

WE ARE GREEN ENERGY

# DATA CENTERS



BUILD | LEASE | MANAGE | SELL | INCENTIVES | LOGISTICS

# Why Green Energy Matters

## IN DATA CENTER SITE SELECTION

Data centers are critical to the growing interconnected networks powering businesses, education, hospitals, governments, social media, streaming, emerging technologies, and more.

Storing, managing, and distributing the world's data requires a tremendous amount of energy. In fact, data centers alone account for almost two percent of the electricity use in the United States – a number expected to grow exponentially given demand projections. Electricity use, greenhouse gas emissions, and large amounts of water required directly for cooling and indirectly for electricity generation, all contribute to a significant carbon footprint.

Data center owners and operators are increasingly interested in ways to affordably operate while minimizing their environmental impact. TexAmericas Center, an innovator in the green energy field, has existing infrastructure with excess capacity and operates in a low-risk, business-friendly climate, making it an ideal location for data centers seeking access to a reduced carbon footprint.

# TOP 10\*

### REASONS TO CHOOSE TEXAMERICAS CENTER FOR YOUR GREEN ENERGY DATA CENTER:

- Low-cost electricity
- Abundant supply of electricity produced from diverse sources
- Ability to have redundant connections to separate substation and transmission lines
- Excellent green energy options
- Great proximity to multiple existing long-haul fiber networks
- Numerous existing metrofiber networks
- Low occurrence of natural and human-made disasters
- Untapped labor pool, and talent pipelines from local universities and vendor support networks
- Large, remote site options available
- State of Texas business climate, local incentives, and flexible building codes

\* TexAmericas Center has been named one of the Top 10 Industrial Parks in the US for three years by Business Facilities magazine.

## DATA CENTERS & ENERGY

### AFFORDABILITY AND SUSTAINABILITY

Data centers are among the most energy-intensive building types, so affordable and reliable energy sources that keep the environmental impact in check is a major consideration in the site selection process. TexAmericas Center offers low-cost, reliable energy produced from diverse sources including green energy options.

### AFFORDABLE, RELIABLE ENERGY

TexAmericas Center offers an abundant supply of low-cost and reliable electricity produced from diverse sources.

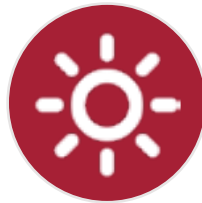


**SWEPCO** is one of the lowest-cost electricity providers in the USA, with rates typically 20 percent below the US average. It's a regulated utility required to meet specific reliability requirements.

**\$0.053 / \$0.047**

Texarkana has distribution power that is 5.3 cents and transmission power that is 4.7 cents per kilowatt hour. (1st Qtr 2022)

**SWEPCO** presently produces over 6,100MW of power with high-efficiency natural gas, advanced coal technology, and updated environmental controls at multiple generating units.



**ENGIE** will generate over 100MW of solar power on TexAmericas Centers West Campus by 2025.



**Currently 3-Phase**, 12kv distribution lines and four substations serve TexAmericas Center's three campuses. An additional 138kv and three 345kv lines are close to TexAmericas Center, making dual feeds and upgrading of substations up to 350+MW possible. Two substations will be upgraded to be fed by 138kv by 2024.



**SWEPCO** currently generates 469MW of clean wind power and has plans to acquire three more wind facilities to generate 1,200MW of clean, affordable wind energy.

## MORE GREEN ENERGY OPTIONS

TexAmericas Center is an innovator and leader in green energy options. Here are just a few of the projects on the horizon:



**Methane gas** – The location of the New Boston Wastewater plant is less than one mile from the 400-acre Green Energy Data Center Park and opens the possibility for methane gas to be used as a back-up generator power source.



**Grey water cooling** – The presence of the New Boston Wastewater plant also allows for grey water to be used in cooling towers as an alternative.



**Companies in negotiation** with TexAmericas Center intend to co-generate onsite green energy for primary and back-up and produce sources of grey water.

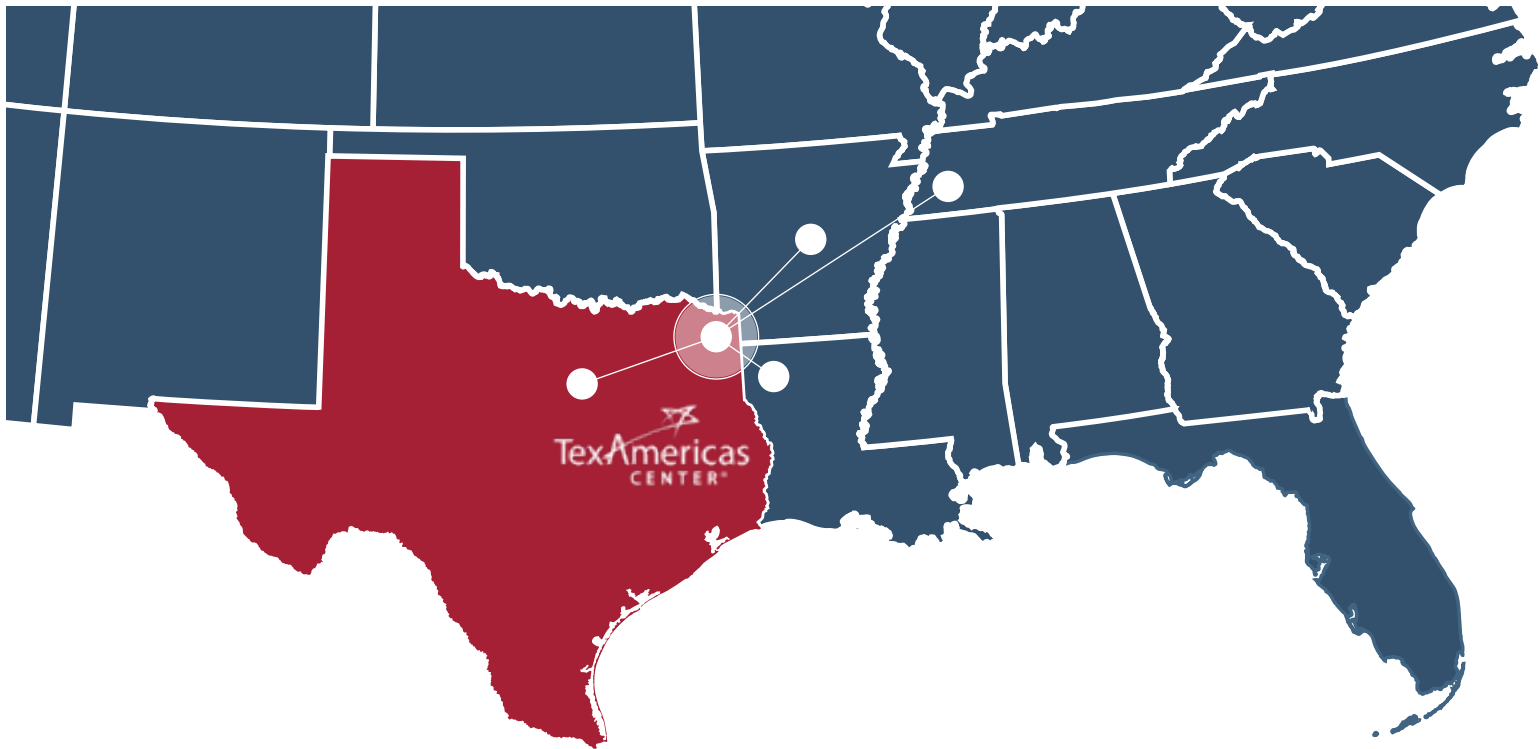


**With 12,000 acres available**, TexAmericas Center has available land and an interest in working with partners to find ways to set the standard for operating cleanly and efficiently.

## FIBER NETWORKS

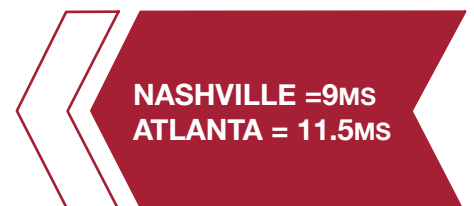
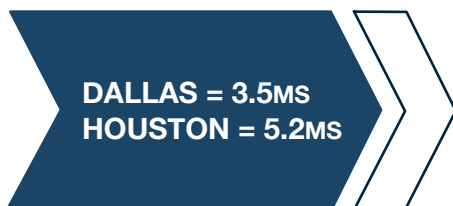
### FAST, FLAWLESS NETWORK CONNECTIVITY

Fiber networks facilitate the fast network connectivity required by data centers. The Texarkana MSA is connected to multiple high-speed Internet backbones. These long-haul fiber systems that connect at Texarkana are carried through Dallas-Fort Worth, TX; Little Rock, AK; Shreveport, LA; Memphis, TN and beyond.



## IT'S ABOUT SPEED

The interconnection in Texarkana, TX is about 21 miles from TexAmericas Center's West Campus and its 400-acre Green Energy Data Park. Conterra Networks is directly connected to 1950 N Stemmons Fwy, 8600 Harry Hines Blvd., and 2323 Bryan Street in Dallas.



## EXISTING METRO-FIBER NETWORKS

Over eight metro fiber networks are active in the Texarkana region. Five operate in Bowie County and two are adjacent to TexAmericas Center's Green Energy Data Park. Dozens of third-party networks currently utilize the existing metro fiber network infrastructure.



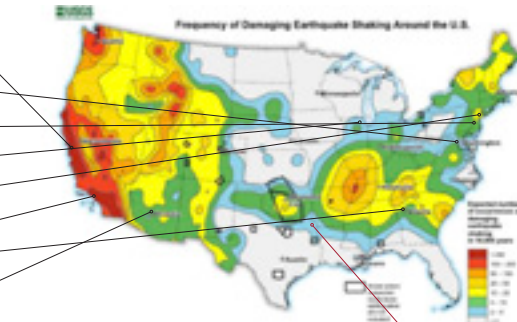
# SAFE & SECURE

## A LOW OCCURRENCE OF NATURAL DISASTERS AT TEXAMERICAS CENTER

As incidences of high temperatures, record precipitation and damaging storms have been rising for several years due to climate change, the Texarkana region sits just outside of all major environmental risks. In the region, there has historically been a low occurrence of natural disasters as compared to other major, known, and higher risk data center markets.

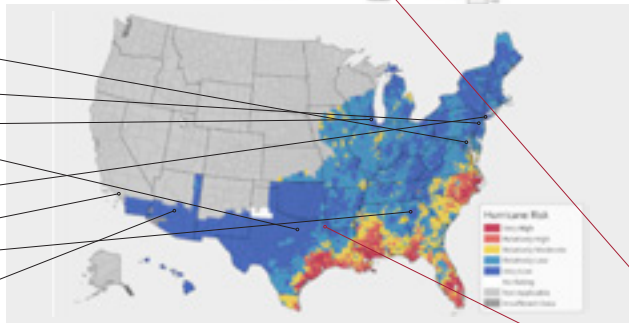
### Earthquakes

San Jose  
Washington, DC  
New Jersey  
Chicago  
New York  
Los Angeles  
Atlanta  
Phoenix



### Hurricanes

Washington, DC  
New Jersey  
Chicago  
Dallas/Fort Worth  
New York  
Los Angeles  
Atlanta  
Phoenix



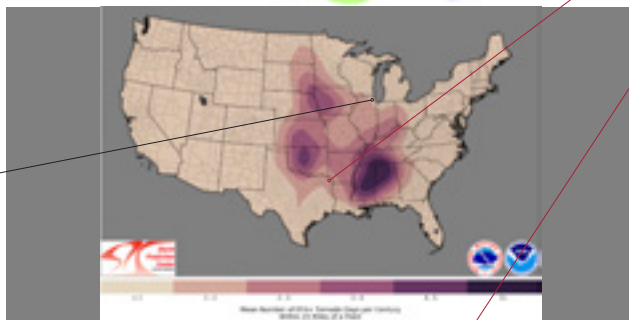
### Tornados

Dallas/Fort Worth



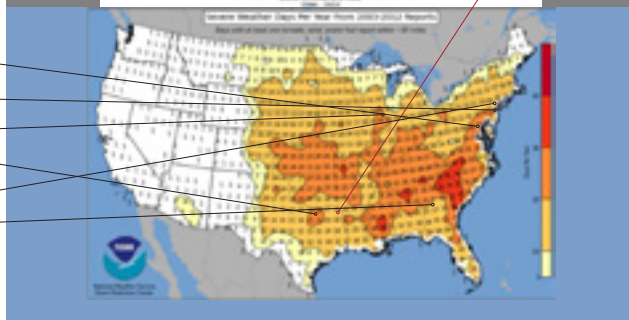
### Floods

Chicago



### Ice Storm

Washington, DC  
New Jersey  
Chicago  
Dallas/Fort Worth  
New York  
Atlanta



## LOW PROBABILITY OF HUMAN-MADE DISASTERS

The TexAmericas Center site has a low possibility of human-made disasters via proximity to:

- Rail
- Factories that make combustibles
- Business administration
- Road construction
- Flight path of an airport
- Events of civil disruption

**TexAmericas**  
CENTER<sup>®</sup>  
Texarkana USA

## UNTAPPED TALENT, ENDLESS POSSIBILITIES

With the second-largest civilian workforce in America, Texas has the perfect combination of world-class talent, world-class schools, and a steady growth rate of 20 percent over the past 10 years to produce the outstanding talent for which Texas is known. And Texarkana is no exception – it's an excellent location for labor, with a balance of skilled and unskilled workers, as well as a growing supply of professionals in its labor market.

## WORK FORCE

**160**  
MILES

Closest major job markets to the east, north and west are over 160 miles away from Texarkana.

**75**  
MILES

Texarkana is the primary employment hub for a 75-mile radius.

**50**  
MILES

A quarter of local workers commute over 50 miles one way to work.

**1.1M**  
PEOPLE

With a population of over 1.1 million people and labor participation rate at nearly 55 percent, Texarkana has a valuable talent pool.

## TALENT PIPELINE



The greater Texarkana area has a rich talent pipeline, with 33 colleges and universities within a 100-mile radius. Among these are prestigious educational institutions such as Texas A&M (Texarkana), the University of Arkansas (Texarkana), and Texarkana College.



UNIVERSITY OF  
ARKANSAS

The 75-mile region surrounding TexAmericas Center is home to over 86,000 enrolled students, with 23,000 graduating per year, according to JobsEQ data. The local higher educational community, a subset of 12 institutions, boasts over 10,000 students pursuing certificates and degrees. These institutions have a proven track record – and ongoing commitment – of being flexible in their training options and responsive to industry needs.



### A FEW DEGREES AVAILABLE FROM AREA INSTITUTIONS INCLUDE:

- Computer Sciences
- Information Systems
- Business Administration
- Information Technology
- Electrical Technology
- Electrical Engineering
- Industrial Maintenance

# Why Choose Texas

- **Number one state** for corporate expansions and locations<sup>1</sup>
- **Best state** for business<sup>2</sup>
- **Named best state** to start a business<sup>3</sup>
- **Top state** for exports<sup>4</sup>
- **Fastest-growing state** economy<sup>5</sup>
- **Number one state** for growth prospects<sup>6</sup>
- **Six Texas colleges** among top 100 schools in the nation<sup>7</sup>



## STABLE ECONOMY

The local Texarkana economy is stable due to a diversity of industries and strong, stable leadership on both state and local levels. Leaders are committed to operating efficiently to positively affect the bottom line.

## INCENTIVES

Businesses located at TexAmericas Center experience the advantages of the state's welcoming business environment as well as rewards at the local level. The Texarkana region has the most economical cost structures in the State of Texas. Tenants enjoy tax assessments, real estate costs, and utility and labor rates that are among the lowest in the State of Texas.

## LOW TAX & OPERATING COSTS

With no corporate or personal income tax, Texas has one of the lowest tax burdens in the nation. And at TexAmericas Center, tax and operating costs are already 20 to 40 percent below other Texas locations. Because TexAmericas Center is both a local redevelopment authority and located in an economically distressed geographic area, tenants have access to a valuable basket of incentives that lowers costs even more.

## ZONING CONTROL

TexAmericas Center is located outside of municipal boundaries and therefore controls its own land use (zoning) and has designated 400 acres of property for Green Energy Data Park use. All land and buildings are governed by TexAmericas Center planning, permitting, and approval processes, which are administered by an on-staff professional engineer. Master plans, construction guidelines, drainage requirements, and covenants, codes, and restrictions are available at [www.TexAmericasCenter.com](http://www.TexAmericasCenter.com)

# TEXAMERICAS CENTER IS GREEN ENERGY DATA CENTERS

TexAmericas Center, located in the Texarkana MSA, is positioned as the lowest-cost area in one of the most cost-effective and best places to do business: the great State of Texas.



TexAmericas Center offers a lucrative package of cost savings and operational advantages, all with unique value-added services to separate the organization from others and to quickly drive clients to stabilization and success faster.

TexAmericas Center is the 5th ranked industrial park in the nation by *Business Facilities* magazine, being recognized for its customer service and business-friendly environment.

The organization is a State of Texas-sanctioned local redevelopment authority, making it a unique hybrid of an economic development organization, municipality, and an industrial real estate development and management company. These characteristics allow TexAmericas Center to offer tenants custom real estate solutions and unparalleled speed to market.

## BY THE NUMBERS

**\$48.6M**

Payroll for all  
Companies at TAC

**\$40M**

Invested in  
Remediation and  
Infrastructure

**3.5M**

Square Feet  
of Industrial &  
Commercial Space

**1.1M**

Square Feet of  
Office & Flex Space  
Leased/Sold

**12,000**

Developed Acres

**745**

Jobs On-site

**200**

Miles of Road

**46**

Companies Located  
on the Property

**25**

Years in Operation

**3**

Interstates  
Connecting at  
Texarkana

**2**

Public Universities  
in Texarkana

**1**

Owner to Work With