

INVICTUS BESS + LOAD

Location: Santa Anna, Texas

Site Overview

- **Acreage:** 82.49 acres
 - **Ownership:** Deeded, Unencumbered
 - **Zoning:** Agricultural (Unincorporated)
 - **Utility Grid:** 138kV & 69kV AEP / ERCOT
 - **Fiber:** TBD
 - **Water:** City
 - **Gas:** Dela Gas Line COD 2028
-

AEP Utility Load Study

- 150MW 2028

ERCOT BESS

- 140 MW – Q1 2028
-



8888CRE

WHERE POWER MEETS PERFORMANCE

Proprietary & Confidential

Transmission- Adjacent Energy Campus

140 MW BESS + 150 MW Load

8888CRE and Roxanne Marquis present the Load & Battery collocated on an 82.49 acre site in AEP ERCOT territory with 138 kV and 69 kV access, a transmission substation adjacent, and a power pathway aligned to 150 MW load by 2028 and 140 MW BESS in 2028.



Load
150 MW 2028



Battery
140 MW 2028



Power
138kV
Sub Station adjacent



Zoning
AG



Size
82.49 ac



Fiber
Zayo 2028



Speed To Market
Interconnection 2028

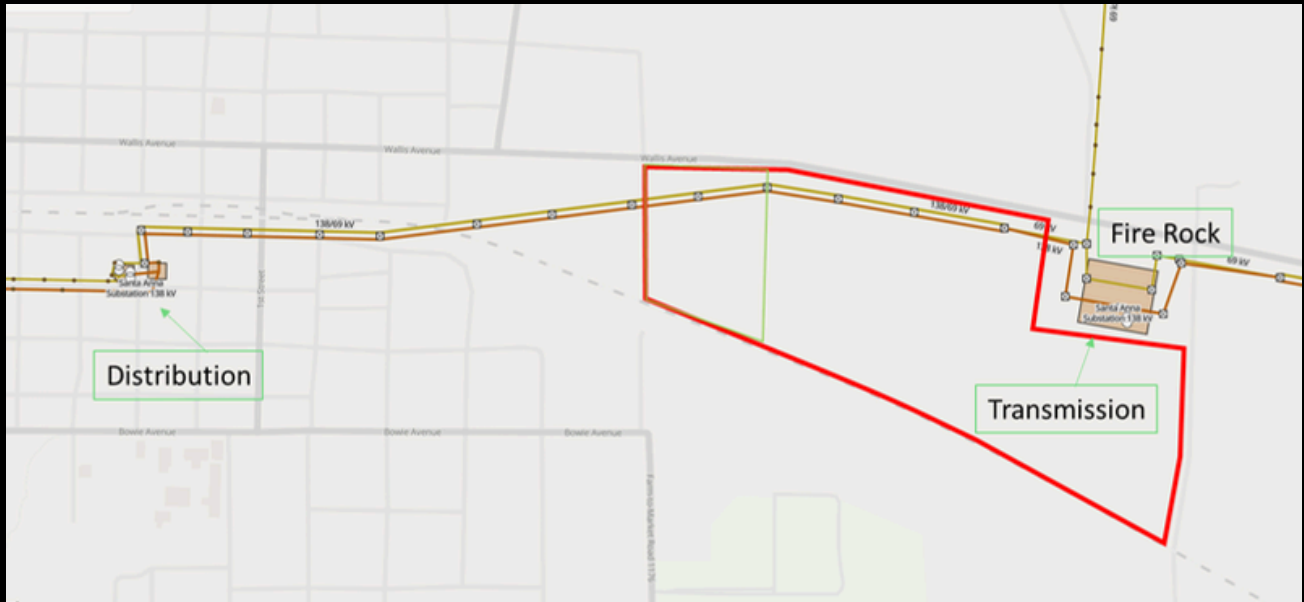


Utility
AEP / ERCOT

Santa Anna, Texas
Coleman County

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Data Center Land Specialist
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GRID ADJACENCY & POWER CONTEXT



Property boundary, adjacent 183 kV transmission substation, 138kV and 69 kV lines, and nearby switching and distribution substations labeled.

Grid Proximity

Adjacent 183kV transmission substation
138 kV & 69kV lines cross the property
Switching & distribution substations ~5000ft

Studies & Timing

ERCOT Full Interconnection Study underway
BESS: 140 MW Battery Energy Storage System
Load studies: 150 MW transmission
Target interconnection date: March 2028



Adjacent Transmission Substation



Switching Substation ~5k
linear feet away

INVICTUS PROJECT - ERCOT

The screenshot displays the 'Your Interconnection Requests' page. At the top, there's a navigation bar with the ERCOT logo and the title 'Your Interconnection Requests'. Below this, a breadcrumb trail shows 'Home' and 'Interconnection'. The main heading is 'Interconnection Request List'. A filter dropdown is set to 'Show 10', indicating 'Showing 1 to 1 of 1 entries'. A table lists the request details:

Start	Number	Project Name	Primary Name	Company	Status	Last Updated
	23AN02764	Verucus Energy Storage	Ricardo Margolis	GSA Land Holdings	In progress	01/23/2026

A 'Continue' button is located below the first row of the table. A search bar is visible on the right side of the table header.

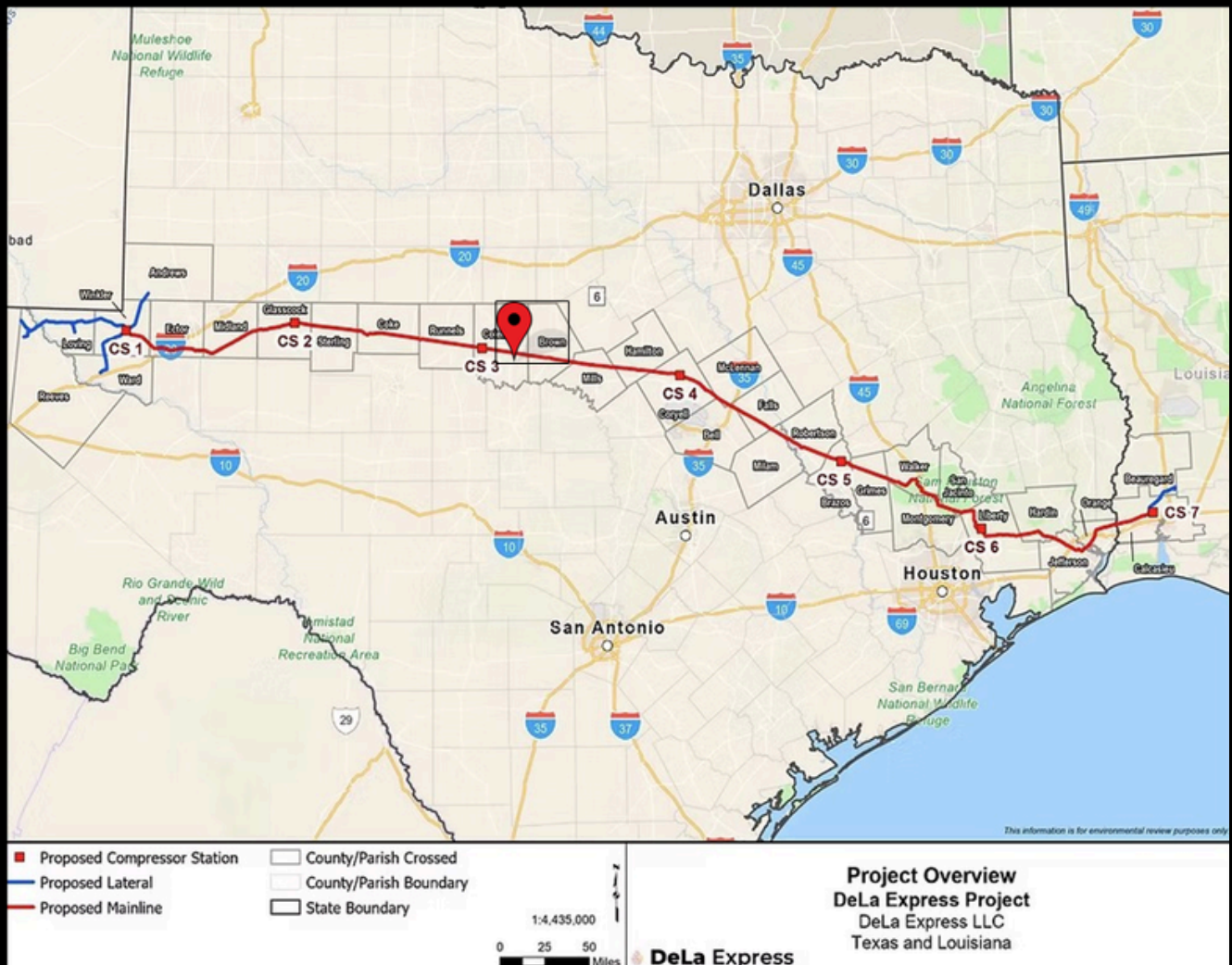
File Name	Version	Type	Attached on
Deed of Trust.pdf		Proof of Site Control	10-10-2023
PaymentInvoice_1699289774399.pdf		Electronic Signature	11-06-2023
PaymentReceipt_1699289774403.pdf		Electronic Signature	11-06-2023
ElectronicSignature.pdf		Electronic Signature	11-06-2023
LonestarAttestation.pdf		Electronic Signature	11-06-2023
INVICTUS ENERGY STORAGE PROJECT (140.53 MW) - PSL01 SUBSTATION SINGLE LINE DIAGRAM-D 24x36.pdf_REV B.pdf		One-line	11-21-2023
INVICTUS ENERGY STORAGE PROJECT (140.53 MW) - CSL01 COLLECTOR SINGLE LINE DIAGRAM D 24x36.pdf_REV B.pdf		One-line	11-21-2023
Gen_Form_INVICTUS ENERGY STORAGE_140.53 MW RARF -10-10-23_R2_V5.5 (1).xls		Other	11-21-2023
Transmission_Form_INVICTUS ENERGY STORAGE_10-10-23 R2 V5.4 (1).xls		Other	11-21-2023
Lone_Star_Infrastructure_Protection_Act_INVICTUS ENERGY STORAGE-1.pdf		Other	11-22-2023
GENERAL_SITE_ESIID_Information_INVICTUS ENERGY STORAGE_10-25-23_R2_V5.5 (1).xls		Other	11-22-2023
Screening Study Report_23INR0794_FINAL.doc		Screening Study	03-29-2024
Deed of Trust.pdf		Proof of Site Control	05-15-2024
SC_ST_FAC_DYN_23INR0794_06-01-2024.xlsx		Project Details	06-01-2024
GENERAL_SITE_ESIID_Information_INVICTUS_05-31-24_R3_V5.5.xls		Other	06-03-2024
Gen_Form_INVICTUS_142MW RARF -05-31-23_R3_V5.4.xls		Other	06-03-2024
Transmission_Form_INVICTUS_05-31-24 R3 V5.4.xls		Other	06-03-2024
Single Line Drawings - Invictus Battery Energy Storage Project - 05-31-24.zip		One-line	06-03-2024
Gen_Form_INVICTUS_142MW RARF -06-04-24_R4_V5.5.xls		Other	06-04-2024
PaymentInvoice_1718100341504.pdf		Electronic Signature	06-11-2024
PaymentReceipt_1718100341508.pdf		Electronic Signature	06-11-2024
DODElectronicSignature.pdf		Electronic Signature	06-11-2024
Santa Anna, Coleman County_.kml		Other	06-20-2024
Executed land purchase agreement.pdf		Proof of Site Control	06-20-2024
invictus POIB 138kV Fire rock substation bus.kmz		Other	06-21-2024
RarfDeclaration.pdf		Electronic Signature	10-10-2024
UTF-8Purchase Agreement 3c- Santa Anna Texas (1).pdf		Proof of Site Control	04-28-2025
Attestation Form signed.pdf		Electronic Signature	05-05-2025
SC_ST_FAC_DYN_23INR0794_05-06-2025.xlsx		Project Details	05-06-2025
SC_ST_FAC_DYN_23INR0794_05-06-2025.xlsx		Project Details	05-06-2025
6.2025 GSA Land Holdings Attestation Form signed.pdf		Other	06-25-2025
Attestation_WetSign (1).pdf		Other	07-07-2025
RarfDeclaration.pdf		Electronic Signature	10-08-2025
Change Request Notes & INR 23INR0794.docx		Other	12-18-2025

Submitted Date	FIS Fee	FIS Fee Paid	Declarative IRR Turbine or Inverter Model	Site Control Proof	FIS Application Complete
6/11/2024	3000	Yes	SC4000US-MV-US	6/21/2024	6/21/2024

GAS INFRASTRUCTURE - IN SERVICE NOW



FUTURE ENERGY OPTIONALITY

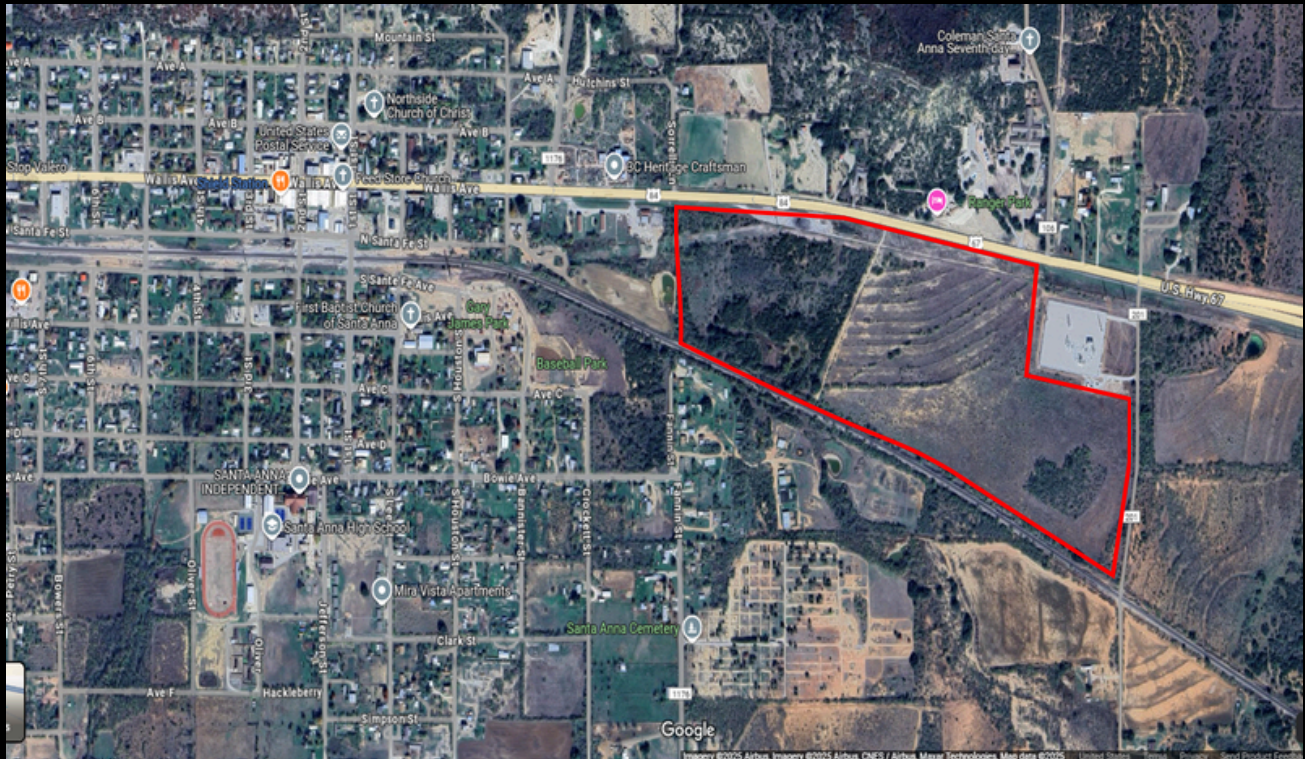


The site is located near the planned DeLa Express Pipeline, an interstate-scale natural gas project expected to be operational by 2028. This proximity provides long-term fuel optionality that can support future energy strategies, grid resilience, or infrastructure flexibility, without reliance on gas as a primary power source.

The DeLa Express Pipeline is designed with pipeline diameters ranging from 24 to 42 inches and capacity to transport up to 2,000 MMscf per day of natural gas. Construction is expected to begin in 2026 with targeted completion in 2028.

Map pin indicates the approximate location of the Santa Anna Energy Campus relative to the planned DeLa Express mainline.

SITE IMAGES



MAP - ELEVATION



NRC-070
Submitted: 5/8/2015

United States Seismic Zones Map

Seismic Zones
(Ground Acceleration)

- Zone 0 = 0.0g
- Zone 1 = 0.075g
- Zone 2A = 0.15g
- Zone 2B = 0.20g
- Zone 3 = 0.30g
- Zone 4 = 0.40g

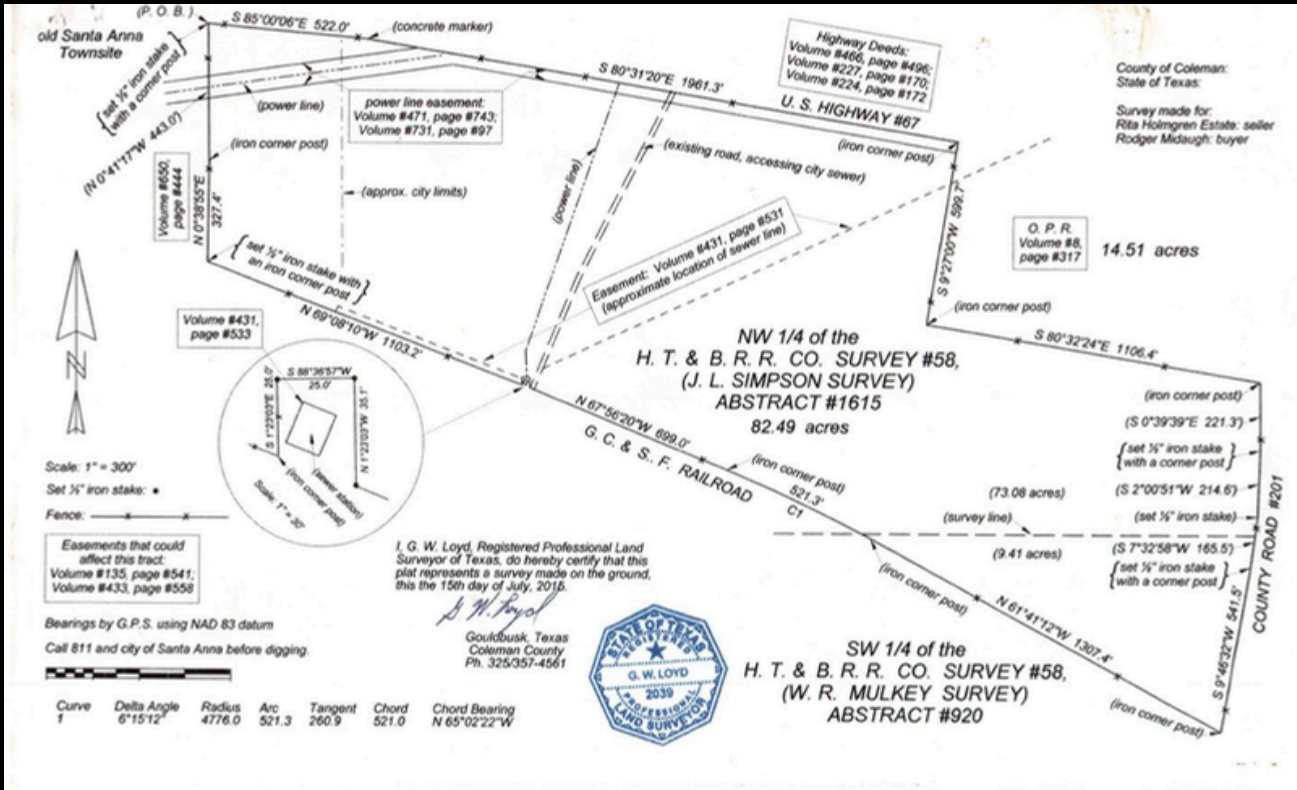
Source: 1997 Edition UBC

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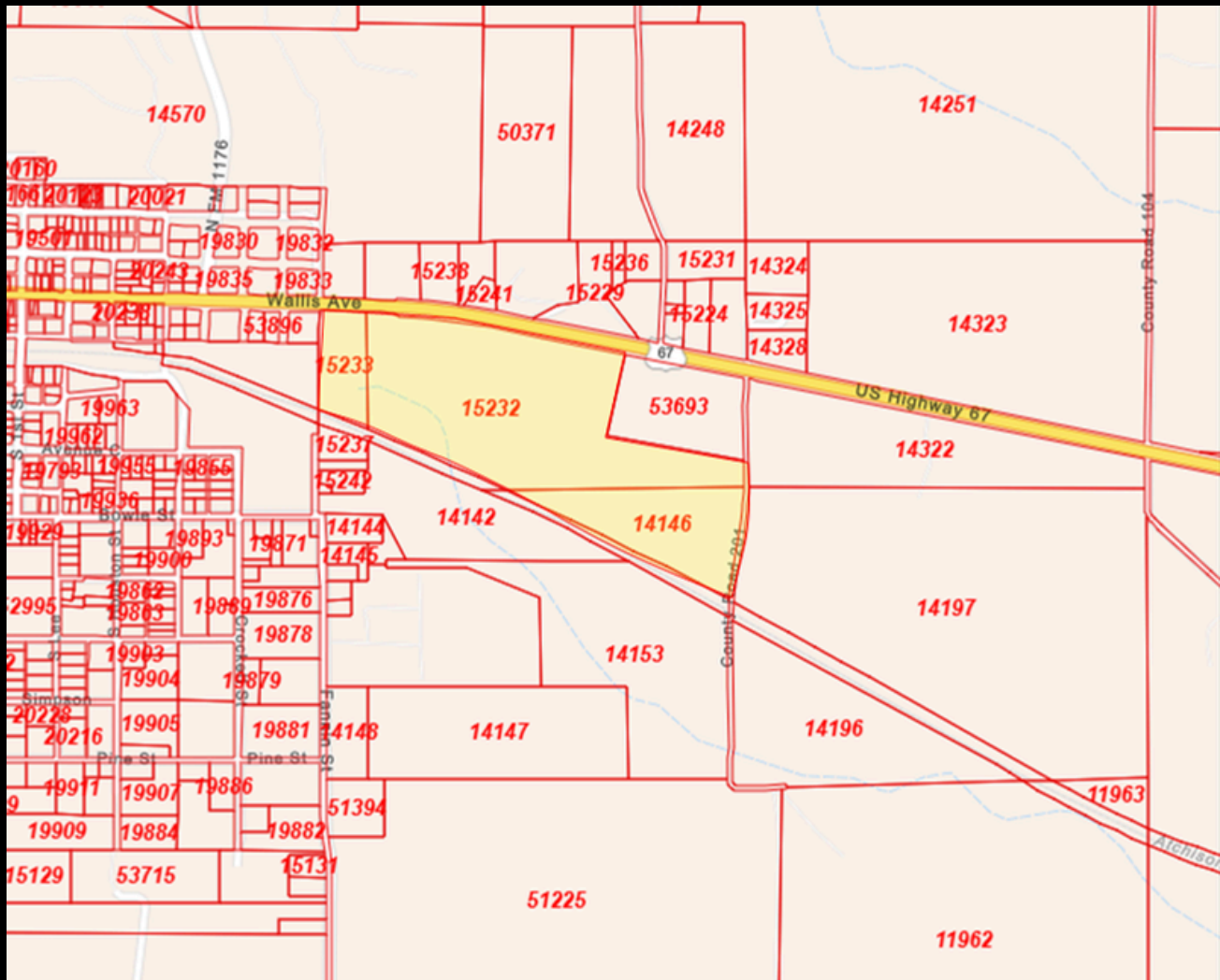
SITE VIDEO



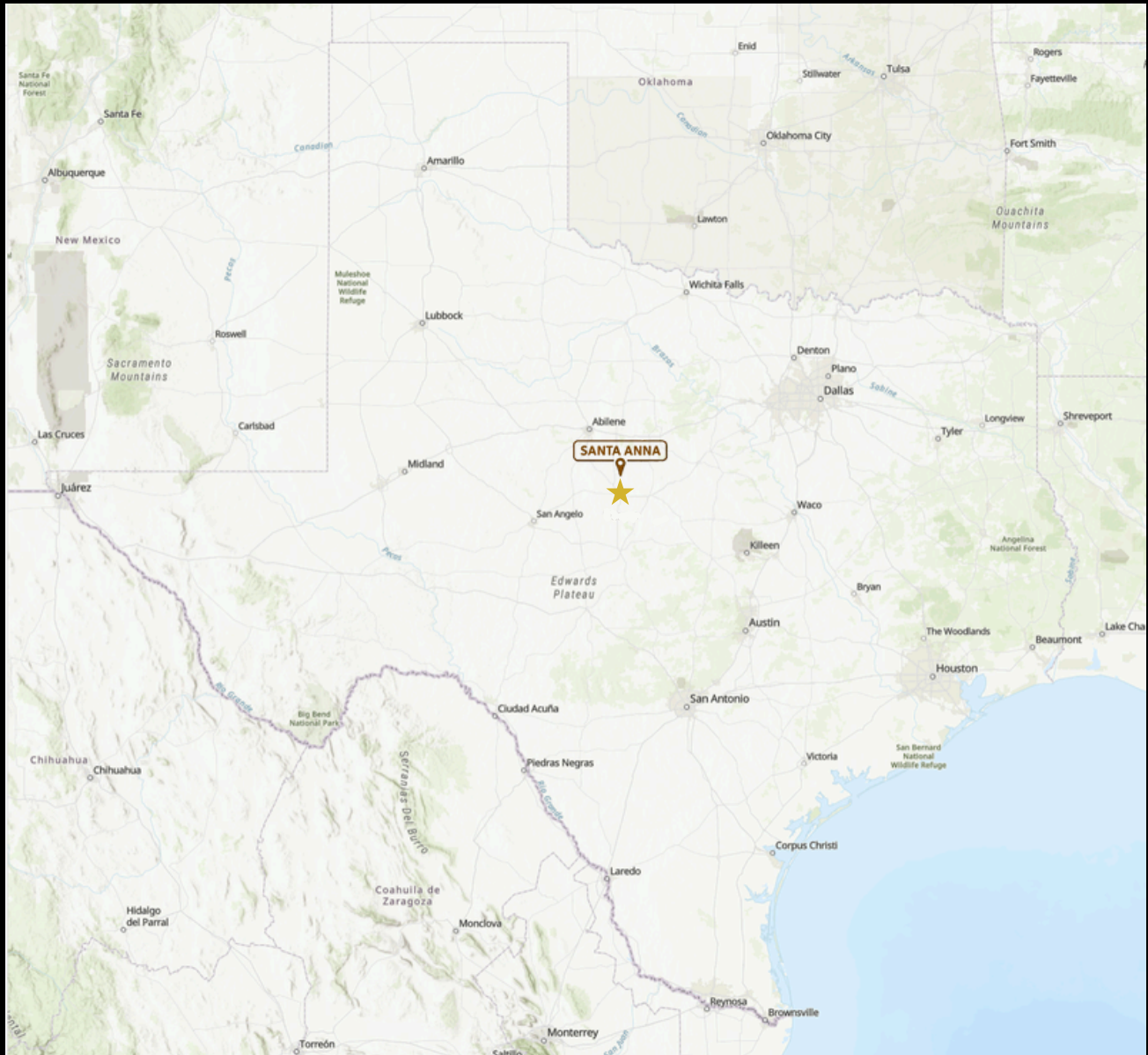
SURVEY



MAP - PARCEL ID



LOCATION



Santa Anna Zoning Ordinance <https://codelibrary.amlegal.com/codes/santaannatx/latest/overview>