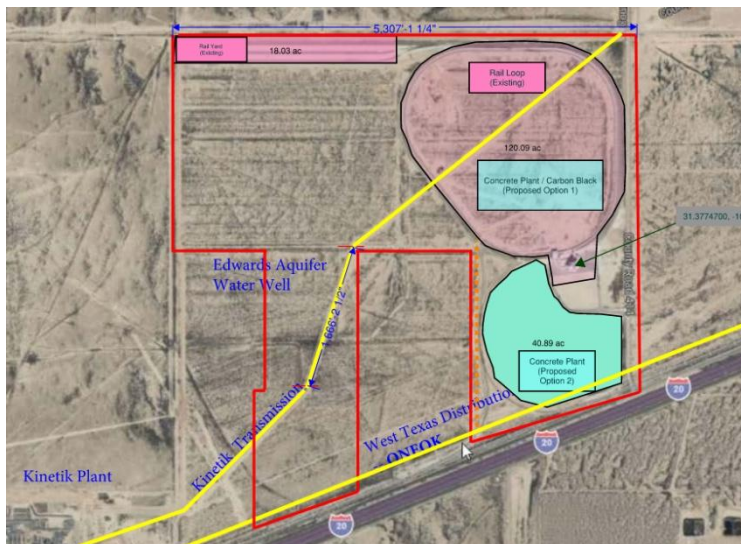
The Coyote asset (Lone Star Terminals) is well situated for immediate industrial development. The property resides in an industrial zone corridor near Pecos, Texas in Reeves County. The site provides quick access from I-20, which is adjacent to the South. I-20 is also a major cross country fiber communication route, providing readily available networking ability (giga bit to terabits of Bandwidth). Further on a logistics front, the property exhibits a unique rail attribute, with its working East and West bound Union pacific switch. From that point, the site is first marketed as a terminal and currently has (4) four, 5K ton silos and state of the art transloading infrastructure, including (3) three full unit-train loops and four ladders.

The Property expands close to 500 acres. Outside of the rail terminal, Gas Supply is readily abundant, providing one of the most advantageous utility features. Oneok operates a 12" (WesTex) line to the south along with a 30" line (Road Runner) to the Southwest. With access to the 30", the number of producers accessible to the property becomes a competitive advantage. There is another 24" line that runs up the middle of the property and is operated by Kinetik. Kinetik has a gas processing plant immediately to the property's western boundary. Between producers and transmitters, the property can create competitive solicitation for gas on all aspects of the midstream value chain.

The property also sits just south of the Coyote Springs Sub-station, operated by Texas-New Mexico Power (TNMP). This Substation stands up one (1) 138KV lines.

Finally, the property has some of the best water resources in the country. The Edwards Aquifer sits at a shallow depth, with regulatory access of 2MM Gallons a year per acre. There are currently five working wells onsite, each producing up to 1000GPM. With the proximity to Pecos city limits, municipal water is also available.

The property is prime real estate for industrial use and marketed for all energy / Industrial related operations.



Contact David March with Inquiries

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Accessibility: I20 Corridor, industrial zoned real-estate
Rail:

- ❖ Union Pacific frontage: East and West Switch to facility

Location:

- ❖ **500 Acres** NE of I20 and CR 408 in Reeves County TX

Gas: Readily available and plentiful

- ❖ Kinetik - 24" line through center of property, Gas plant immediately adjacent to the West.
- ❖ Oneok - 12" pipeline along Southern Boarder.
- ❖ One interconnect to 30" line (Road Runner)

Power / Interconnection:

- ❖ Coyote Springs Substation - 138KV line 1926ACSR, To North.

Fiber: Yes

- ❖ Trunk-line along I20 corridor, adjacent to the South
- ❖ 200-300GBS range. Terabit range upon request

Municipal Potable Water: Possible

Edwards Aquifer:

- ❖ (5) wells on site, up to 1000GPM each
- ❖ Total capacity of 2MM Gallons a Year / Acre