INVICTUS BESS + LOAD

Location: Santa Anna, Texas

Site Overview

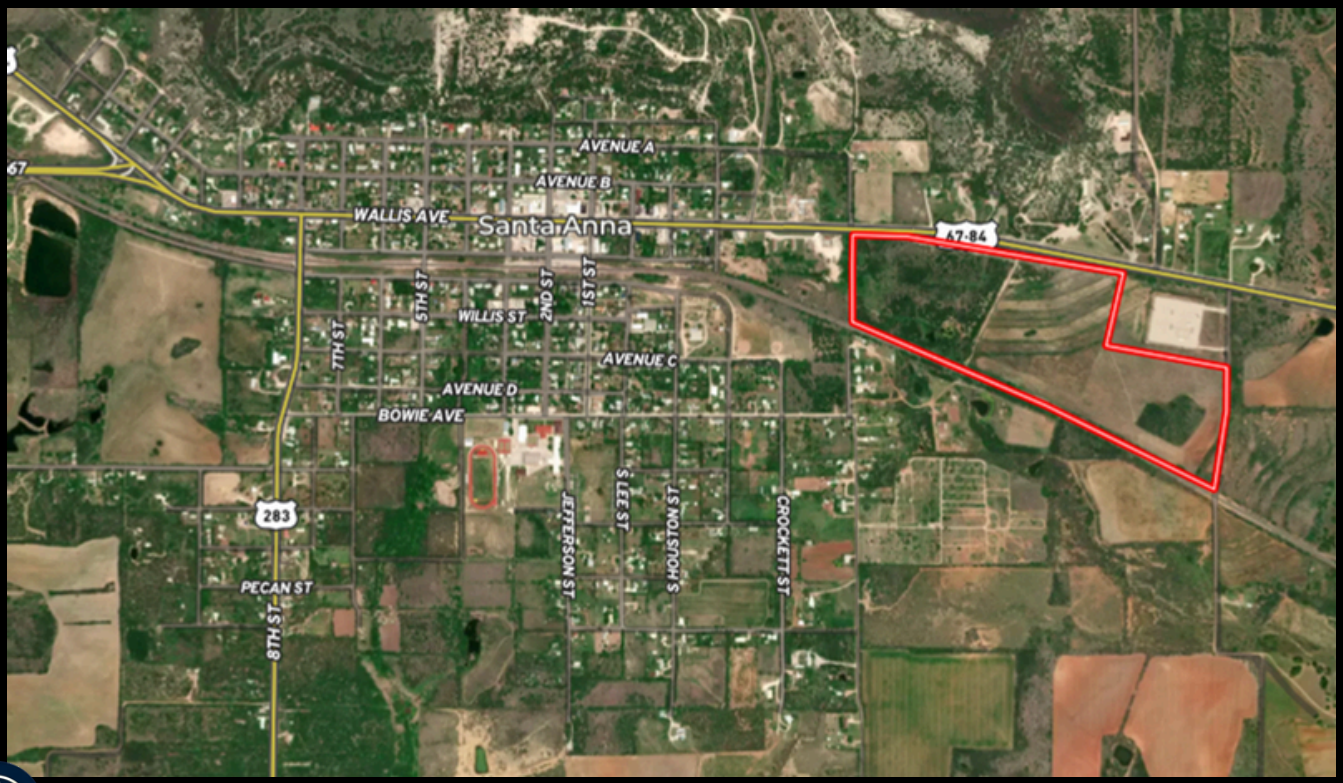
- **Acreage:** 82.49 acres
- **Ownership:** Deeded, Unencumbered
- **Zoning:** Agricultural (Unincorporated)
- **Utility Grid:** 138kV & 69kV AEP / ERCOT
- **Fiber:** TBD
- **Water:** City
- **Gas:** Dela Gas Line COD 2028

AEP Utility Load Study

- 150MW 2028

ERCOT BESS

- 140 MW – Q1 2028



Transmission-Adjacent Energy Campus

140 MW BESS + 150 MW Load

Santa Anna. Texas
Coleman County

8888CRE and Roxanne Marquis present the Load & Battery colocated 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

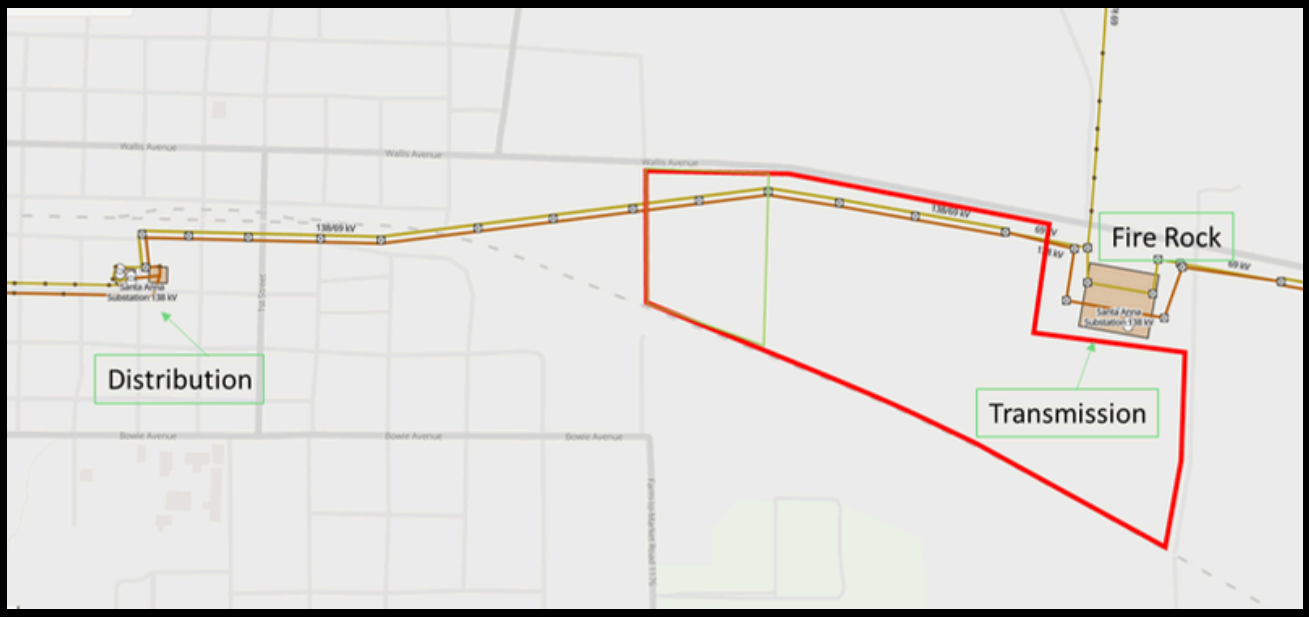
Fiber
Zayo 2028

Speed To Market
Interconnection 2028

Utility
AEP / ERCOT

Roxanne Marquis
Data Center Land Specialist
roxanne@8888CRE.com
+1 972-805-7587

GRID ADJACENCY & POWER CONTEXT



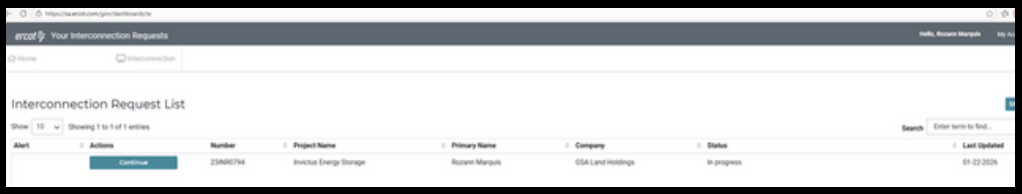
Property boundary, adjacent 183 kV transmission substation, 138kV and 69 kV lines, and nearby switching and distribution substations labeled.

Grid Proximity	Studies & Timing
Adjacent 183kV transmission substation	ERCOT Full Interconnection Study underway
138 kV & 69kV lines cross the property	BESS: 140 MW Battery Energy Storage System
Switching & distribution substations ~5000ft	Load studies: 150 MW transmission
	Target interconnection date: March 2028

Adjacent Transmission Substation

Switching Substation ~5k linear feet away

INVICTUS PROJECT - ERCOT



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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
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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
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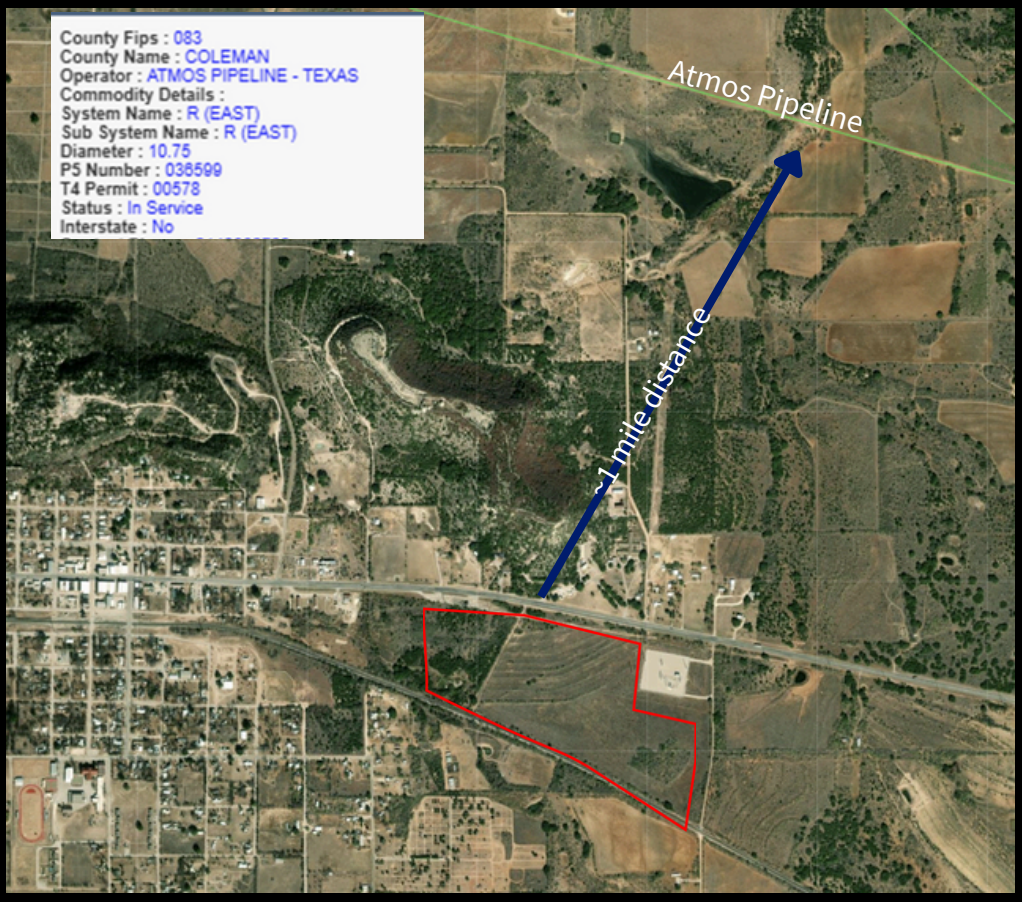
Santa Anna, Coleman County_.kml		Other	06-20-2024
Executed land purchase agreement.pdf		Proof of Site Control	06-20-2024
Invictus POIB 138kV Fire rock substation bus.kmz		Other	06-21-2024
RarfDeclaration.pdf		Electronic Signature	10-10-2024
UTF-8Purchase Agreement 3c- Santa Anna Texas (1).pdf		Proof 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 â INR 23INR0794.docx		Other	12-18-2025

ested Date	FIS Fee	FIS Fee Pa	Paid by	Declaratic	IRR Turbine or Inverter Model	Site Control Proof	FIS Application Complete
6/11/2024	3000	Yes	eCheck		SC4000US-MV-US	6/21/2024	6/21/2024

GAS INFRASTRUCTURE - IN SERVICE NOW



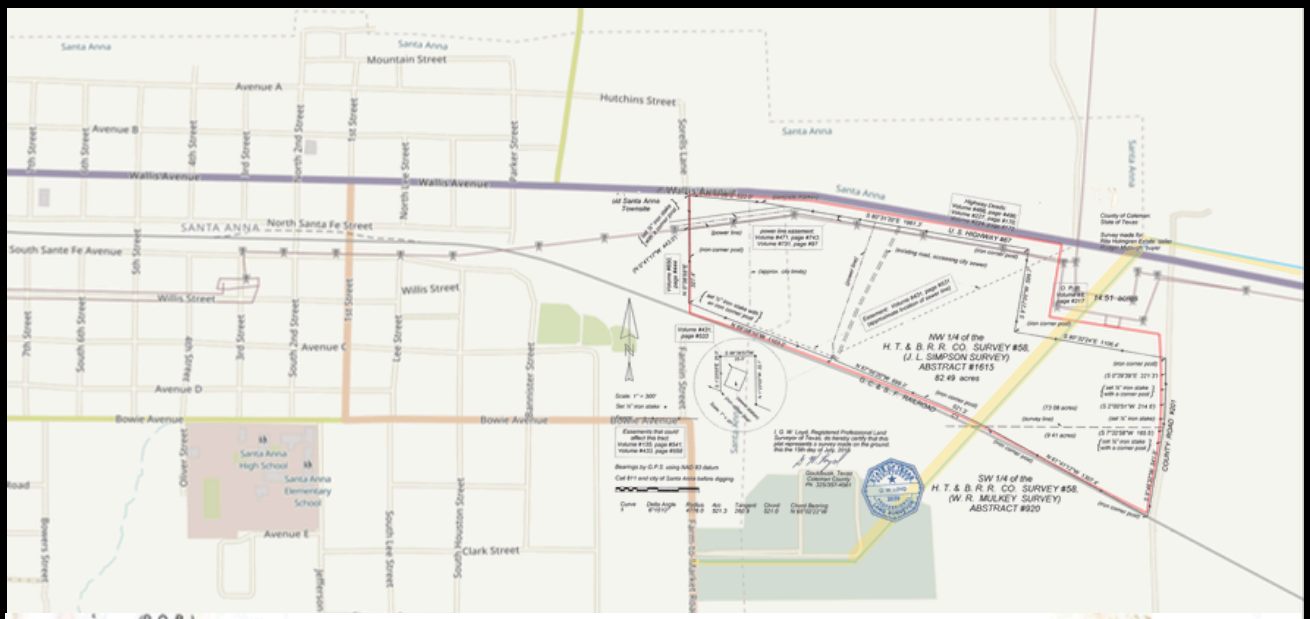
FUTURE ENERGY OPTIONALITY

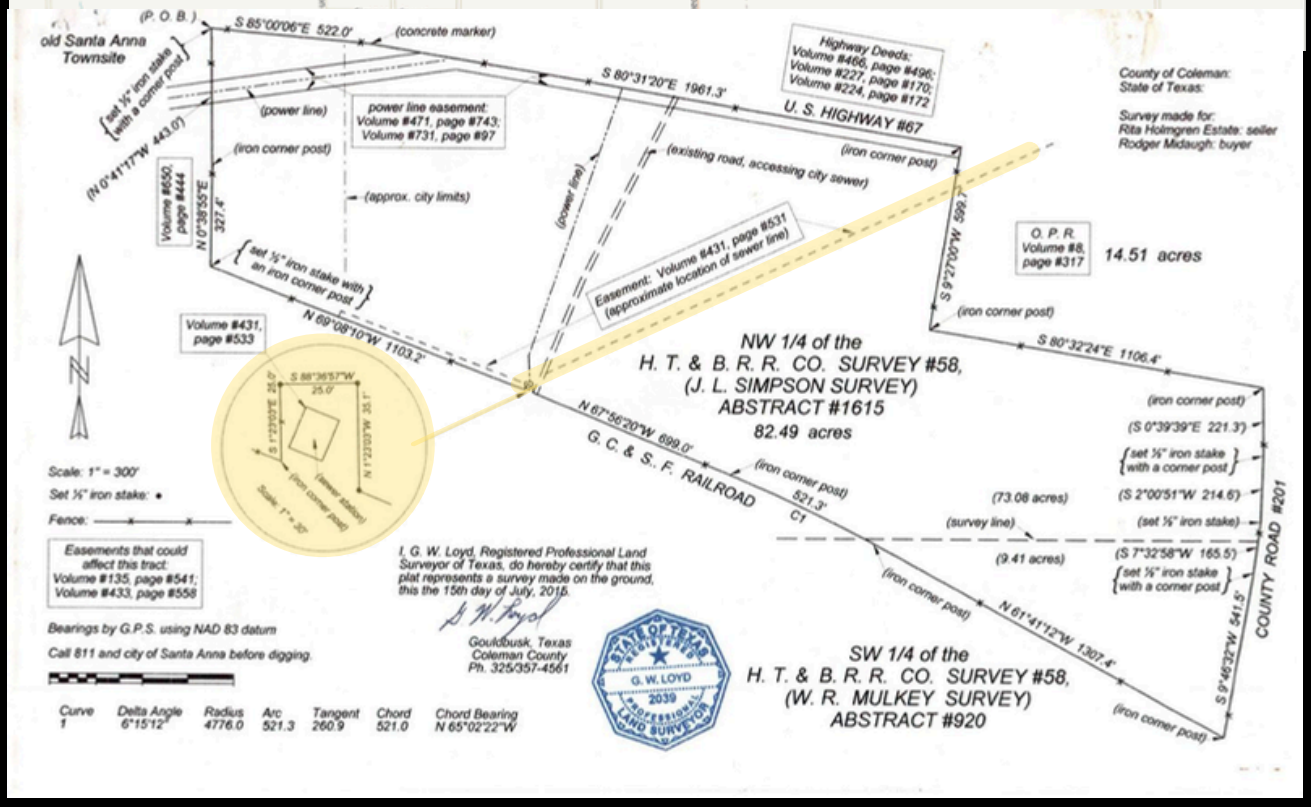
The site is located near the planned DeLa Express Pipeline, an interstate-scale natural gas project expected to be operational by 2028. This proximity provides long-term fuel optionality that can support future energy strategies, grid resilience, or infrastructure flexibility, without reliance on gas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

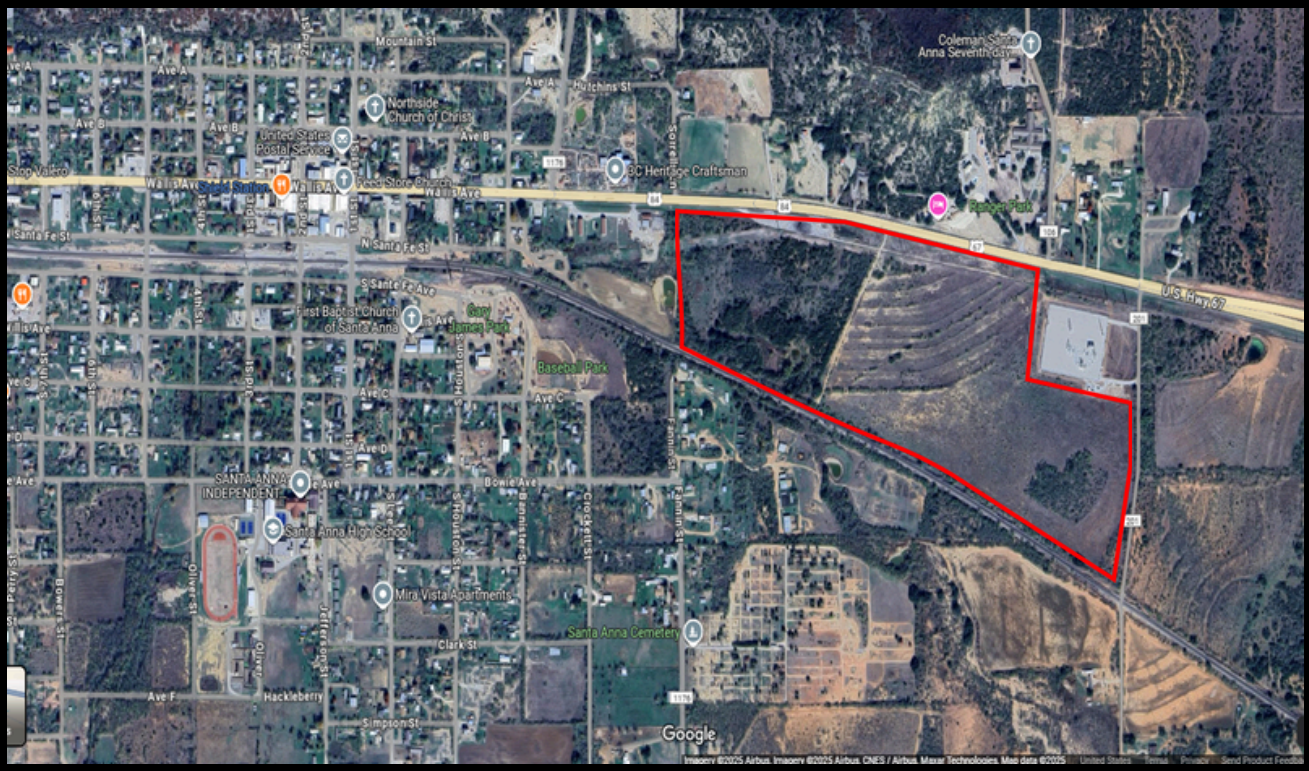
Map pin indicates the approximate location of the Santa Anna Energy Campus relative to the planned DeLa Express mainline.

MAP - WATER & SEWER LINES



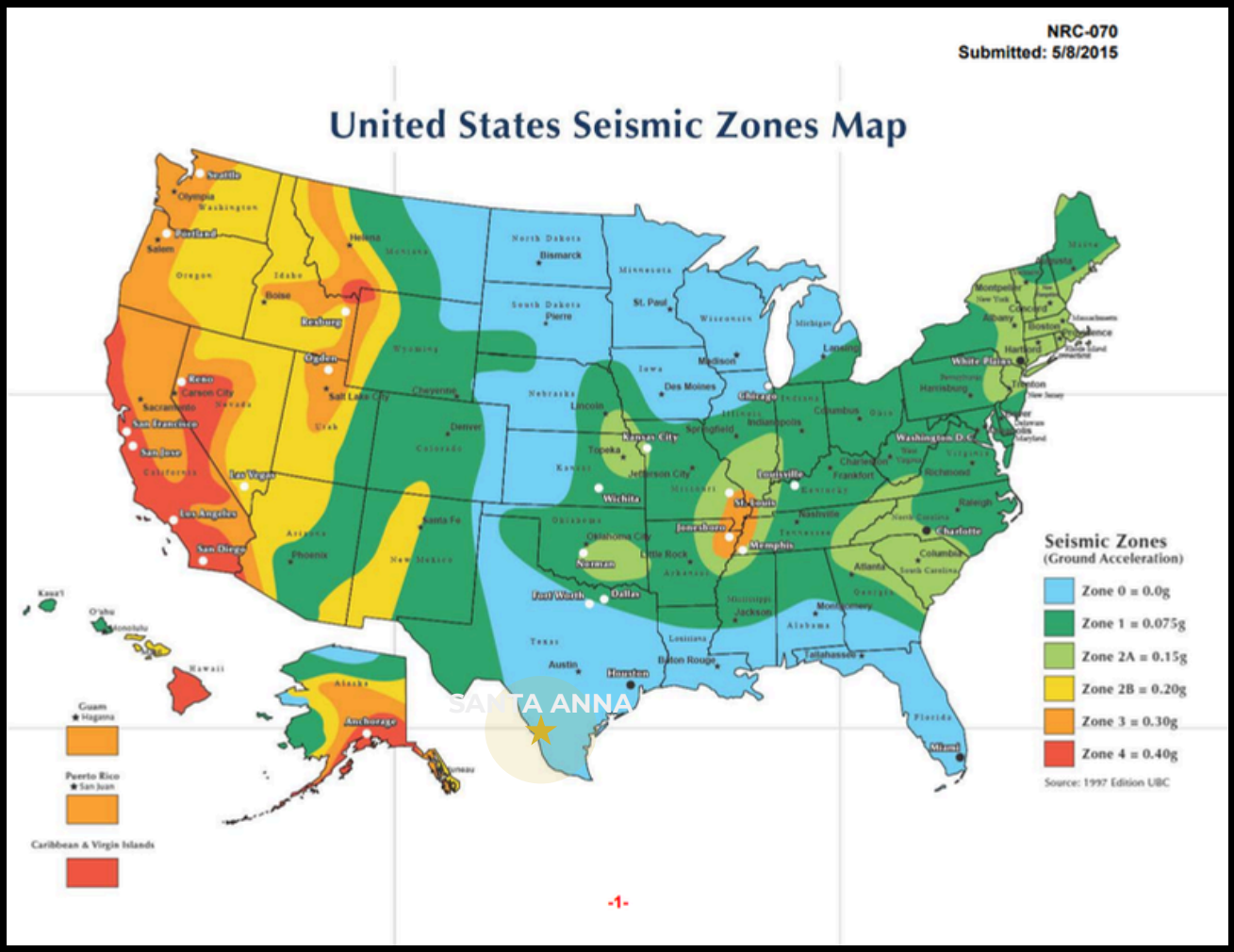


SITE IMAGES


Mountain St
Ave A
Hutchins St
Northside Church of Christ
Ave B
United States Postal Service
Coleman County Anna Seventh-day
Stop Valero
Speed Station
Texas Store
BC Heritage Craftsman
Ranger Park
Santa Fe St
N Santa Fe St
S Santa Fe Ave
First Baptist Church of Santa Anna
Gary James Park
Baseball Park
Ave C
Ave D
SANTA ANNA INDEPENDENT
Bonie Ave
Santa Anna High School
Miro Vista Apartments
Clark St
Santa Anna Cemetery
Ave F
Hackleberry
Simpson St
U.S. Hwy 67
Google

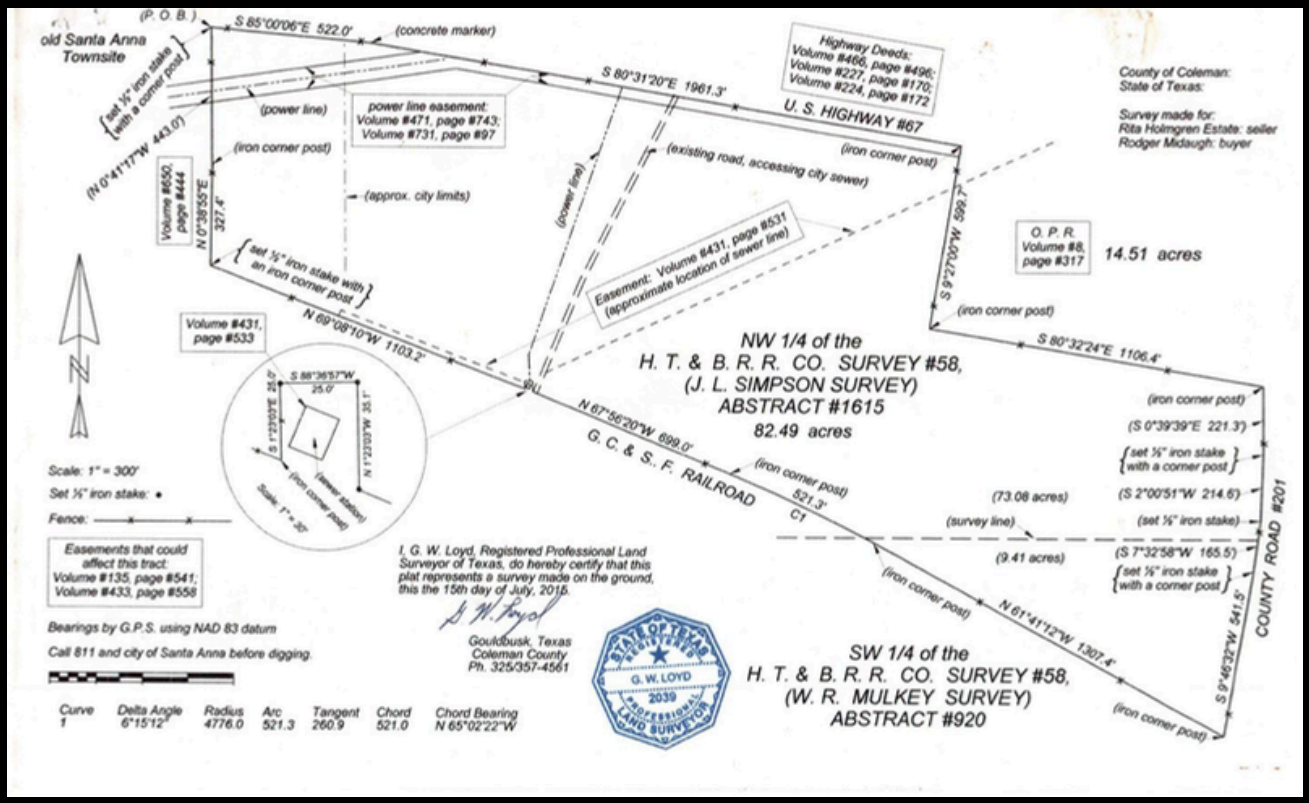
MAP - ELEVATION

MAP - NERC SEISMIC ZONES

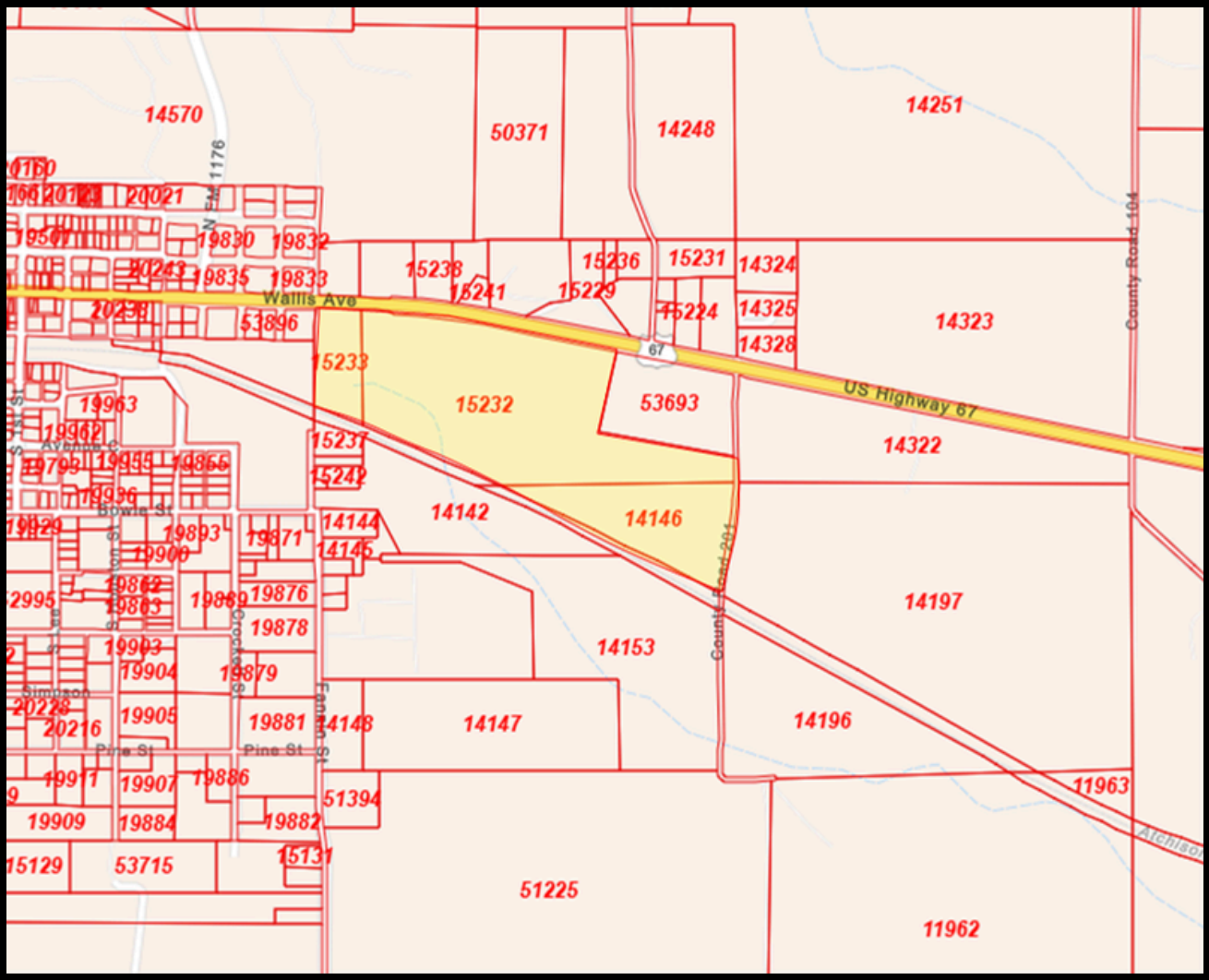


SITE VIDEO

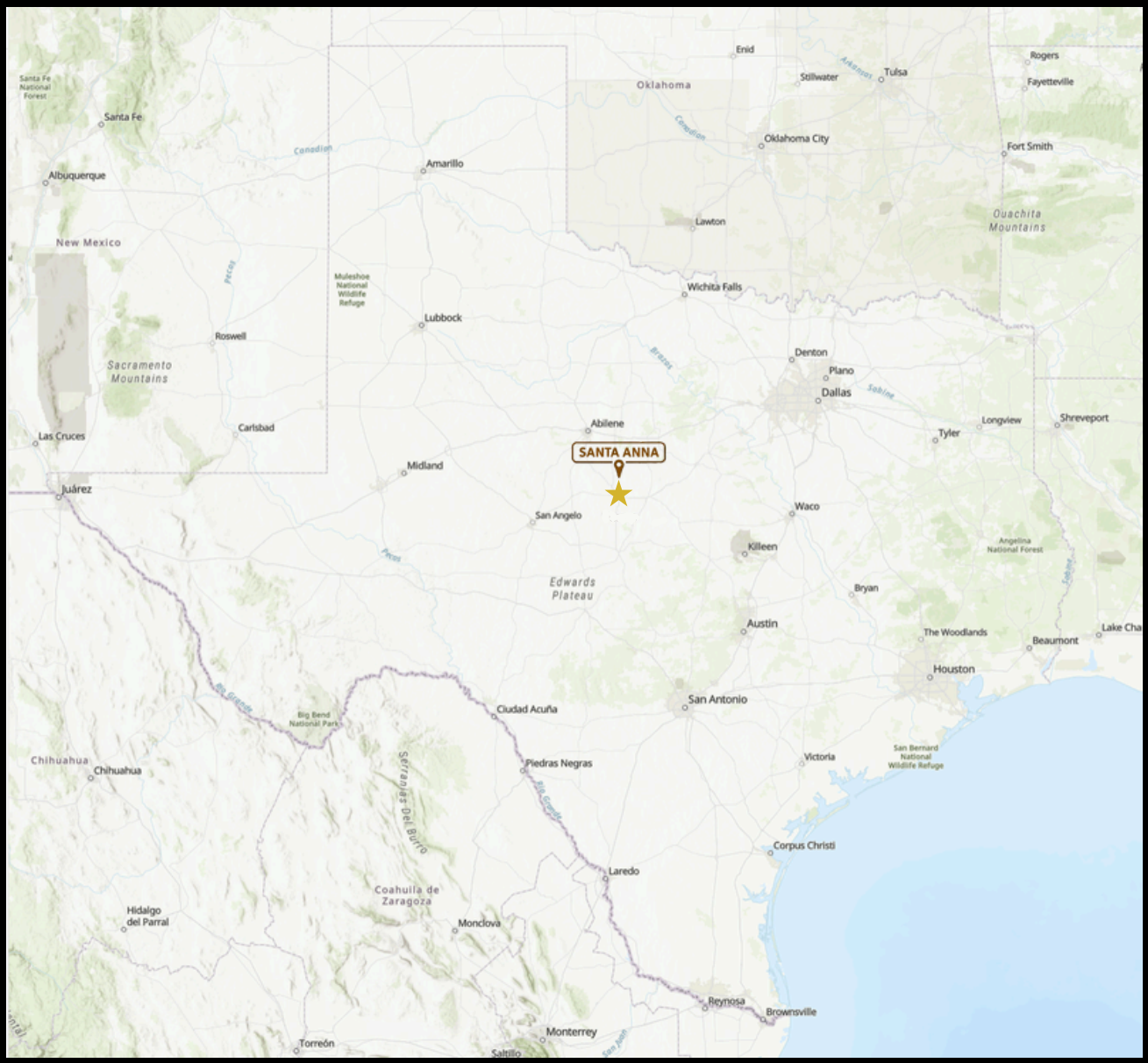
SURVEY


(P. O. B.)
old Santa Anna Townsite
set ½" iron stake with a corner post
S 85°00'06"E 522.0'
(concrete marker)
S 80°31'20"E 1961.3'
Highway Deeds: Volume #466, page #496; Volume #227, page #170; Volume #224, page #172
U. S. HIGHWAY #67
County of Coleman: State of Texas:
Survey made for: Rita Holmgren Estate: seller Rodger Midaugh: buyer
(power line)
power line easement: Volume #471, page #743; Volume #731, page #97
(iron corner post)
(N 0°41'17"W 443.0')
Volume #650, page #444
N 0°36'55"E 327.4'
(approx. city limits)
(existing road, accessing city sewer)
(power line)
(iron corner post)
S 9°27'00"W 599.7'
O. P. R. Volume #8, page #317
14.51 acres
Easement: Volume #431, page #531 (approximate location of sewer line)
set ½" iron stake with an iron corner post
Volume #431, page #533
N 69°08'10"W 1103.2'
NW 1/4 of the H. T. & B. R. R. CO. SURVEY #58, (J. L. SIMPSON SURVEY) ABSTRACT #1615
82.49 acres
S 80°32'24"E 1106.4'
(iron corner post)
(S 0°39'39"E 221.3')
set ½" iron stake with a corner post
(S 2°00'51"W 214.6')
(set ½" iron stake)
(S 7°32'58"W 165.5')
set ½" iron stake with a corner post
S 9°46'32"W 541.5'
COUNTY ROAD #201
N 67°56'20"W 699.0'
(iron corner post)
521.3'
C1
G. C. & S. F. RAILROAD
(73.08 acres)
(survey line)
(9.41 acres)
(iron corner post)
N 61°41'12"W 1307.4'
(iron corner post)
S 88°36'57"W 25.0'
S 1°23'03"E 25.0'
N 1°23'03"W 25.1'
(iron corner post)
(sewer station)
Scale: 1" = 20'
Scale: 1" = 300'
Set ½" iron stake: •
Fence:
Easements that could affect this tract: Volume #135, page #541; Volume #433, page #558
Bearings by G.P.S. using NAD 83 datum
Call 811 and city of Santa Anna before digging.
I, G. W. Loyd, Registered Professional Land Surveyor of Texas, do hereby certify that this plat represents a survey made on the ground, this the 15th day of July, 2015.
Goldsbusk, Texas
Coleman County
Ph. 325/357-4561
STATE OF TEXAS
REGISTERED
G. W. LOYD
2039
PROFESSIONAL
LAND SURVEYOR
SW 1/4 of the H. T. & B. R. R. CO. SURVEY #58, (W. R. MULKEY SURVEY) ABSTRACT #920
Curve 1
Delta Angle 6°15'12"
Radius 4776.0
Arc 521.3
Tangent 260.9
Chord 521.0
Chord Bearing N 65°02'22"W

MAP - PARCEL ID



LOCATION



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

Transmission-Adjacent Data Center and BESS Site in Santa Anna, Texas (ERCOT)

This document describes a transmission-adjacent energy campus located in Santa Anna, Coleman County, Texas, within the ERCOT power market and served by AEP Texas. The site consists of 82.49 contiguous acres positioned directly adjacent to high-voltage electric transmission infrastructure, with existing 138 kV and 69 kV lines and a transmission substation located immediately next to the property.

The Santa Anna Energy Campus is engineered to support large-scale digital infrastructure and grid-integrated energy storage. Utility studies support a power pathway aligned to 150 megawatts of data center load by 2028. In parallel, the site includes a separately studied 140 megawatt Battery Energy Storage System targeting commercial operation by the first quarter of 2028. Load and storage are distinct assets, each subject to its own ERCOT and utility processes.

The property is located in unincorporated Coleman County with agricultural zoning, allowing for streamlined entitlement control and reduced political friction. Municipal water service is available, and fiber connectivity is planned within the regional buildout timeframe. The site benefits from immediate highway access and proximity to established electrical infrastructure, reducing development risk and schedule uncertainty.

This location sits within central Texas, north of Austin and west of Dallas–Fort Worth, in a region increasingly targeted for hyperscale data center development due to ERCOT market structure, transmission availability, and long-term load growth. The site is suitable for hyperscale data centers, AI compute campuses, enterprise data centers, grid-scale battery storage, and energy-intensive industrial uses requiring transmission-level power.

In addition to electric infrastructure, the site is located near existing and planned large-diameter natural gas pipelines, including the DeLa Express Pipeline project, expected to be operational in 2028. This proximity provides long-term energy optionality and risk mitigation without creating reliance on on-site generation.

Key attributes include transmission adjacency, study-backed interconnection timing, ERCOT market participation, scalable acreage, and a clearly defined development pathway. The Santa Anna Energy Campus is positioned as a power-first infrastructure site designed for institutional capital, utility coordination, and hyperscale site selection requirements.

Keywords include:

Texas data center land
ERCOT data center site
Transmission-adjacent data center
Texas BESS site
Battery energy storage Texas
150 MW data center Texas
ERCOT interconnection site
AEP Texas data center land
Hyperscale data center Texas
Energy campus Texas

This document is presented by 8888CRE and Roxanne Marquis, specializing in power-first data center and energy infrastructure sites across Texas.