

FOR SALE



STATE HIGHWAY 70



**SH 70 & CR 108
SWEETWATER, TX 79556**

RAILESTATE FOR SALE

± 1,611.03 ACRES (DIVISIBLE)



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PROPERTY HIGHLIGHTS

- RailEstate For Sale: ± 1,611.03 Acres (Divisible)
- Transmission Lines (345KV)
- Natural Gas: >30" (Atmos)
- Rail Road: Adjacent to BNSF
 - Two Adjacent Properties are Rail-Served.
- Existing Water Well On-Site
- Fiber Line On-Site
- City Water and Sewer Nearby

LOCATION

- Partially within City Limits
- ± 2.3 Miles North of Interstate 20
- ± 42 Miles West of Abilene, TX
- ± 107 Miles East of Midland/Odessa, TX



— 35KV Transmission Lines
- - - BNSF Railroad
— Natural Gas: Atmos

OPPORTUNITY OVERVIEW

● Colocation Facilities

● Hyperscale Facilities

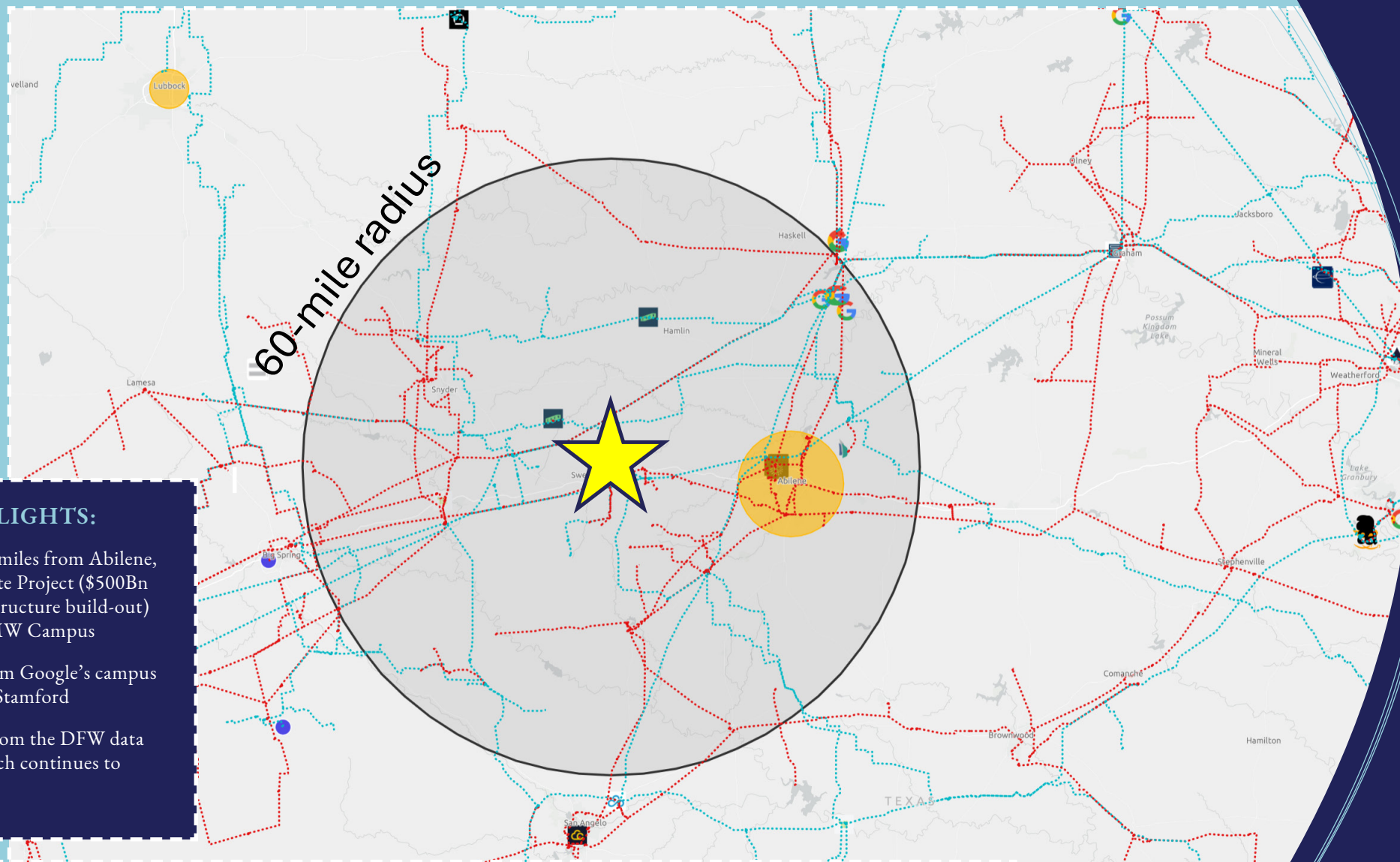
● Hyperscale Leased

● Enterprise Facilities

.... Transmission Lines

⊗ >= 132

⊗ >= 310



MARKET HIGHLIGHTS:

- Approximately 30-miles from Abilene, home to the Stargate Project (\$500Bn National AI infrastructure build-out) and Crusoe's 900MW Campus
- Under 60-miles from Google's campus surrounding Lake Stamford
- Under 200-miles from the DFW data center market, which continues to migrate west

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
- Why the Future of DFW's Data Center Market Is Moving West - D CEO Magazine
- Google data centers totaling \$40 billion coming to Texas

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DATA CENTER DEVELOPMENT

- Transmission Infrastructure: Numerous Oncor 345kV transmission lines on site
- AHJ: County (no zoning)
- Fiber: Robust regional/long-haul network running through Sweetwater (site adjacent)
- Ingress/Egress: State Highway 70
- Site Constraints: Some wetlands and floodplain (wetland delineation recommended), although significant flat and congruent acreage free of easements
- Attainment Status: Attainment (Full), implies +350MW of base loading NG generation before crossing Title V 100typ NO_x/VOCs threshold

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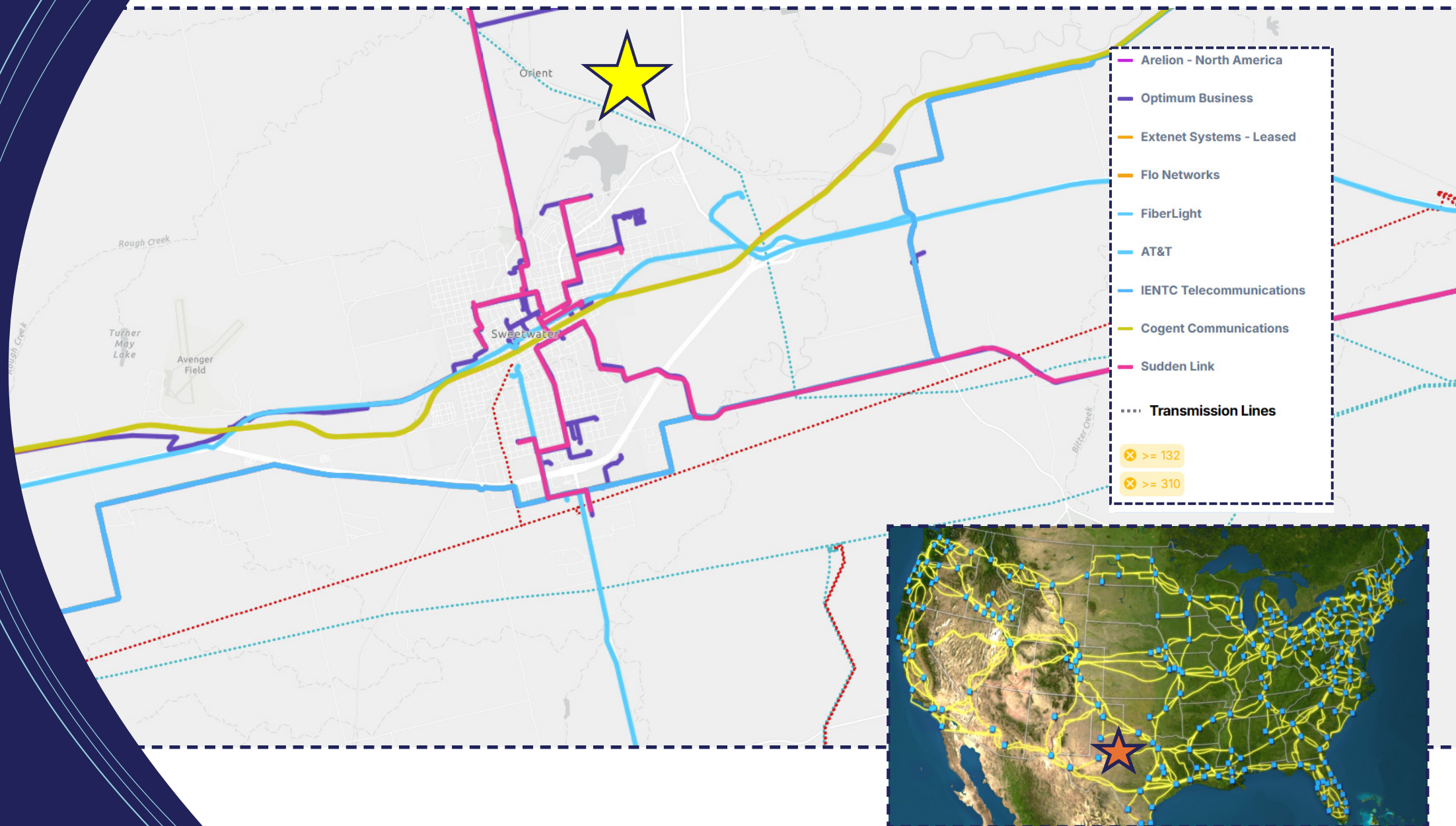
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HIGHLIGHTS

- 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.

FIBER NETWORK OVERVIEW

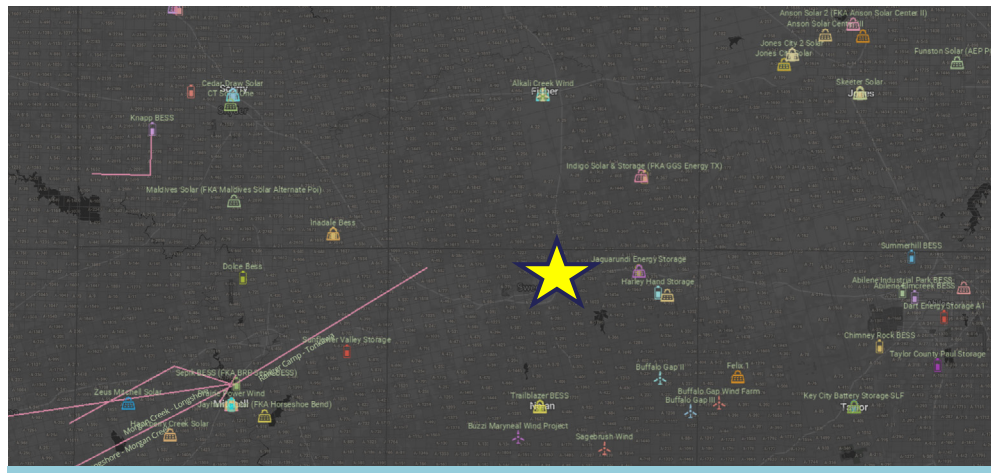


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OPERATING AND PLANNED TRANSMISSION & POWER INFRASTRUCTURE



OPERATING TRANSMISSION AND POWER INFRASTRUCTURE



PLANNED TRANSMISSION AND POWER INFRASTRUCTURE

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	Dermott Switch	Facility Study	6/1/2025	10/1/2028	1043 MW 1,218
3 Zeus Mitchell BESS	Ranger Camp Switch	Facility Study	5/20/2024	4/17/2029	1043 MW 1,783
4 Zeus Mitchell BESS II	Prong Moss Switch; Ranger Camp Switch	Facility Study	6/1/2025	5/1/2027	1043 MW 699
5 Key City Solar SLF		Facility Study	7/7/2025	3/31/2029	1011 MW 1,363
6 Zeus Spade Wind	Gasconades Creek; Morgan Creek	Facility Study	3/29/2024	9/30/2027	987 MW 1,280
7 Zeus Mitchell Solar	Ranger Camp Switch	Facility Study	4/17/2024	4/17/2029	895 MW 1,852
8 Indigo Solar 3	Graham	Facility Study	10/29/2024	11/1/2028	800 MW 1,484
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	Graham Plant Switch; Tonkawa	Facility Study	5/1/2024	4/19/2028	576 MW 1,449
12 Harley Hand Solar	Sweetwater East	Facility Study	12/1/2019	4/7/2029	506 MW 3,415
13 Zeus Scurry Solar	Dermott Switch	Facility Study	5/1/2025	10/1/2028	504 MW 1,249
14 Harley Hand Storage	Sweetwater East	Facility Study	3/1/2021	4/7/2029	503 MW 2,959
15 Dog Star Solar II	Mulberry Creek Substation	Facility Study	6/1/2025	12/31/2027	503 MW 943
16 Dog Star Solar I	Mulberry Creek Substation	Facility Study	6/1/2025	12/31/2027	503 MW 943
17 River Boat Solar	Cattlemen; Gasconades Creek	Facility Study	9/1/2024	9/28/2028	500 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	Buffalo Gap Wind Farm	Repowering	2/1/2027	2/1/2027	464 MW 792
22 Cedar Draw Solar	Nebula	Facility Study	3/1/2024	12/31/2027	451 MW 1,400
23 Zeus Spade BESS	Gasconades Creek; Morgan Creek	Facility Study	3/29/2024	3/20/2027	446 MW 1,086
24 Funston Solar (FKA Funston Solar - Alternative Pole Star)	Phantom Hill; West Shackelford	Interconnection Agreement	2/27/2024	11/30/2027	351 MW 1,372
25 Funston Solar (AEP POI)	Arlene Mulberry Creek; Perigee	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 1,396
27 Buffalo Gap III	Buffalo Gap Wind Farm	Repowering	11/1/2024	2/1/2027	338 MW 822
28 River Boat Power Gas Plant-ERCOT 28NR0351	Cattlemen; Gasconades Creek	Facility Study	8/1/2025	6/30/2028	334 MW
29 Trailblazer Solar		Facility Study	3/1/2026	12/1/2027	325 MW 651
30 Prairie Power Wind	Longshore	Facility Study	5/1/2025	4/17/2029	303 MW 1,447
31 Themisto Solar	Loraine; Sweetwater East	Facility Study	2/1/2024	6/30/2028	301 MW 1,611
32 Inside Bees	Scurry County South; Tonkawa	Facility Study	7/25/2023	2/1/2029	287 MW 2,001
33 Inside Solar	Scurry County South; Tonkawa	Facility Study	2/1/2023	7/25/2028	281 MW 2,001
34 Trailblazer BESS		Facility Study	3/1/2026	12/12/2027	262 MW 651
35 Sweater Solar	Mesquite Substation; Sweetwater East	Facility Study	5/1/2024	12/2/2028	251 MW 1,676
36 Vaca Del Sol (FKA Tiger Solar)	Phantom Hill	Under Construction	4/1/2021	12/31/2027	251 MW 2,100
37 Alkali Creek Wind 2	Tonkawa	Facility Study	12/1/2025	12/1/2028	250 MW 1,096
38 Buffalo Gap Wind Farm	Buffalo Gap Wind Farm	Repowering	1/1/2025	2/1/2027	241 MW 761
39 Cedar Draw Bees	Nebula	Facility Study	3/1/2024	12/31/2027	228 MW 1,400
40 Anson Solar 2 (FKA Anson Solar Center II)	Phantom Hill	Under Construction	6/23/2017	4/30/2026	219 MW 3,233
41 Sepanta Solar (AKA Leuven Solar)	Eskota Switch	Facility Study	10/18/2022	9/18/2029	217 MW 2,527
42 Jones City 1 Solar	Claytonville; Phantom Hill	Under Construction	1/21/2019	7/31/2026	215 MW 2,748
43 Forts Trail Bees	Central Bluff Substation	Facility Study	6/1/2022	7/25/2028	209 MW 2,246
44 River Boat Storage	Cattlemen; Gasconades Creek	Facility Study	9/1/2024	9/25/2028	207 MW 1,485
45 Hamby Solar	Roberts	Interconnection Agreement	3/1/2024	9/27/2028	206 MW 1,579
46 Sunflower Valley Storage	Loraine	Facility Study	4/1/2025	4/17/2029	206 MW 1,477
47 Forts Trail Bees 2	Central Bluff Substation	Facility Study	2/1/2023	7/25/2028	206 MW 2,001
48 Taylor County Paul Storage	Ablene South	Facility Study	12/1/2024	6/30/2028	205 MW 1,307
49 Sepik BESS (FKA BRP Sepik BESS)	Loraine South; Ranger Camp	Facility Study	12/1/2020	3/1/2028	205 MW 2,647
50 Crowded Star I Bees	Open Sky	Interconnection Agreement	8/1/2023	7/8/2027	203 MW 1,438
51 Forts Trail Solar	Central Bluff Substation	Facility Study	6/1/2022	7/25/2028	201 MW 2,246
52 Sagebrush Wind	Central Bluff Substation; Sweetwater East	Facility Study	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	Clayton; West Shackelford	Facility Study	6/23/2017	6/1/2028	200 MW 3,996
55 Johnson Grass Solar	Cattlemen; Navigation Substation	Facility Study	9/1/2024	4/19/2028	196 MW 1,326
56 Jones City 2 Solar	Claytonville; Phantom Hill	Under Construction	3/29/2020	3/29/2020	185 MW 2,255
57 Maldives Solar (FKA Maldives Solar Alternate Po)	Long Draw; Scurry County South	Interconnection Agreement	7/1/2023	3/20/2028	184 MW 1,724
58 Whietal BESS		Facility Study	2/27/2024	6/9/2029	180 MW 1,928
59 Indigo Solar & Storage (FKA GGS Energy TX)	Claytonville; Phantom Hill	Facility Study	9/15/2022	10/4/2023	180 MW 1,737
60 Indigo Solar 2	Clayton; West Shackelford	Facility Study	10/4/2023	7/15/2027	180 MW 1,380
61 Hackberry Creek Solar	Longshore; Ranger	Interconnection Agreement	7/1/2023	7/1/2028	176 MW 1,827
62 Chimney Rock BESS	Butman; Moore-Substation	Facility Study	2/1/2025	4/30/2029	156 MW 1,164
63 Anson Bat	Phantom Hill	Interconnection Agreement	12/3/2020	12/1/2027	154 MW 2,554
64 Fluvanna Max Solar SLF	Dermott Switch	Facility Study	12/1/2024	9/14/2029	153 MW 1,748
65 Jaguarundi Energy Storage	Eskota Switch	Facility Study	6/1/2025	11/10/2029	152 MW 1,623
66 Indigo Solar & Storage (FKA Innovative Solar 245) (AKA GGS Energy TX)	Clayton; Phantom Hill	Interconnection Agreement	9/27/2018	9/17/2027	150 MW 3,277
67 Solara Bees 2	Hendrick	Facility Study	7/5/2022	11/30/2027	150 MW 1,974
68 Solara Bees 1	Hendrick	Facility Study	7/5/2022	11/30/2027	150 MW 1,974
69 Summerhill BESS		Facility Study	2/1/2025	12/31/2028	143 MW 1,429
70 CT Solar One		Pre-Construction		12/31/2028	110 MW
71 Hide Town Energy Storage	Sacroc	Facility Study	1/17/2023	10/1/2028	103 MW 2,459
72 Holstein 2 Energy Storage	Central Bluff Substation	Facility Study	8/1/2019	5/1/2027	102 MW 2,830
73 Root Energy Storage	Knapp Substation	Facility Study	1/1/2023	9/13/2027	102 MW 1,716
74 Jayhawk Solar (FKA Horseshoe Bend)	Gasconades Creek	Facility Study	4/30/2027	10/2/2029	102 MW 2,825
75 Dolco Bees	Barber; China Grove Switching Station	Facility Study	9/27/2022	9/18/2028	101 MW 2,183
76 Holstein 2 Solar	Central Bluff Substation	Facility Study	12/21/2016	4/3/2028	101 MW 4,121
77 Indigo Storage 2	Claytonville; Phantom Hill	Facility Study	9/22/2023	9/17/2027	60 MW 1,456
78 Indigo Storage 4	Clayton; Phantom Hill	Facility Study	10/25/2023	6/1/2029	60 MW 1,403
79 Indigo Storage 3	Claytonville; Phantom Hill	Facility Study	11/14/2023	9/17/2027	60 MW 1,403
80 Fluvanna Max Bees SLF	Dermott Switch	Facility Study	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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 Designated Broker of Licensed Business Entity, if applicable	License No.	Email	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

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REAL ESTATE

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