

WHITE RABBIT ENERGY PARK

138 kV | 1,375 MW Phased Development

Location: Alice, Texas

520-acre AI-ready campus with expandable infrastructure, 138 kV transmission crossing the property, adjacent substation, significant natural gas availability, industrial zoning, and phased development potential exceeding 1 GW.

Site Overview

- **Acreage:** 520 acres (1 owner)
 - **Ownership:** Deeded, Unencumbered
 - **Zoning:** Industrial
 - **Fiber:** Spectrum, Fiberlight, ATT
 - **Water:** 5 MGD municipal now; +5 MGD in 18 months.
 - **Gas:** 240K MMBtu/d Q2 2027
-

Municipal Support & Incentives

Outside city limits; within ETJ, with incorporation at development.

Bridge Power (cumulative)

- 2027: 250 MW (Bridging Power)
- 2028: 1,000 MW (Bridging Power)

Grid Interconnection Date (TBD)

Request for 375 MW initiated Feb 2026

Municipal Support & Incentives

- EDC and City Manager Support
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Turnkey Bridging Power Solution

- **Proven Capacity:** Hyperscale load experience with verified filings
 - **Guaranteed Assets:** Dispatchable generation, no phantom MW
 - **Reliability:** N+ scenario custom engineered to fit
 - **Bespoke Ramp-Up:** Power staged in sync with tenant draw
 - **Aligned Economics:** Pro-rata pricing tied to actual MW ramp
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8888CRE

WHERE POWER MEETS PERFORMANCE

Proprietary & Confidential

Data Center Opportunity

520 ac for data center development in Alice, Texas

White Rabbit Energy Park is a 520-acre AI-ready data center site in Alice, Texas, with 138 kV transmission crossing the property, an adjacent substation, industrial zoning, abundant natural gas, municipal water, and phased growth beyond 1 GW planned.



Power
138 kV



Zoning
AG Un-incorp.
Buyer Annex



Size
520 ac net



Fiber
Redundant



Speed To Market
Bridging Power Q1 2027
Utilities COD TBD



Utility
Bridge to Grid
AEP/ERCOT

Jim Wells County Texas

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STRATEGIC SOUTH TEXAS LOCATION

Central to major Texas markets, international trade corridors, air service and Gulf Coast logistics.



Site Location is Aproximate

1 GW Infrastructure Advantage

1 GW development site with gas, fiber and transmission infrastructure on-site. Direct US-281 access supports rapid campus deployment.



INFRASTRUCTURE CONVERGENCE

- 240,000 MMBtu/day gas pipeline adjacent to site
- Substation adjacent to development footprint
- Existing transmission infrastructure crosses site
- Fiber infrastructure at/adjacent to site
- Direct US-281 & Bus 281 access

WORKFORCE & TALENT PIPELINE

White Rabbit Energy Park | Alice, Texas

Alice is supported by the broader Coastal Bend industrial labor market, giving a data center operator access to local trades plus a deeper regional pool of construction, engineering and 24/7 operations talent.

213,600

**Corpus Christi MSA
labor force**

June 2026

203,200

**Regional nonfarm
jobs**

June 2026

5.1%

**Corpus Christi MSA
unemployment**

June 2026

DATA CENTER-RELEVANT LABOR

Electrical & Controls

Power systems, electricians, instrumentation and controls

Construction Trades

Welding, fabrication, civil, logistics and field support

Mechanical / HVAC

Industrial maintenance, cooling and rotating-equipment skills

24/7 Operations

Facilities, maintenance, security and site operations

LOCAL & REGIONAL TALENT PIPELINE

COASTAL BEND COLLEGE – ALICE

Local campus in Alice with workforce education and skilled-trades pathways, including welding and other career/technical programs.

TEXAS A&M UNIVERSITY–KINGSVILLE

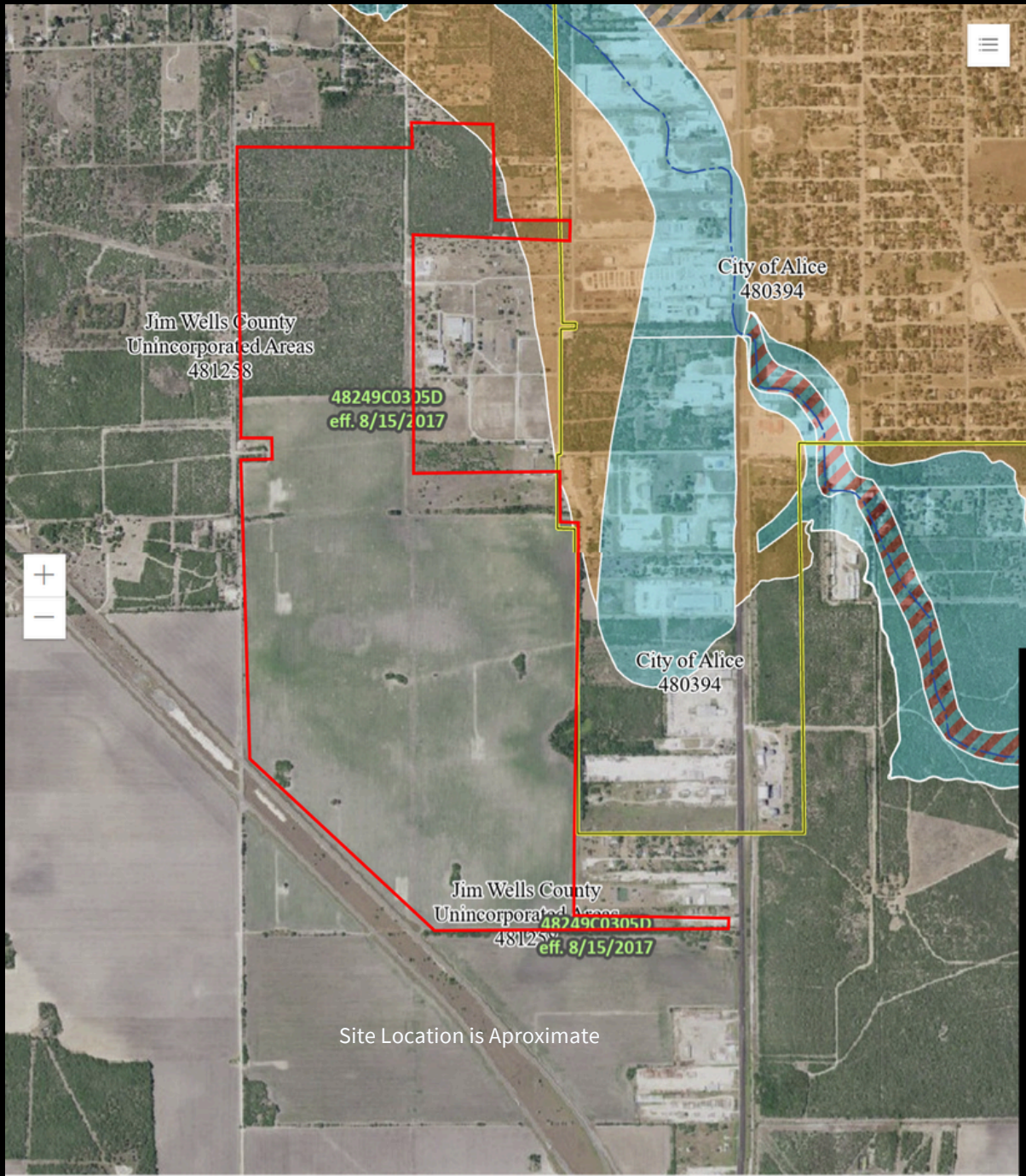
Nearby engineering pipeline with electrical, mechanical, industrial, computer engineering and computer science programs.

WORKFORCE SOLUTIONS COASTAL BEND

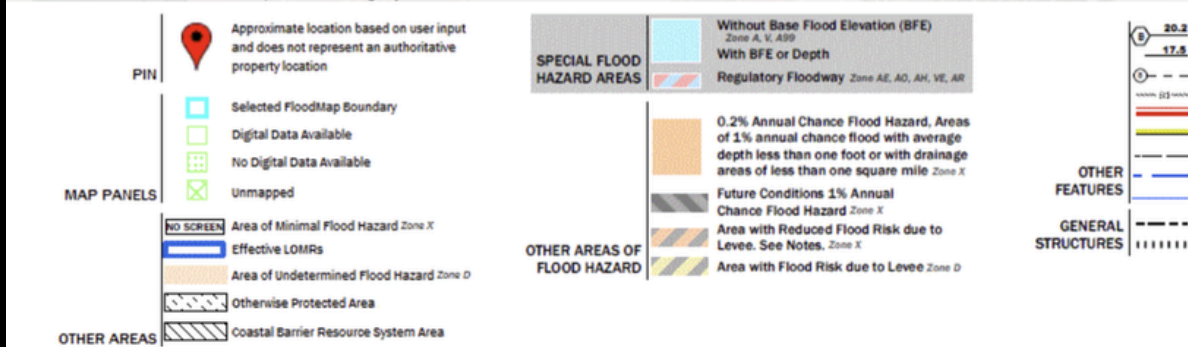
Regional employer support for recruiting, job fairs, applicant pre-screening, workforce training and career development.

1 GW CAMPUS: Local operating workforce + regional specialty trades for peak construction.

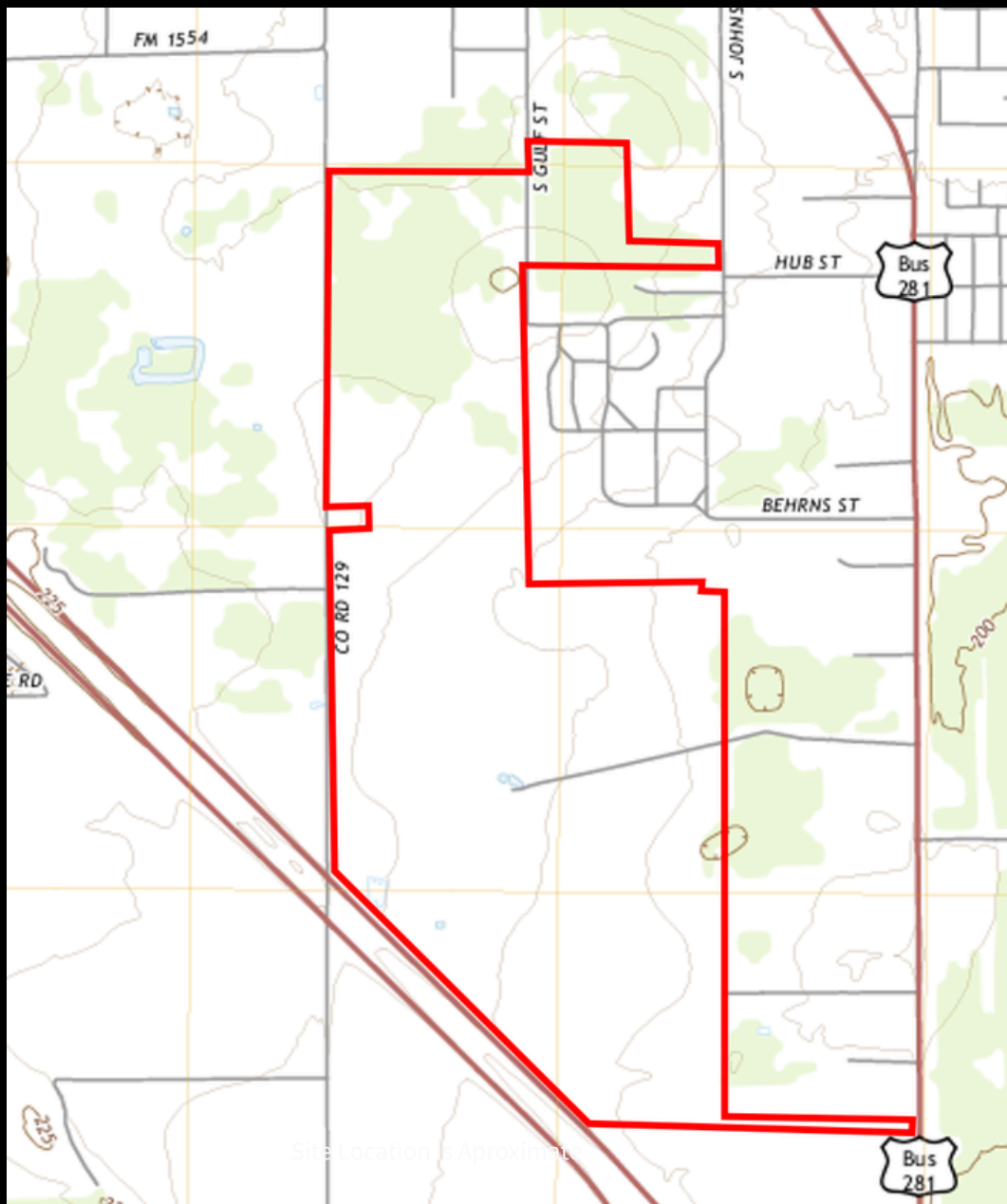
MAP - FLOOD PLAIN



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.



MAP - TOPOGRAPHY



- Approximately 84% of the property is under 1% slope.
- Approximately 98% is under 2% slope.
- Only about 2% exceeds 2% slope on the smoothed terrain surface.

CITY IS OPEN FOR BUSINESS



Come grow with Alice!

ALICE, TEXAS, JIM WELLS COUNTY



Alice is ¡Buena Gente!

With a population of almost 18,000, we are the 5th largest city in the Coastal Bend region. From hosting the largest cattle drives in the nation at the turn of the 20th century to being the center of several oil booms over the past 75 years, Alice earned the name "Hub City of South Texas." We have small city vibes with big city amenities and great quality of life.

We invite you to visit with us to discuss your next big project.



Expedited Planning & Permitting Process



Low-Cost Site Plan Review



Low-Cost Building Permit Fees

Utilities



Up to 8.63 MGD treated raw surface water



3 MGD brackish water desalination project underway



Wastewater



Natural gas



Electricity



Fiber Optic 1GB Internet

Transportation



Alice-Jim Wells County International Airport (General Aviation Airport)



Class 1 Railroad: Kansas City Southern Railway



US Highway 281 Texas Highway 44

Distance from Alice to:

- Corpus Christi: 45 miles
- Laredo: 97 miles
- San Antonio: 126 miles
- Rio Grande Valley: 149 miles

Why Alice?



Contact Information

Michael Esparza
City Manager

Michael.Esparza@cityofalice.org
Office: 361-668-7210
Cell: 361-460-0997

500 E. Main St.
Alice, Texas 78333

www.cityofalice.org

City Manager / Head of EDC says the city is open for business and can supply 5mgd of water now and an additional 5 mgd a day after 18 months.

AIRSPACE HEADROOM

 Obstruction Evaluation / Airport Airspace Analysis (OE/AAA)

Pre-Screening Tool

Use this tool to pre-screen your structure to determine if your proposed construction or alteration project requires notice to FAA.

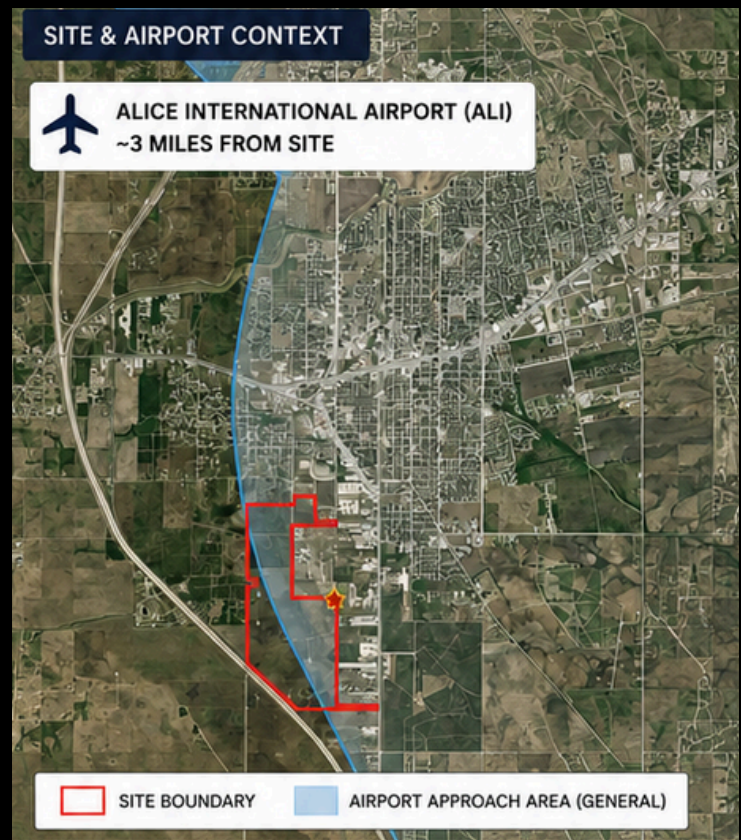
Latitude		Longitude		Datum	Height	Site Elevation
27 43 21.21	N ▾	98 04 57.79	W ▾	WGS 84 ▾	153 (feet AGL)	202 (feet AMSL)

Based on the information you provided,

you are not required to file notice with the FAA.

RESULT SUMMARY

- ✓ Pre-screening structure height:
153 feet AGL
- ✓ Site elevation
202 feet AMSL
- ✓ FAA OE/AAA result
No FAA notice required



SITE IMAGES



SITE IMAGES



AEP ENERGY CONVERSTATION STARTED

Load Interconnection Form		Tracking Information	
		CRM ID #	
		Load Study ID	
		Today's Date	
		Revision Number	
Interconnection Information		Comments	
Corporate Name			
Project Name	White Rabbit Energy Park		
Customer name requesting service	CMB Alice Holdings, LLC		
Type of Load (Wholesale, Retail, etc.)	Data Center		
Point of Interconnection (GPS if Available)	27.725977, -98.087994		
Point of Interconnection 911 Address	S HWY 281 BYPASS Alice Texas		
County Name	Jim Wells		
AEP Customer Account Manager	Ricky Miller		
Load Information			
Requested In-Service Date	12/1/2027		
Total Load interconnected by 2027	60		
Total Load interconnected by 2028	100		
Total Load interconnected by 2029	325		
Total Load interconnected by 2030	375		
Total Load interconnected by 2031	375		
Total Load interconnected by 2032	375		
Ultimate Size of Interconnected Load			
Ultimate Load Date	12/1/2029		
Industrial Load Type	Data Center		
Transmission or Distribution voltage	transmission		
Voltage requested	138 kV at the POI. Customer owned 138 kV to 34.5 kV transformation at the customer substation.		
Is Load Seasonal or Flat?	Flat		
Power Factor %	95%		
Load Factor %	98%		
Running Load Size	90%		
Auxiliary Load	75MW		
Motor Information (if applicable)			
Number and Size (hp) of Motor(s)			
Motor Code(s) or Locked Rotor Current			
Starting Power Factor			
Running Power Factor			
Efficiency			
Voltage on the Motor Side (kV)			
Are they VFDs?			

TRANSACTION GUIDELINES

Key Offer Considerations

This offering of Data Center land is being distributed exclusively by Roxanne Marquis and 8888CRE to select group of pre-qualified investors. The prospective investor will be selected by the Owner in its absolute discretion on the basis of variety of factors, including, but not limited to:

- Financial Strength
- Proof of Closing Funds
- Level of discretion to invest funds
- Ability to close in an efficient manner
- Experience in closing similar transactions
- Absence of contingencies

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