



West Valley Mega Site

538 entitled acres with proximity to utilities and infrastructure

Prime development land

Positioned for Data Center, Battery Energy Storage System (BESS), manufacturing and logistics operations, renewables and solar, and master-planned community development. The site offers fast-track potential and exceptional utility access

Entitlements & Flexibility (Option Value)

Zoning overlay potential for Data Center / Industrial. Current CPA: 2,091 dwelling units plus retail, education and recreation

Strategic Positioning / Location

Unincorporated Buckeye (annexation optional), ~5 miles west of SR-85 connecting the I-10 and I-8 arterials (future I-11 corridor)

Outside AMA Flexibility

Fewer water-policy constraints, unique location advantages

Power Adjacent & Favourable Queue Dynamics

Power to the property line. Dual 500 kV grid + high-pressure natural gas pipeline in close proximity. Public-power district supporting utility-scale loads

Scalability

Multi-phase / multi-hundred-MW hyperscale AI campus potential with optional on-site microgrid capabilities

Regional Momentum

The barbell pattern of urban-edge development combined with industrial growth positions this site strategically **between scale and adjacency**. Infrastructure tailwinds are driving unprecedented growth in the West Valley.



Arizona Advantages

Business-friendly & strategic location; **low natural-hazard risk**; **tax-efficient** programs; reliable grid with growing renewables



Buckeye Growth

Activity in the **Buckeye Tech Corridor** and nearby mega-sites underscores submarket demand for large-acreage campuses with zoning flexibility and utility proximity



Infrastructure Expansion

Transmission expansion + regional gas throughput planning aligned with **datacenter growth**



AI & Datacenter Build-Out

Mega-campus filings validate **large-acreage, interconnect-ready campus** theses



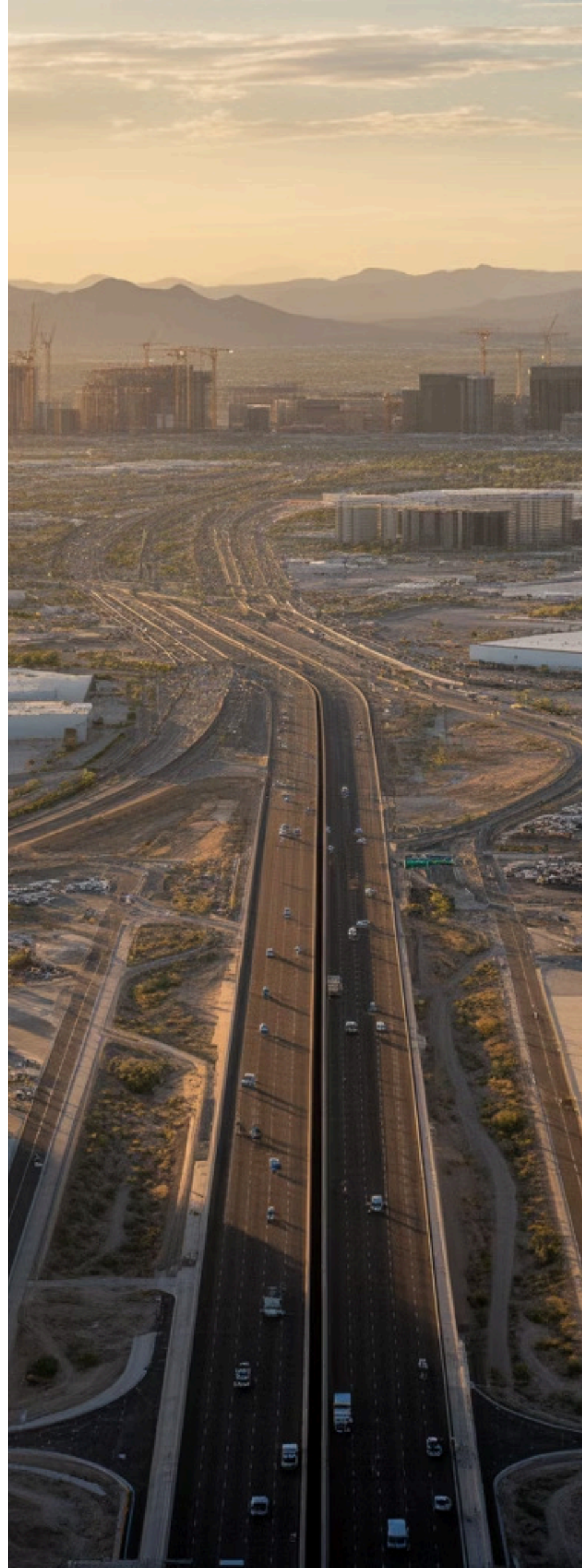
Policy Support

Pro-growth permitting posture supportive of mission-critical infrastructure (in contrast to other submarkets that have introduced restrictions on data center activity)



Syndicated Capital Activity

Investor-led West Valley land activity. Programmatic land aggregation and JV structures are becoming the norm and **institutional capital** is underwriting at scale



Use-Case Matrix — Option Value

The site's flexibility and infrastructure positioning create **multiple value creation pathways** with data center development as the primary opportunity.



Hyperscale Data Center

Phased multi-hundred MW campus with integrated prime-power paired with nat gas and/or renewable energy. Primary use case leveraging exceptional power infrastructure.



Master Planned Community

Residential and retail development leveraging existing CPA entitlements for **Insignia Estates** with 2,091 dwelling units, retail and supporting amenities.



Industrial/Logistics

Large-scale distribution and logistics facilities capitalizing on strategic transportation access and proximity to major highway E-W corridors I-10 & I-8, and the future I-11 corridor N-S.



Utility-Scale Renewables / BESS

Solar and battery energy storage systems with direct grid interconnection capabilities and co-location opportunities with data center operations.

Multiple development pathways preserve option value while positioning for the highest and best use as market conditions evolve.

What Makes This Site Different



Current MPC Entitlements

Existing CPA for 2,091 dwelling units plus supporting retail, educational, and recreational uses already approved. Clear pathway to alternative use overlay / PAD/CMP alignment to secure by-right data center and industrial development permissions.



Outside AMA Water Flexibility

No Active Management Area restriction enables water sourcing agility and potentially faster permitting while maintaining environmental responsibility and compliance with adequate-supply regulations through innovative cooling strategies.



500 kV Proximity

Situated in the APS Cotton Transmission Corridor, offering redundancy and capacity with dual 500 kV lines (interconnecting Palo Verde nuclear hub) immediately north. Jojoba 500 kV substation approximately 5 miles east.



Power Delivery Structure

Public-power district (ED8) + Investor-Owned Utility optionality supports competitive large-load solutions and execution speed versus single-track service models. Streamlined interconnection processes tailored for utility-scale loads and microgrid solutions*.



Gas Adjacency

High-pressure natural gas pipeline proximity enables optional prime-power and BTM*.



Fiber Expansion

Lateral connectivity expansion via ADOT's planned fiber route on SR-85 (linking I-10 and I-8 / Gila Bend).

* Recent ACC siting cases confirm that **public power districts can act as critical intermediaries** for large data-center-linked generation projects — providing regulatory clarity, queue efficiency, and political defensibility. This site's location within ED8 offers these same advantages, with less congestion and stronger early-mover positioning.

Site Features



Visibility & Access

Prime frontage on Old U.S. Highway 80 with canal at southern edge providing natural boundaries. Controlled access points enable secure perimeter management for sensitive operations.



Setbacks & Buffers

538 acres allows generous setbacks, security standoff zones, and phased expansion capabilities. Low access State Trust Land to the north provide natural buffering between the site and the power source.



Surrounding Uses

Compatible adjacent uses including agriculture, renewable energy projects, emerging industrial and logistics facilities, and regional utility infrastructure create a supportive development environment.



Topography & Soils

North block features native desert terrain while south block contains historic agricultural fields. Topography is favorable for large pad development (subject to geotechnical confirmation).



Ownership & Control

6 Contiguous Parcels. Single-owner advantage; no assemblage risk.

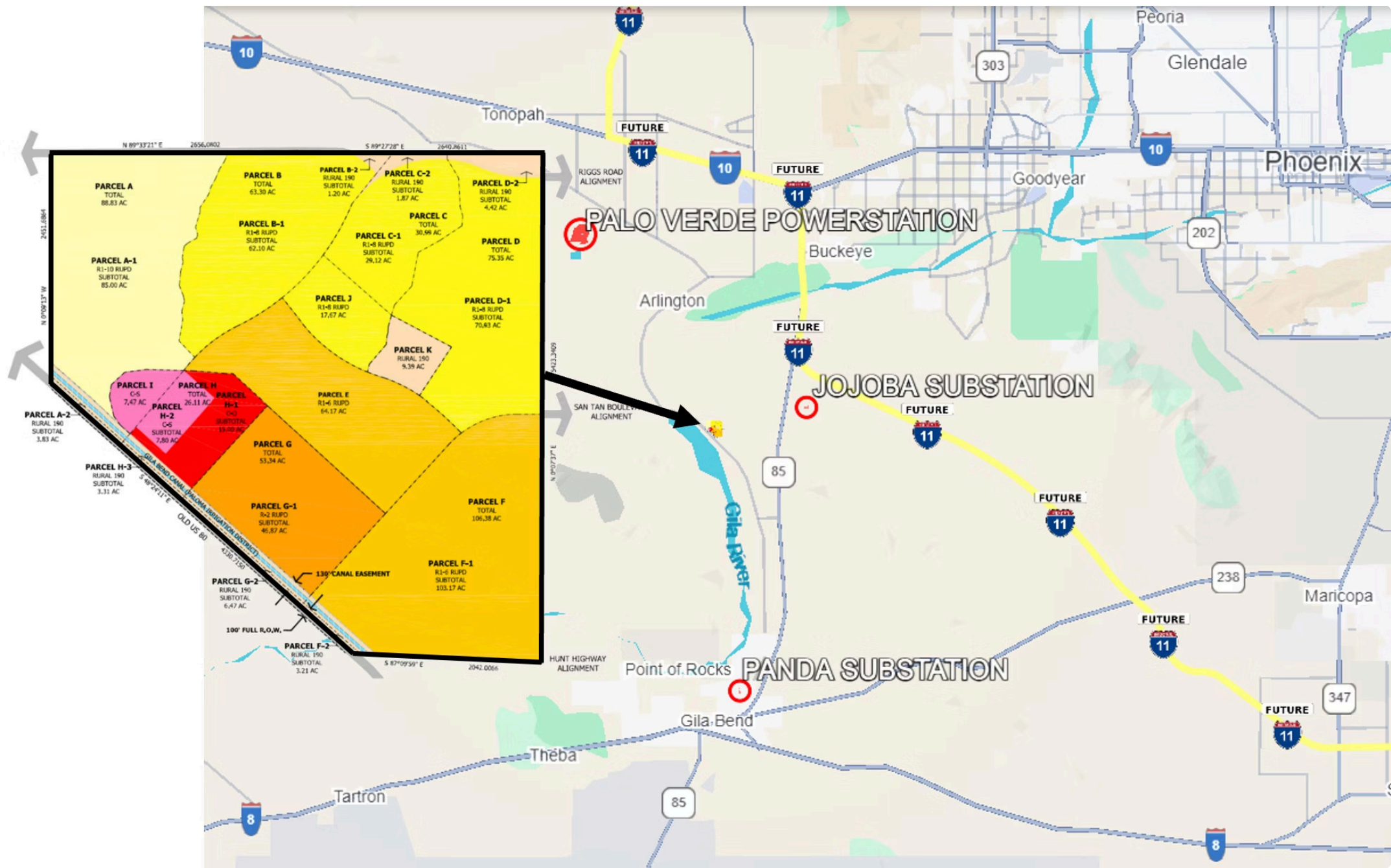


Future I-11

Proximity to north-south freight route between Phoenix, Las Vegas, and Mexico.



Energy & Logistics Corridor





Power Infrastructure - Interconnection

The site is strategically located between the Palo Verde Hub and Gila River, situated within Arizona's 500 kV loop.

→ Current Transmission / Distribution

- Dual 500 kV lines within short distance to the north.
- 500 kV substation <6 miles east.
- Support for data center, BESS, and industrial programs.

(Interconnection Study, 8/28/2025)

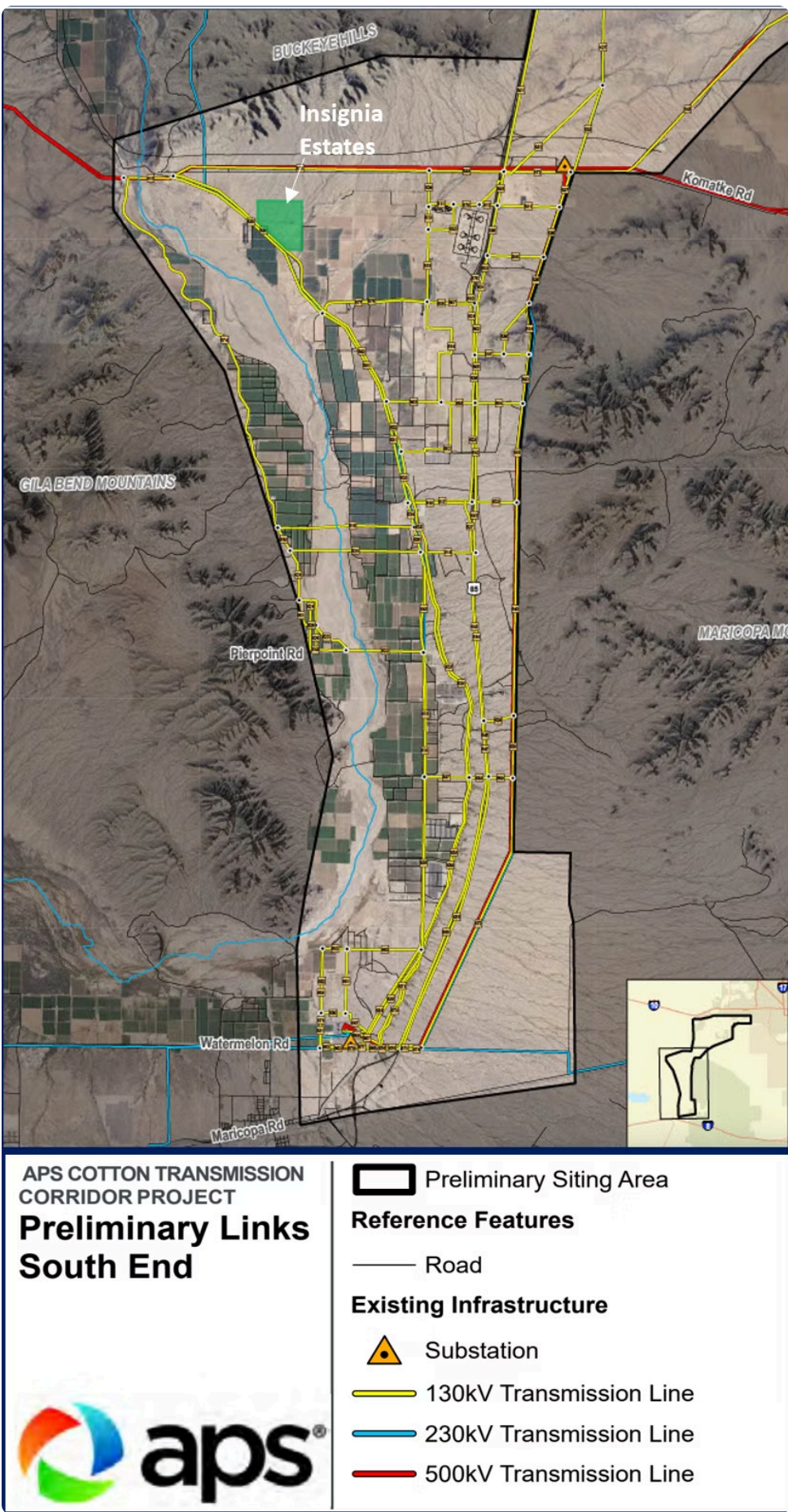
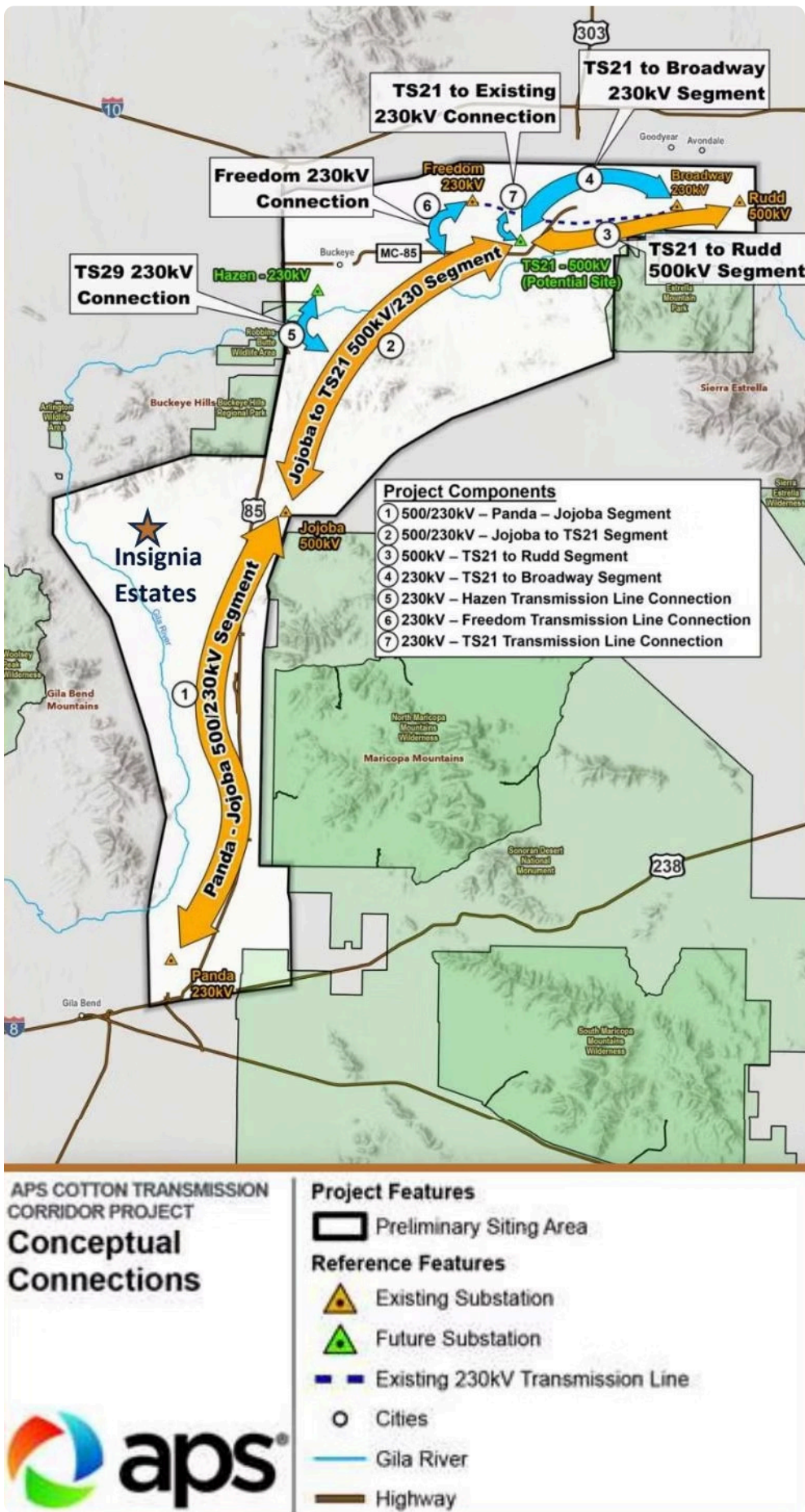
→ Line Ratings & Headroom

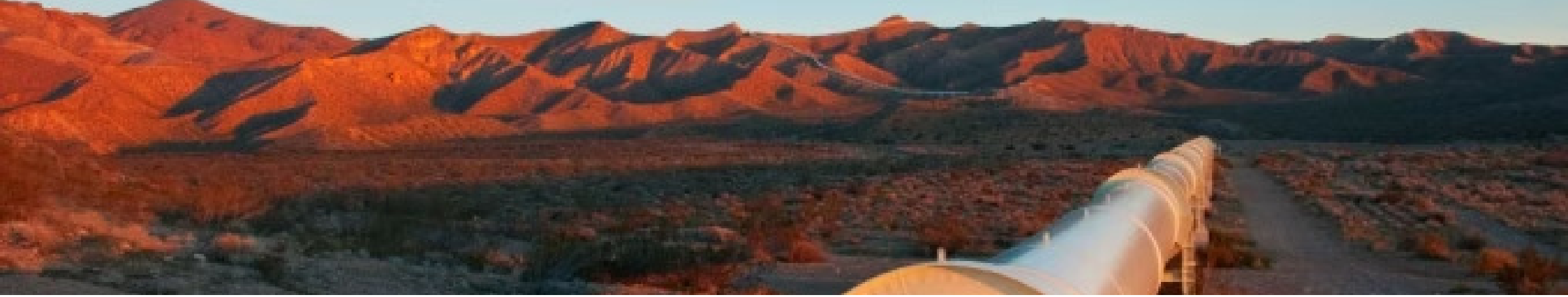
- Ample system capacity indicated; suitable for large-load interconnections.
- Redundant circuits enhance reliability and deliverability planning.

(Specific ratings and base-load metrics available upon request)

→ Electrical Hubs & Future Deliverability

Beyond today's available power, APS's ~53-mile 500/230 kV Cotton Transmission Corridor Project will materially strengthen the West Valley grid with additional interconnect pathways for data center, BESS, and industrial loads.





Natural Gas Infrastructure - Capacity Expansion Underway



Pipeline Access

- The site is near major pipeline corridor, including **Transwestern/El Paso** lines.
- APS & SRP have committed capacity on Transwestern's **Desert Southwest** expansion.



Capacity Growth

- Expansion adds **+1.5 Bcf/d by 2029**, aligned with rising data-center power demand.
- Provides **capacity margin** for new firming resources and large-load reliability as the region scales.



Reliability & Dispatchable Support

- Enables **firm, dispatchable generation** that complements **solar/BESS**.
- Supports **high-availability** targets and mitigates **peak-season constraint** risk.



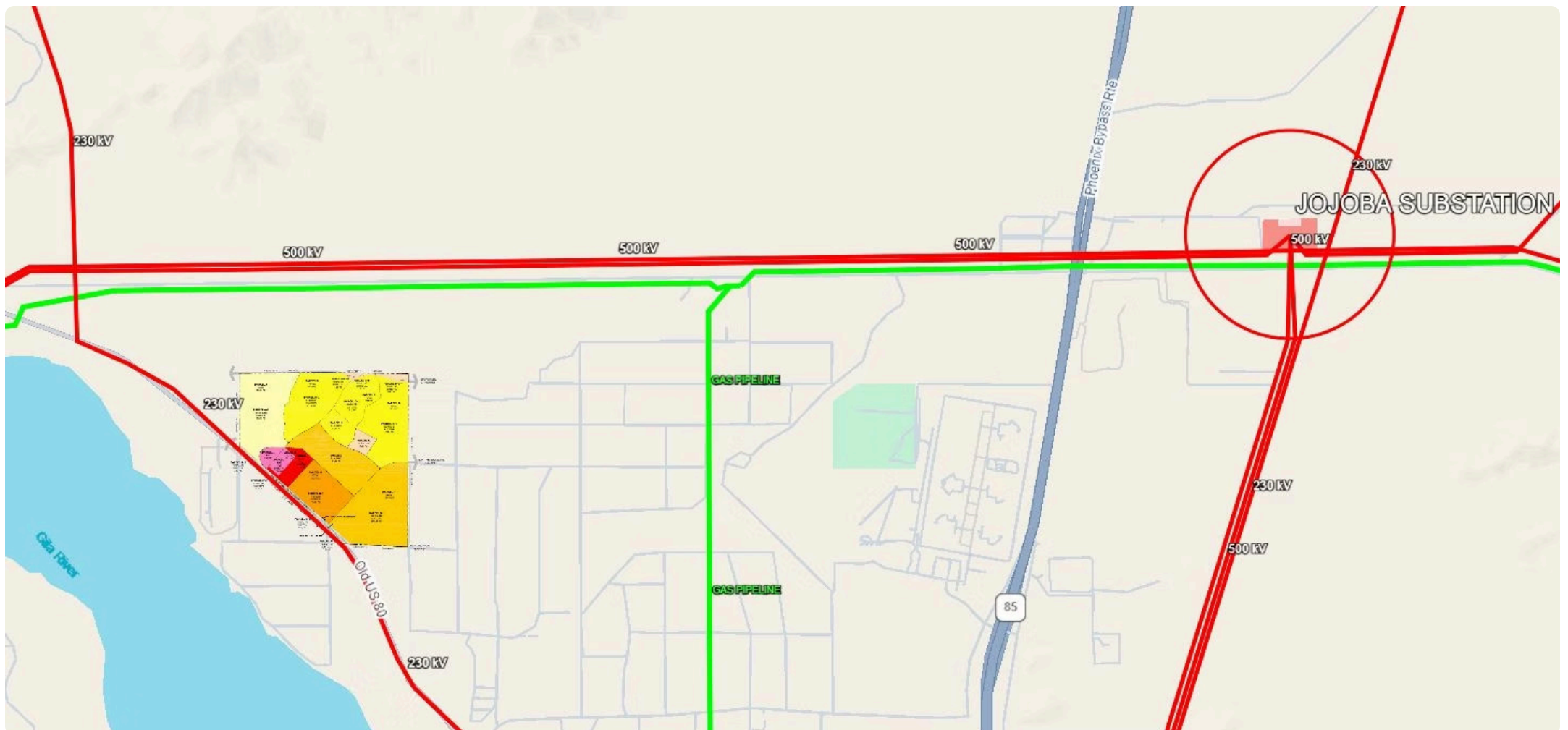
On-Site Generation & Interconnect Optionality

- Proximity supports evaluation of **behind-the-meter** solutions (e.g., reciprocating engines, LM-class turbines, CHP, BESS hybrids).
- Enables **phased power, resiliency/black-start** concepts, and potential **H2-ready** pathways (buyer to verify with **Maricopa County AQD**).



Corridor Proximity Visual

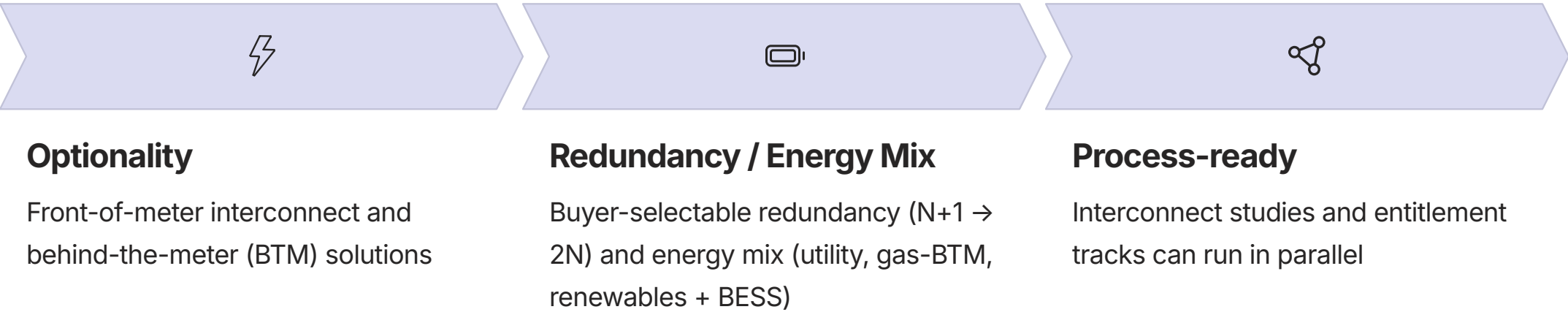
Powerlines (red) & Pipelines (green)



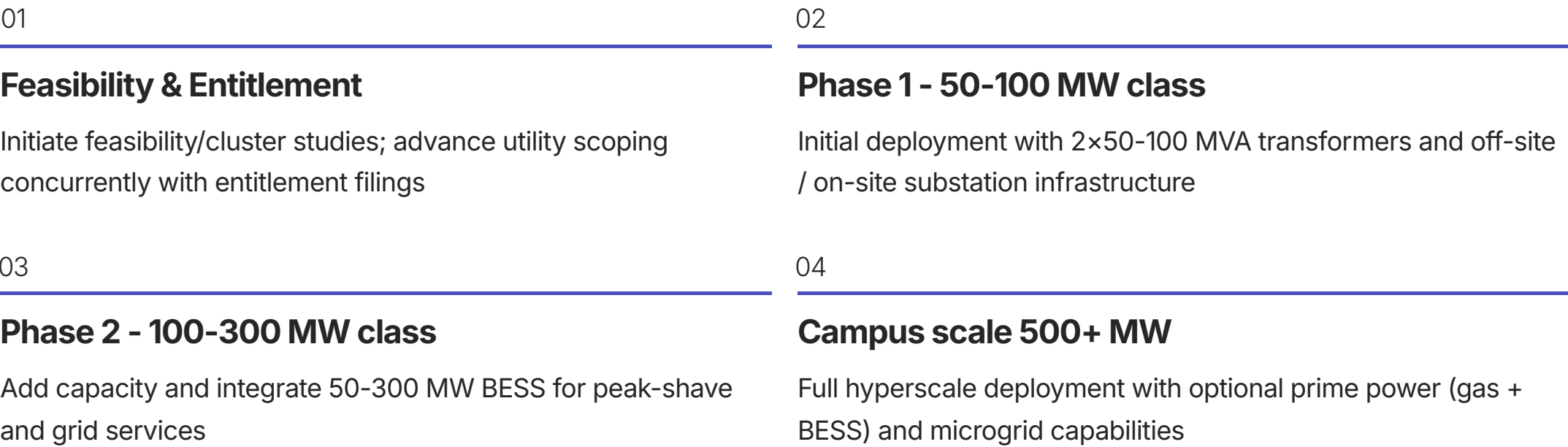
Data Center Use Case



Power Stack — Grid + BTM Optionality



Illustrative Phasing (buyer determined)






Water & Cooling — Outside-AMA Flexibility


Outside Active Management Area location enables faster permitting and greater **water sourcing flexibility** while maintaining environmental responsibility and compliance with local adequate-supply regulations through innovative cooling strategies. Datacenter water intensity is materially below historic agricultural use in the area.

Design Flexibility




Air-Cooled Systems

Minimal water consumption with adiabatic-assist options for peak efficiency during extreme weather conditions



Direct-to-Chip Cooling

Advanced HPC/AI cooling solutions with hybrid closed-loop systems optimized for high-density computing loads



Water-Neutral Operations

Comprehensive metering, recapture, and offset programs aligned with ESG sustainability frameworks

Water vs. power (PUE target ↔ Water draw ↔ ESG posture)

Cooling Method	Water Intensity	Power Overhead (illustrative)
Air-Cooled	Minimal	~+10-15%
Adiabatic-Assist	Low	~+5-10%
Hybrid Closed-Loop	Low-Medium	~+0-5%
Direct-to-Chip	Medium (or closed liquids)	Baseline



Network Connectivity — Fiber

Regional backbones within feasible lateral reach. **ADOT's planned SR-85 fiber corridor (Gila Bend ↔ I-10)** will decrease lateral distance and add capacity / path diversity (dark and lit) for low-latency, multi-carrier connectivity.



Long-haul & metro connectivity

Regional **long-haul backbones** and **Phoenix metro rings** offer access to **on-ramps** with **low-latency** and competitive RTT for cloud, AI/ML training, and edge workloads (buyer to verify targets/carriers/latency/RTT).



Resilience, Redundancy & HA by design

Site layout can accommodate **dual-entry, diverse routes** to different backbone paths for **redundancy** and **high availability**.



Planned uplift

ADOT's SR-85 planned fiber build-out to strengthen corridor capacity and **path diversity**, improving dark fiber availability, lateral distance and latency profiles.



On-Site interconnect

Reserve pad for **MMR/meet-me hut** to aggregate carriers and cross-connects as capacity scales.



Path to By-Right DC/Industrial



Base Entitlements

Existing CPA (Insignia Estates MPC) for 2,091 dwelling units plus supporting retail, educational, and recreational uses already approved.



Overlay Strategy

County overlay-lite approach combined with Buckeye PAD/CMP alignment to secure by-right data center and industrial development permissions.



Pre-Wired Conditions

Noise and height restrictions, yard setbacks, substation language, fuel and BESS provisions, and water reuse requirements.



Approval Process

Streamlined path: Pre-application → submittals → public hearings → final approvals with publishable conditions to de-risk buyer development schedule.

Speed-to-Market

Parallel processing of entitlements, early works, and utility pre-design to **compress critical path timelines** and accelerate project delivery.

Signals & Comps

Market Activity

The West Valley is a burgeoning hub for hyperscale and colocation data centers, attracting major players with significant investments. This overview highlights a selection of projects, scale, and status of recent developments and transactions.

Project / Operator	Type	Region	Scale	Land cost	Status
Microsoft — El Mirage	Hyperscale campus	West Valley	~283 ac; campus (hundreds MW)	\$258.1M (~\$912k/ac)	Closed 2024
QTS — Hermosa Ranch (Avondale)	Hyperscale campus	West Valley	206.1 ac	\$246.9M (~\$1.20M/ac)	Closed 2024
QTS / Blackstone — PHX3 (Glendale)	Hyperscale campus	West Valley	~375–391 ac; ~16 bldgs; ~750 MW (planned)	\$255.3M (~\$653k–\$681k/ac)	Land closed; filings active
Tract — Buckeye	DC park	West Valley	2,069 ac; up to ~20M SF / ~40 DCs; ~1.8 GW	\$136M (~\$65.7k/ac)	Closed 2024
ALC / Chamath Palihapitiya — Hassayampa Ranch (former Cipriani MPC)	Hyperscale DC / AI land aggregation	West Valley	±2,075 ac (legacy MPC area)	\$51M (~\$24.6k/ac)	Closed 2025
ALC — 160 ac (adjacent to Tract area)	Strategic DC pad / resale	West Valley	160 ac	\$21.7M (~\$135.6k/ac)	Closed 2025
Takanock “Baccara” — Surprise	DC + on-site generation	West Valley	~160 ac; campus with onsite gas Power Plant; ~700 MW	\$118.1M (~\$738.1k/ac)	Closed 2024; filings active
Stream Data Centers — Phoenix I–VII (Goodyear/Avondale)	Hyperscale campus	West Valley	~157 ac; up to ~280 MW; >2M SF; multi-campus	—	In development
Vantage — AZ1 (Goodyear)	Colo campus	West Valley	~50 ac; ~176 MW; multi-building campus	—	Ongoing
Compass — Goodyear	Colo campus	West Valley	~200 ac under control; multi-building expansion (shells)	—	Ongoing
Microsoft — Goodyear	Hyperscale campus	West Valley	~279 ac; multi-building hyperscale campus; hundreds MW	—	Active builds
STACK Infrastructure — Avondale	Hyperscale / Colo	West Valley	~79 ac; ~150 MW; ~1M SF; new campus	—	In development
Aligned Data Centers (Glendale)	Colo / Hyperscale	West Valley	~100 ac campus; PHX-13 first phase ~72 MW (multi-phase plan)	—	Under construction (2025)
Regional BESS / Solar activity (e.g., DESRI Catclaw)	Grid-scale storage (lease-based)	West Valley	Hundreds of MW storage (lease structures)	—	Active construction

Transaction & Next Steps

Direct Acquisition

Clear title transfer and immediate development rights

Joint Venture

Phased take-downs with shared risk and returns aligned to development milestones

Due Diligence Package

Dataroom with Title, Interconnection study (KRSA, 8/28/2025), CPA, PAD/RUPD, 404 permits, Phase I&II Environmental, Water studies, ALTA survey, Traffic analysis, and CLUP with detailed landscape, circulation, park & trail systems plans available post-NDA.

For more information

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