



DAVIDSON BOGEL

INVESTMENT SALES

FORT STOCKTON  
AIRPORT



# FORT STOCKTON LAND PORTFOLIO

± 480 AC Land For Sale | Potential Data Center Opportunity | Fort Stockton, TX

- U.S. HIGHWAY 285, FORT STOCKTON, TX 79735 -

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# INVESTMENT SUMMARY

PORTFOLIO

**LOCATION:** U.S. Hwy. 285,  
Fort Stockton, TX 79735

**SALE PRICE:** Market

**LOT SIZE:** ± 480.59 AC

**ZONING:** E – Rural Non-Ag Land

**FIBER:** Fiber Access along IH-10

**DEBT:** Free & Clear

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the information herein and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the information herein. Davidson & Bagel Real Estate, LLC © 2023

# INVESTMENT OVERVIEW

**DB2RE INVESTMENT SALES** is pleased to present the opportunity to acquire the Fort Stockton land portfolio (“The Property”) in Fort Stockton, Texas. The portfolio consists of three (3) land parcels totaling 480.59 acres near the intersection of U.S. Highway 285 and Interstate 10, at the SWQ. Over the past decade, Fort Stockton has emerged as a key hub for renewable energy in Texas, benefiting from its proximity to the Permian Basin and significant wind and solar production. With Texas’s increasing demand for renewable energy to strengthen the power grid, the region is primed for growth in the data center, Bitcoin mining, and battery energy storage system (BESS) markets. The property is surrounded by major industry players, including Lancium (a Blackstone company), ENGINE North America, and Jupiter Power (a BlackRock company).

Strategically positioned between two Texas New Mexico Power (TNMP) substations, the property has transmission lines running through two of the three parcels, offering a rare opportunity for direct access to the TNMP/ERCOT grid. This investment is well-suited for private and institutional renewable energy investors, developers, and private capital groups seeking exposure to this rapidly growing sector and future cash-flow opportunities.

# INVESTMENT HIGHLIGHTS

- ± 480-acre site near the intersection of U.S. Highway 285 and Interstate 10 in Fort Stockton, TX (Pecos County).
- Strategically positioned in the ERCOT/TNMP market, adjacent to two electrical substations, two battery energy storage (BESS) facilities, and a Bitcoin mining operation.
- Direct access to Texas New Mexico Power (TNMP) substations and transmission lines.
- Fort Stockton is a key hub for renewable energy, benefiting from its proximity to the Permian Basin and significant wind and solar production.
- Prime location in Pecos County for projects requiring or generating large amounts of power.
- Surrounded by major renewable energy projects, including Lancium (a Blackstone company) Bitcoin mining facility, ENGINE North America's BESS project, Jupiter Power's (a BlackRock company) St. Gall's BESS project, Cormit Data Systems, and Gore Street & Excelsior's BESS project.



# SITE BREAKOUT







FORT STOCKTON AIR-  
PORT

LANCIUM

SOUTHERN BASIN  
INDUSTRIAL PARK



## KEY

-  TRANSMISSION LINE
-  FOR SALE
-  SOUTHERN BASIN INDUSTRIAL PARK
-  LANCIUM/BLACKSTONE
-  ENGINE NORTH AMERICA
-  TNMP SUBSTATION



# AERIAL - WIDE

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TNMP  
Substation  
Jupiter Power -  
St. Gall BESS

TNMP Transmission Line

**SITE 1**  
±153.60 AC

**SITE 2**  
±157.11 AC

**SITE 3**  
±169.88 AC

±100 AC  
Southern Basin  
Industrial Park

Fort Stockton  
Aviation

Lancium 325 MW Facility  
±110 AC

Desert Pines  
Golf Course

±10 AC  
ENGINE North  
America - BESS

TNMP  
Substation

285

10

# AERIAL - CLOSE

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# PROPERTY DETAILS

TRACT 1

<b>SITE NAME:</b>	Home Plate Tract
<b>ADDRESS:</b>	Fort Stockton, TX 79735 Pecos County
<b>APN:</b>	11025
<b>LEGAL DESCRIPTION:</b>	3713 146 T&STL SEC 25
<b>LOT SIZE:</b>	± 169.875 AC
<b>ZONING:</b>	E – Rural Non-Ag Land
<b>LATITUDE &amp; LONGITUDE:</b>	30.906986 -102.930248



# PROPERTY DETAILS

TRACT 2

**SITE NAME:** Dr. Pepper Tract

**ADDRESS:** Dr. Pepper Road,  
Fort Stockton, TX 79735  
Pecos County

**APN:** 10967

**LEGAL DESCRIPTION:** 3711 146 T&STL SEC 21  
SE/4

**LOT SIZE:** ± 157.11 AC

**ZONING:** E – Rural Non-Ag Land

**LATITUDE &  
LONGITUDE:** 30.906986  
-102.930248

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# PROPERTY DETAILS

TRACT 3

<b>SITE NAME:</b>	Airport Tract
<b>ADDRESS:</b>	U.S. Hwy. 285, Fort Stockton, TX 79735 Pecos County
<b>APN:</b>	10957
<b>LEGAL DESCRIPTION:</b>	5649 146 T&STL SEC 20 NW/4
<b>LOT SIZE:</b>	± 153.6 AC
<b>ZONING:</b>	E – Rural Non-Ag Land
<b>LATITUDE &amp; LONGITUDE:</b>	30.906986 -102.930248



# TEXAS RENEWABLE ENERGY

## MARKET HIGHLIGHTS

# #1

in U.S. for Renewable Energy Production: Texas leads the nation in wind-powered electricity generation, producing nearly 30% of the U.S. total.

# #1

in Wind Power Generation: Texas leads the nation in wind energy production, with over 42,000 megawatts (MW) of installed capacity as of the end of 2024.

# #1

in Solar Power Capacity: In 2024, Texas surpassed California to become the top state for total operating solar capacity, with significant investments leading to rapid growth in this sector.

# #1

in Energy Production Overall: Texas generates more electricity than any other state, with a growing share from renewable sources, positioning it as a net energy exporter.

# #2

in Battery Storage Capacity: Texas ranks second nationally in battery storage, with 6,500 MW of utility-scale battery capacity installed by the end of 2024, enhancing grid reliability and supporting renewable integration.

## TOP STATE FOR RENEWABLE ENERGY INVESTMENT:

Billions of dollars are being invested in Texas' renewable infrastructure, including wind, solar, and battery storage projects, driven by favorable policies and market conditions.

## RAPID GROWTH

### IN RENEWABLE CAPACITY:

Between 2019 and 2024, Texas experienced an 800% increase in solar capacity, a 50% increase in wind capacity, and a 5,500% surge in battery storage capacity, reflecting the state's dynamic expansion in clean energy.

## FAVORABLE BUSINESS ENVIRONMENT

Texas' pro-business policies, competitive energy market, and streamlined regulatory processes make it an attractive location for data centers and other energy-intensive industries seeking renewable energy solutions.

**DB2RE INVESTMENT SALES** exclusively presents the listing of Fort Stockton Land Portfolio (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

DB2RE Investment Sales and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of DB2RE Investment Sales or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of DB2RE Investment Sales’ consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE Investment Sales, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

# DISCLAIMER

# DISCLOSURE

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

## INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer; and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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