

## JACKRABBIT ASSET

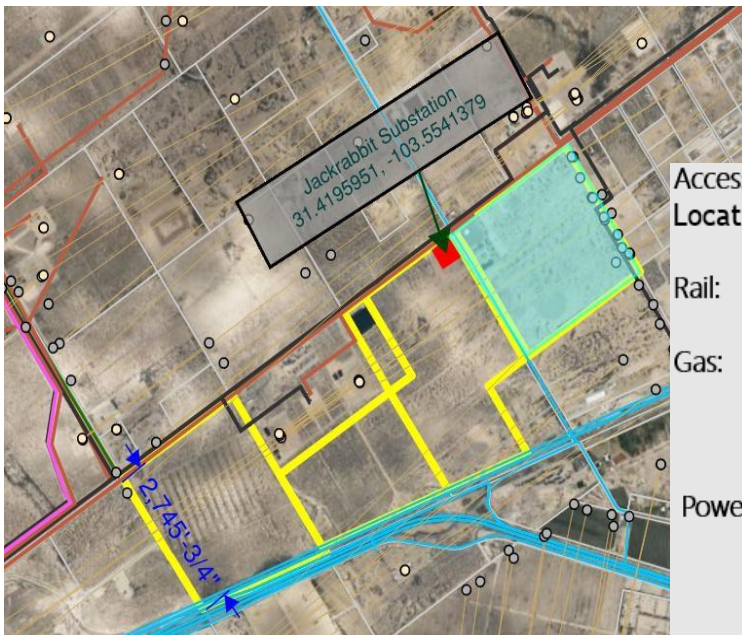
The Jackrabbit asset (named after the adjacent TNMP substation) is well situated for immediate industrial development. The property resides in an industrial zone corridor in Reeves County Texas. The site provides quick access from I-20, which is adjacent to the South and is adjacent to Pecos city limits from the East. The I-20 is a major fiber network transit line with 100-400 giga bits of bandwidth and Terabit service upon request.

The Property expands close to 680 acres and has abundant gas supply with West Texas Gas' 4" adjacent line (WTG REEVES), OneOk's 30" RTG line near proximity and Kinetiks Pecos Bend Line & processing facility (proximity).

The Jackrabbit Substation is confined within the property boundaries to the North, operated by TNMP. This Substation stands up one 138KV line with ready infrastructure for a second and is known to have 450-700MWs of capacity for distribution. The Sub was built for a project that never developed and is currently unused. Only minor modifications would be required to finish an interconnect which has been filed and approved for the assets' use.

The property has some of the best water resources in the county. The Edwards Aquifer sits at a shallow depth, with regulatory access of 2MM Gallons a year per acre. There are currently six working wells onsite, each producing up to 2000GPM. With the adjacent Pecos city limits, municipal water is also available.

The property is prime real estate for industrial use and marketed for Datacenter / Bitcoin mining operations (or best suited venture).



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

**Location:**

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

**Rail:**

- ❖ Union Pacific frontage

**Gas:**

- ❖ West Texas Gas - 4" WTG Reeves County
- ❖ Kinetik - 24": Pecos Bend (near proximity)
- ❖ OneOk- 30": Road Runner (near proximity)

**Power / Interconnection:**

- ❖ Generation Onsite: 400MWs ++, **99.99% Reliable**
- ❖ TNMP, Jackrabbit Substation - 138KV line 1926ACSR, 400 750MW capabilities.

**Fiber:** Yes

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

**Municipal Potable Water:** yes

**Edwards Aquifer:**

- ❖ (6) wells on site, up to 2000GPM each
- ❖ Total capacity of 2MM Gallons a Year / Acre