

QUANTUM ENERGY PARK – 5 GW

Location: Floydada, TX – West Texas Panhandle

Site Overview

- **Acreage:** 5,000 acres
 - **Ownership:** Deeded, Unencumbered
 - **Zoning:** Agricultural (Unincorporated)
 - **Fiber:** Zayo, ATT
 - **Water:** Aquifer
 - **Gas:** Verified
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Municipal Support & Incentives

- Outside of city limit - incorporated at time of development
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Bridge Power

- Customized Ramp – Q1 2027

Xcel Power (Permanant Power Plant)

- 1 GW Q1 2029

SMR Power Plant: Targeted Q4 2032

- 940 MW – Q1 2032
 - 940 MW – Q3 2034
 - 940 MW – Q1 2036
 - 940 MW – Q3 2038
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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

5,000 ac for data center development in Floydada, Texas

8888CRE & Roxanne Marquis present the Floydada Energy Campus — a unprecedented scale site anchored by Xcel Energy, with a phased power plan that begins with bridge power and advances to a permanent grid connected on-site power plant delivering long-term grid capacity.



Power

345 kV

345kV Switching Station



Zoning

AG Un-incorp.

Buyer Annex



Size

5,000 ac net



Fiber

Redundant



Speed To Market

Bridging Power Q1 2027

Utilities Q1 2029



Utility

Bridge to Grid

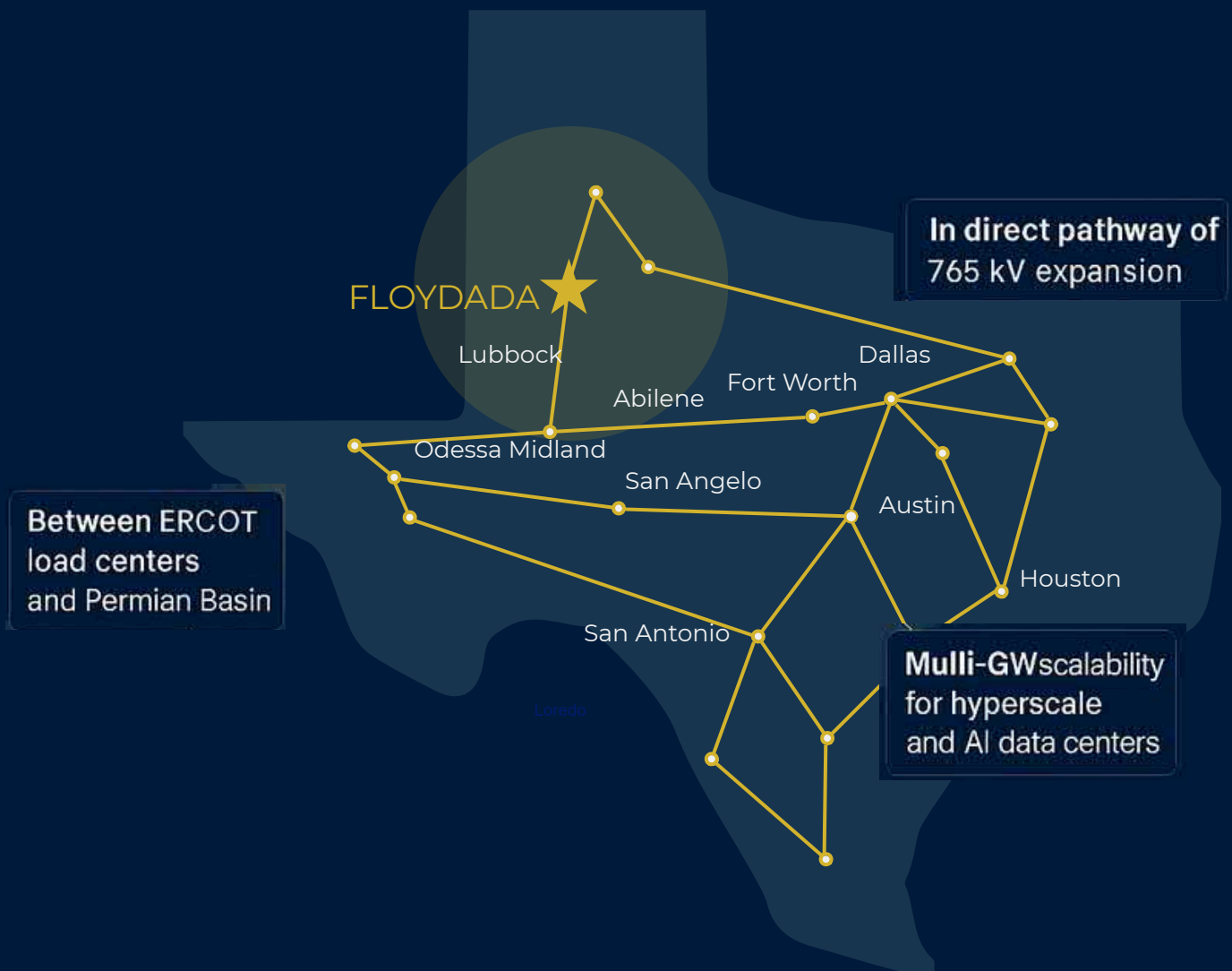
Xcel/SPP

Floyd County Texas

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

FLOYDADA: GATEWAY TO THE 765kV TEXAS SUPER CORRIDOR

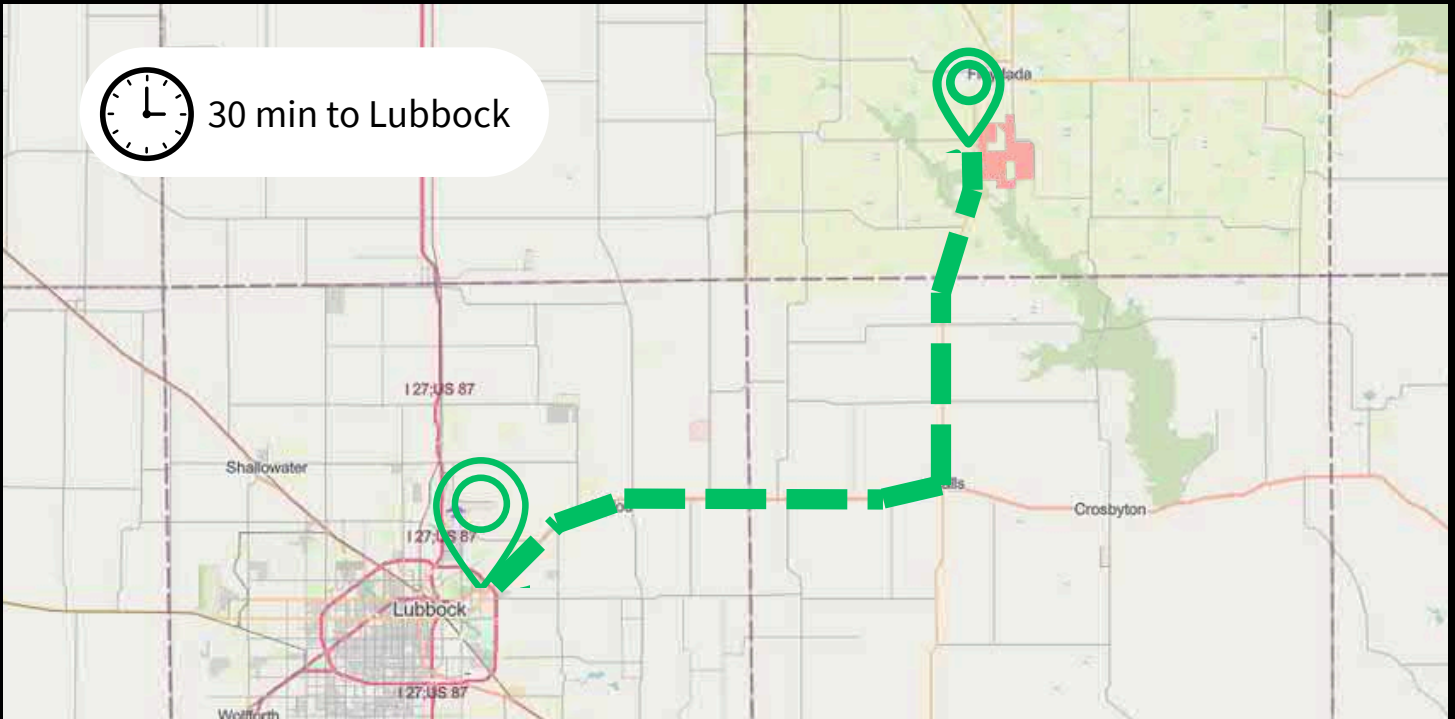
Positioned directly in the pathway of the next generation backbone expansion



WHY FLOYDADA

- Access to planned 765kV transmission backbone
- Unique positioning between Texas load centers and West Texas generation
- Unmatched scalability: enables 5 GW + long term delivery for hyperscale, AI, and energy intensive industries

WORKFORCE ADVANTAGE: LUBBOCK, TEXAS



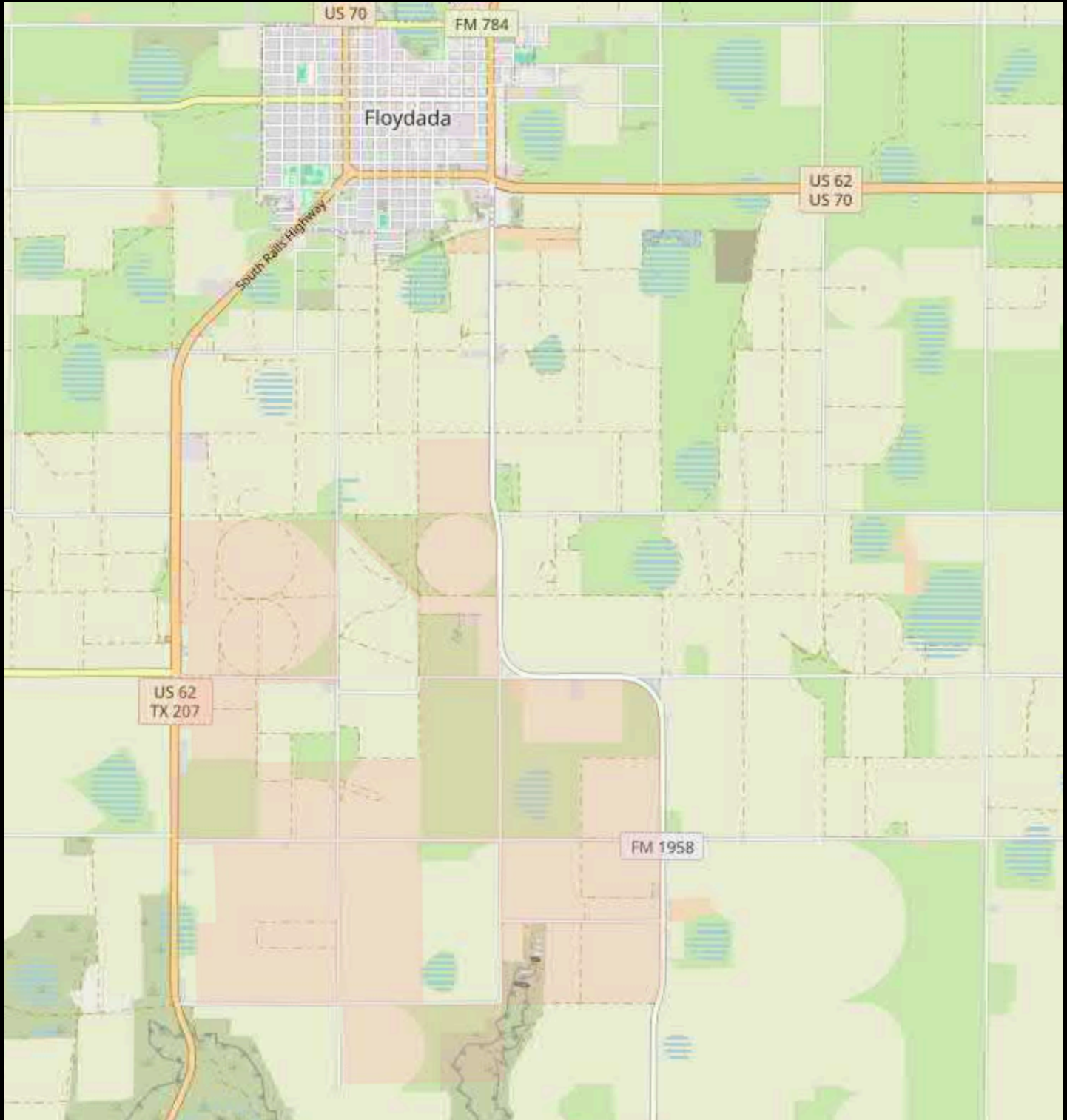
Local Workforce & Education Statistics: Lubbock, Texas

City Population	~ 272,086
Metro Population (MSA)	~ 367,109
Labor Force	~ 187,300

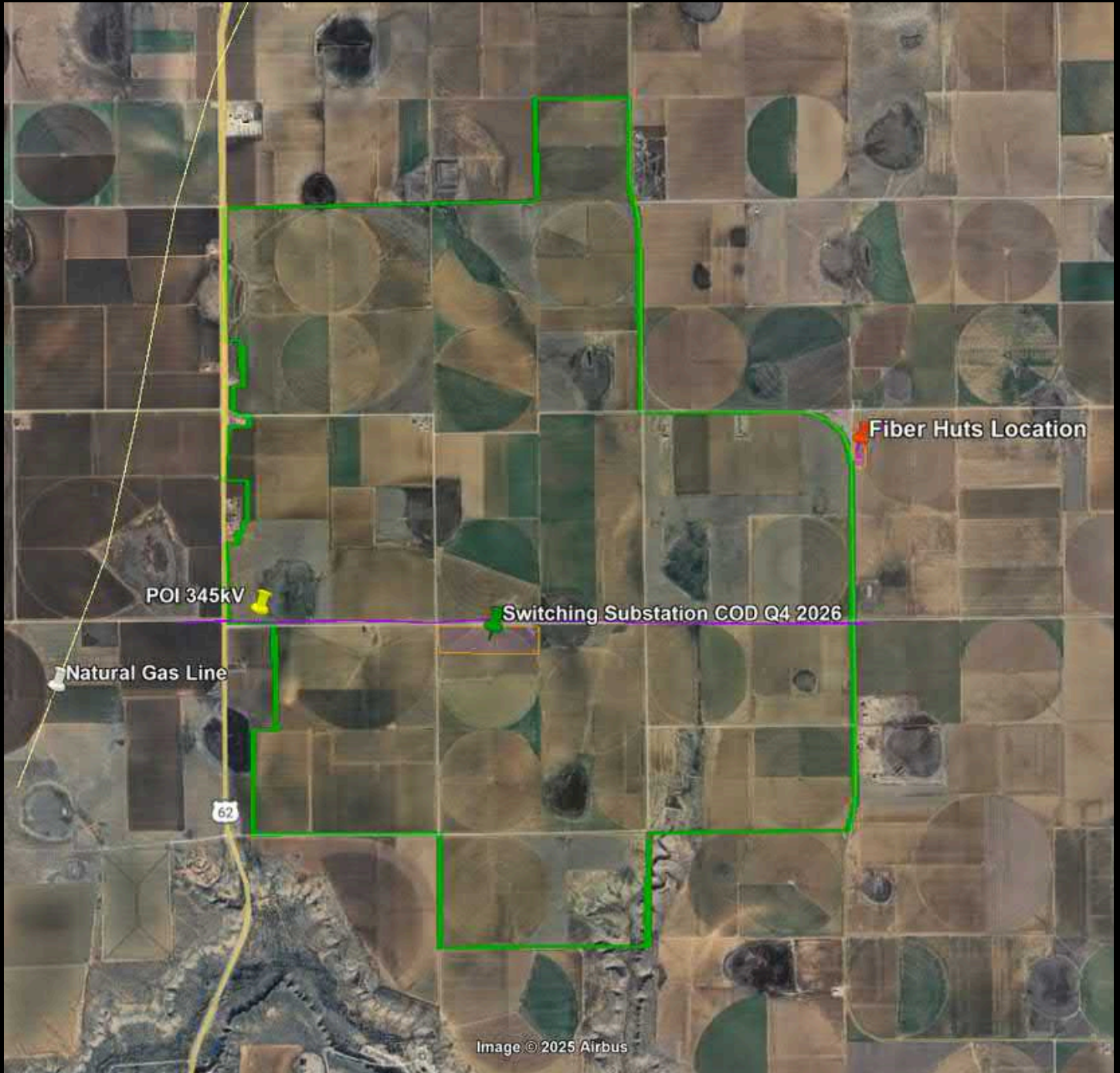
Workforce Advantage

- Established regional contractors with deep experience in industrial and energy projects.
- Talent pipeline from Texas Tech, South Plains College, and trade schools in engineering, IT, and skilled trades.
- Workforce aligned with West Texas energy infrastructure—trained in power distribution, high-voltage systems, and critical facility operations.
- Cost of living 20–25% below national average, lowering labor costs and improving retention.
- Lubbock's role as a regional hub ensures a scalable, dependable labor pool for data center growth.

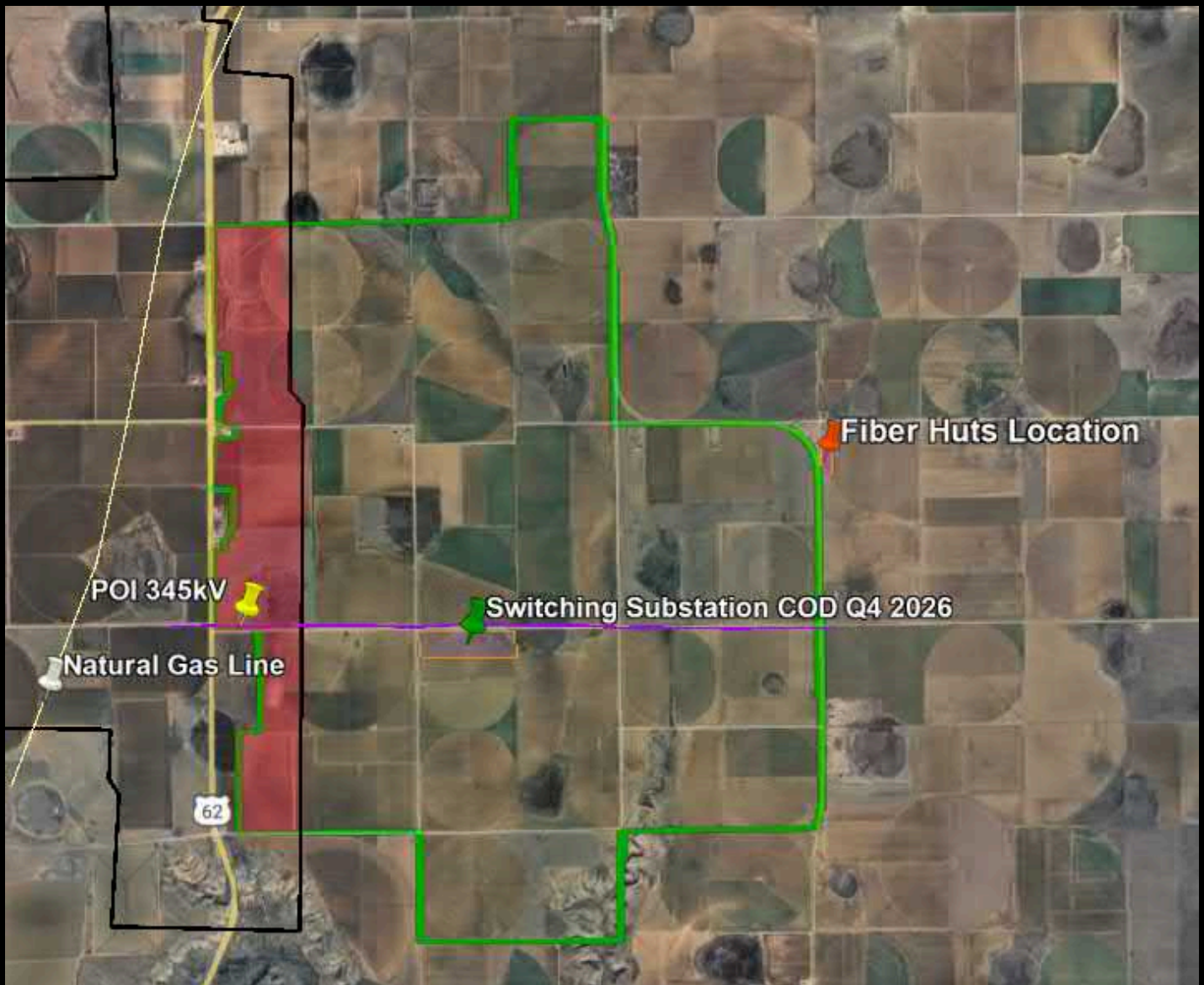
MAPS



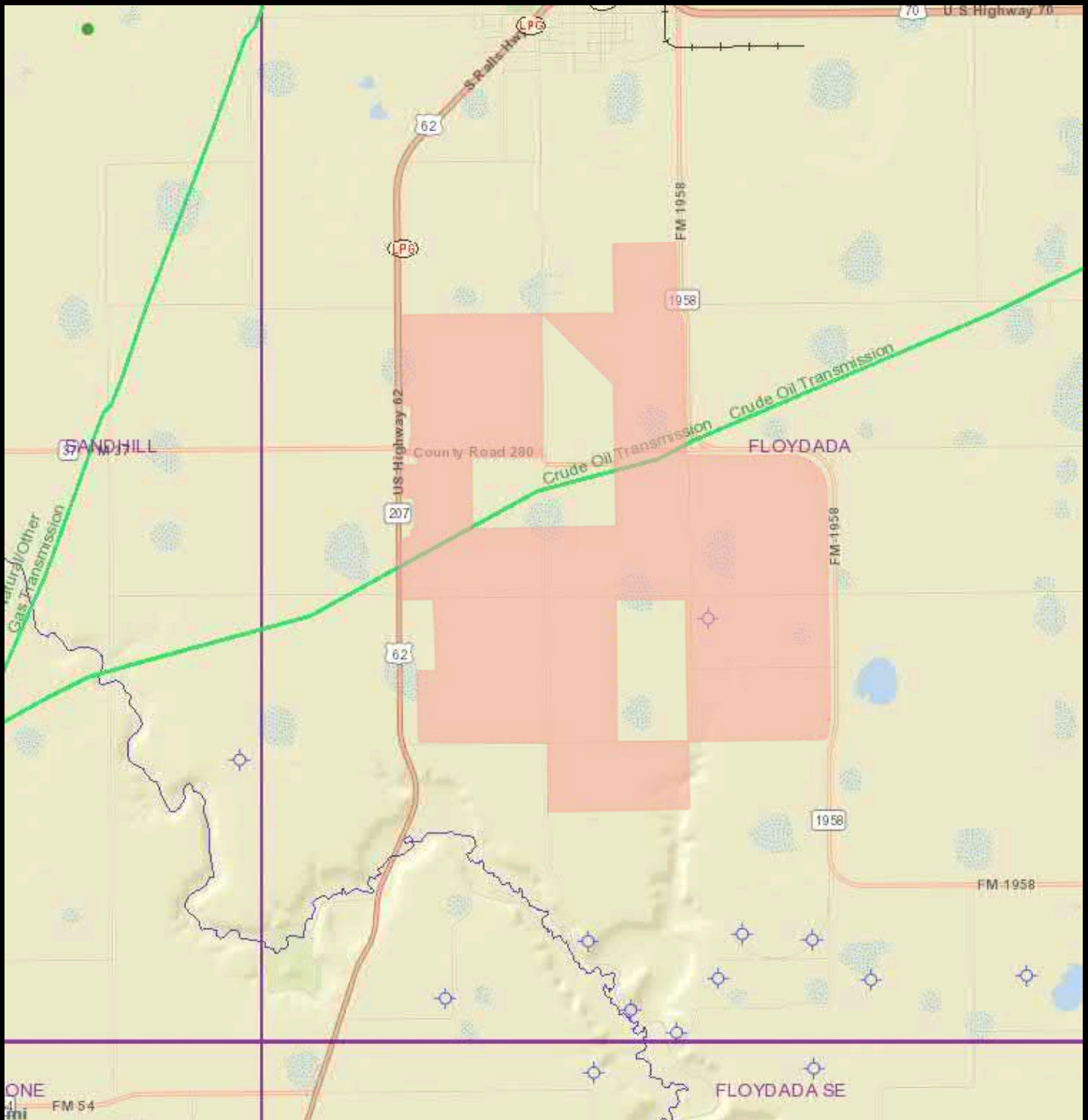
MAP - SITE OUTLINE



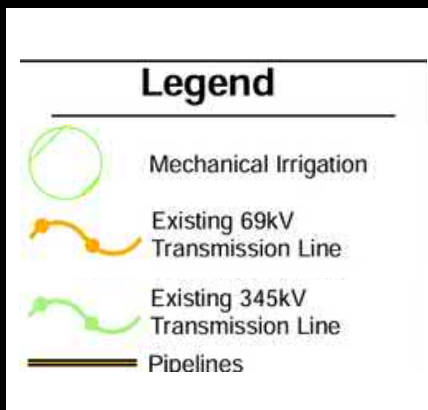
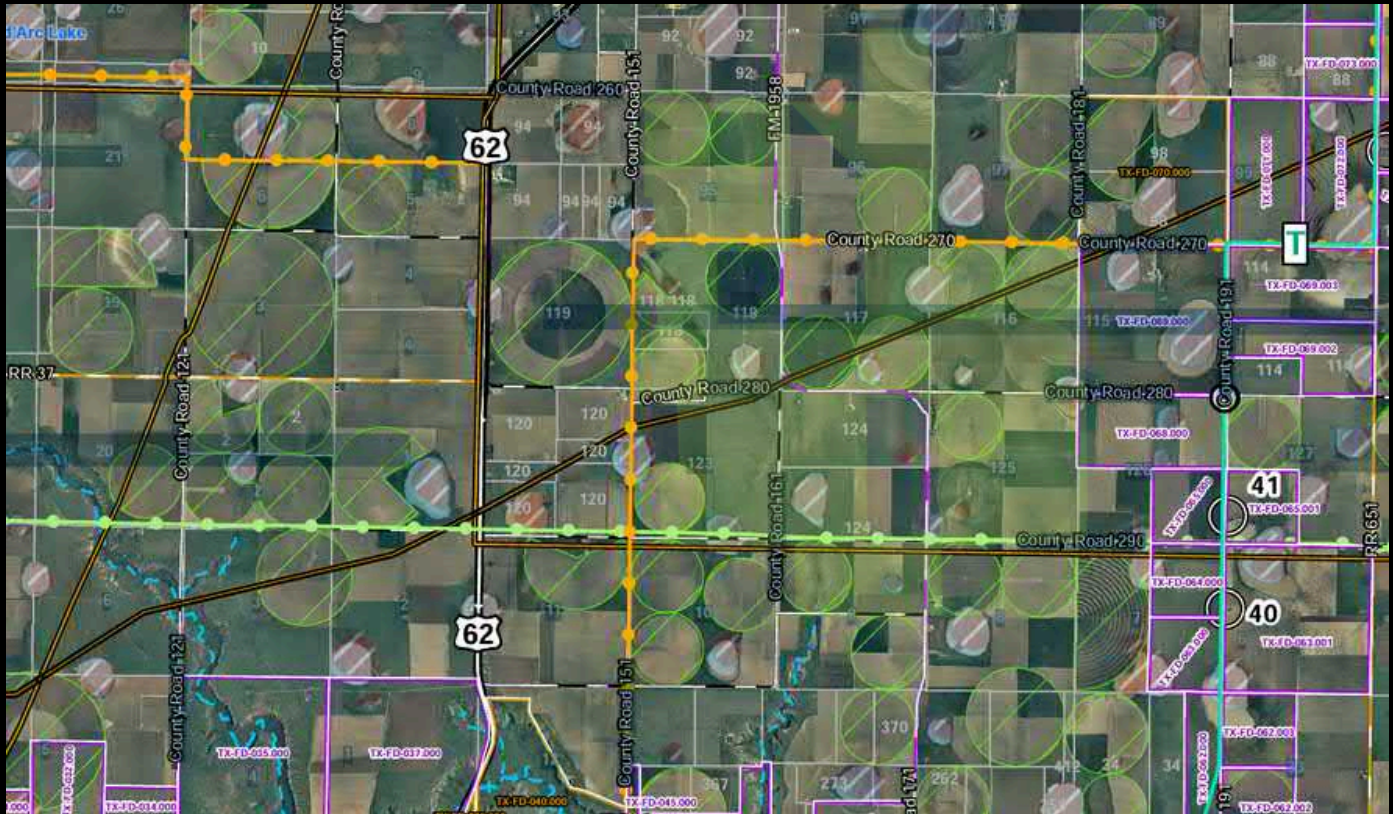
MAP - Xcel TERRITORY



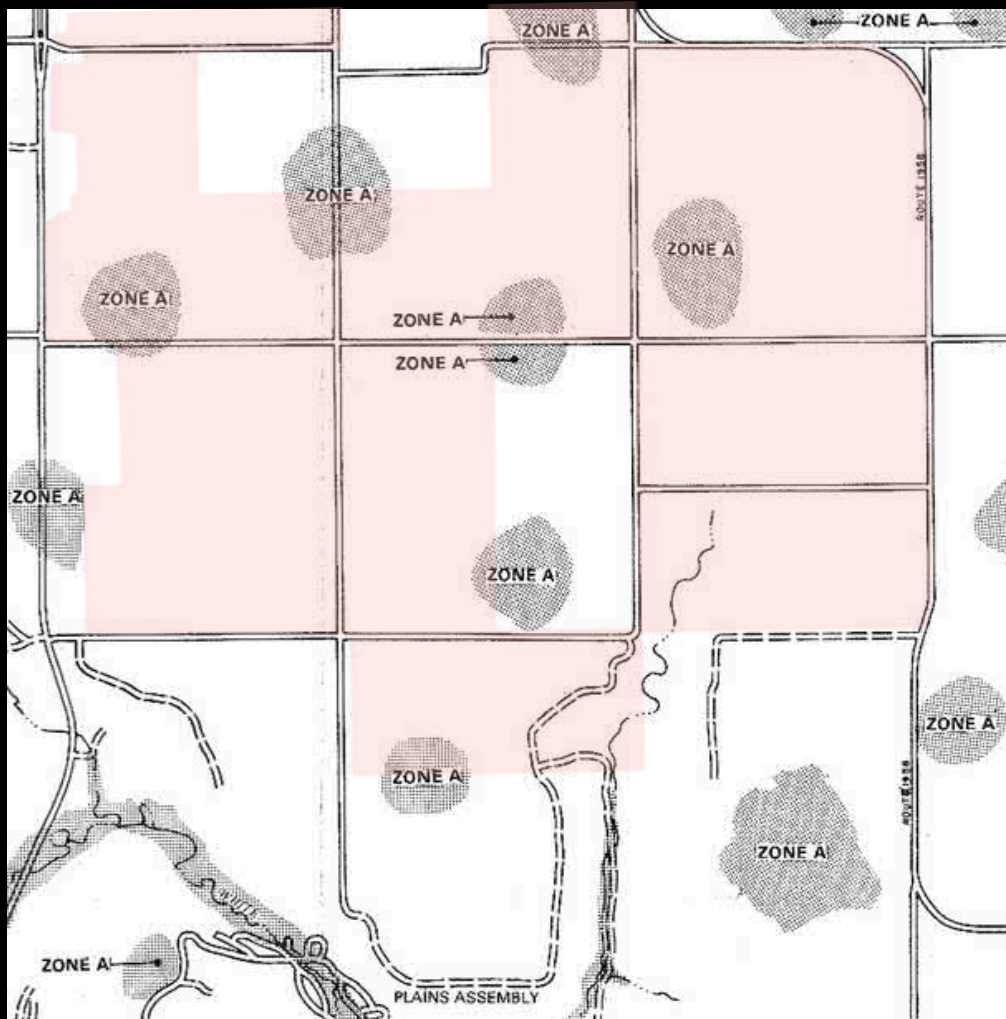
MAP - GAS PIPELINE



MAP - MECHANICAL IRRIGATION



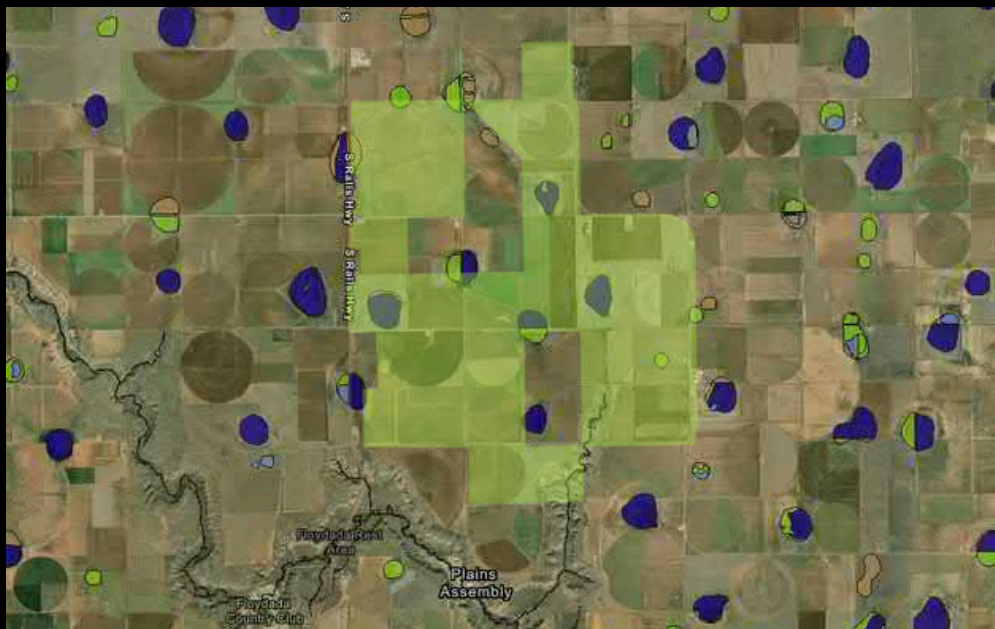
MAP - FLOOD PLAIN



POPULATION 4 MILE RADIUS: 80 PEOPLE



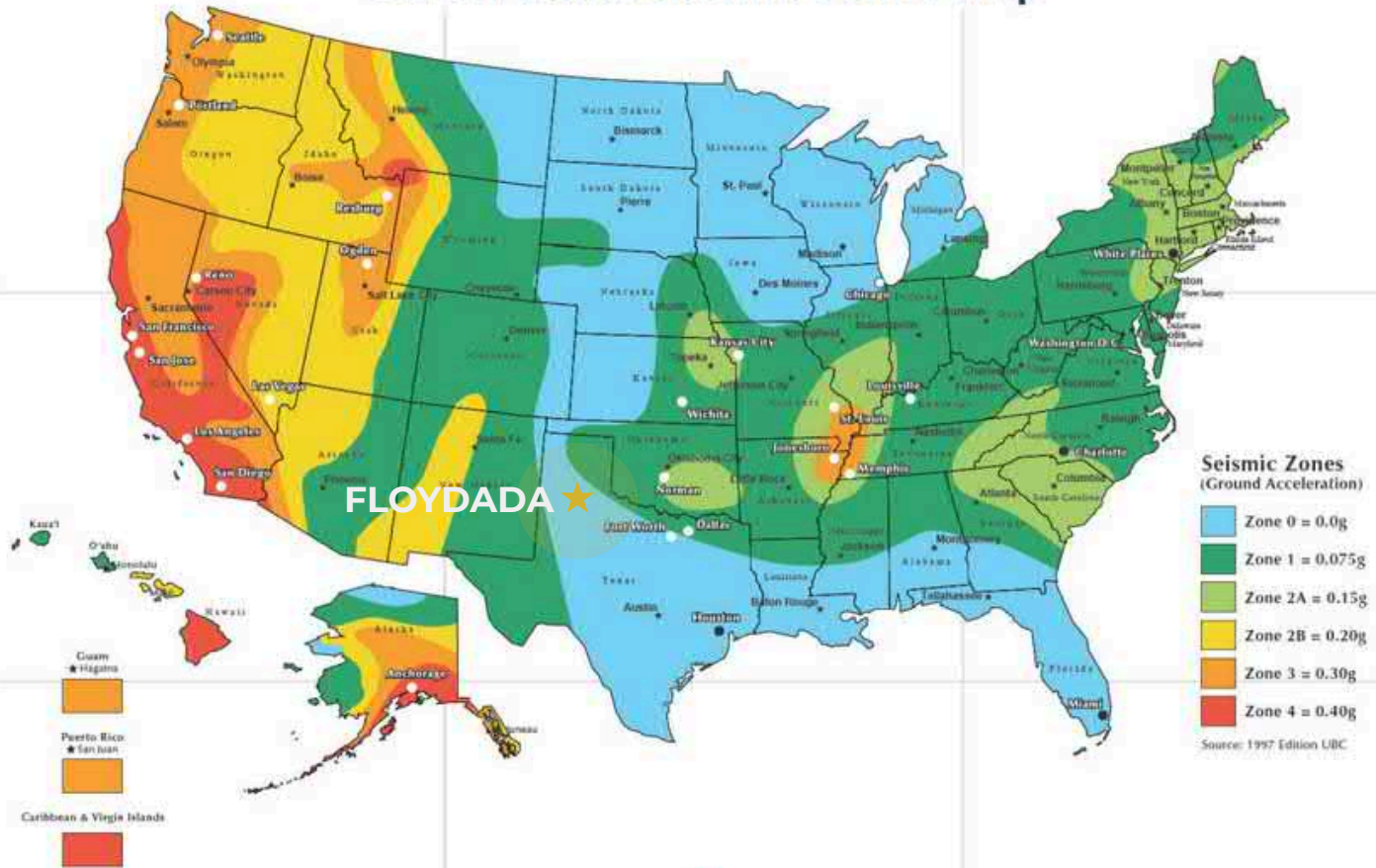
WETLANDS



MAP - NERC SEISMIC ZONES

NRC-070
Submitted: 5/8/2015

United States Seismic Zones Map



COMPETITIVE LANDSCAPE

TEXAS PANHANDLE SITES

