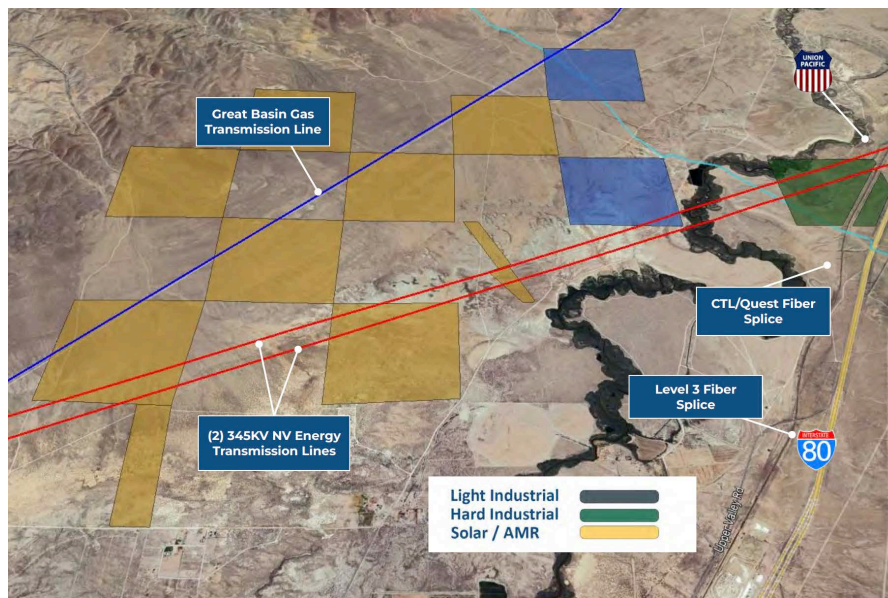


# Northern Nevada Hyperscale Campus (NNHCP)

Gigawatt-Scale Data Center & Energy Campus | Lovelock, NV

A premier 6,436-acre development site engineered for hyperscale AI and cloud operations. Located in Nevada's tax-advantaged landscape—just over an hour from the Tahoe-Reno Industrial Center—this shovel-ready site offers gigawatt-scale power generation, permitted water rights, and Tier-1 fiber connectivity.



## SITE & SCALE

- **1,280 Acres Shovel-Ready** zoned for Light Industrial / Data Center use.
- **6,436 Total Acres**, including 4,636 acres specifically zoned for solar development.
- Level topography; all parcels surveyed with crossing corner easements marked.

## POWER & GENERATION

- **Gigawatt-Scale Gas:** Natural gas supply requests to support multiple gigawatts available in 2028–2029.
- **Utility Partnership:** An NV Energy 1 GW engineering study is currently in process.
- **Renewable Capacity:** Up to 1 GW peak PV solar developable on-premises, plus 1–2 GW adjacent solar available.

## WATER & CONNECTIVITY

- **Massive Water Rights:** Up to 1.47 Billion gallons per year (4,500 AFA) of industrial water permitted and approved.
- **Developed Infrastructure:** Pumped from a central well location that is already installed and tested.
- **Tier-1 Fiber:** Level 3 and CTL/Qwest splices located within 3-5 miles; soft soil allows open-field trenching.

## FINANCIAL ADVANTAGE

- **Massive Savings:** Potential energy savings of \$50M–\$100M annually (projected ROI in 3–5 years).
- **Tax Exemptions:** Zero corporate/personal income tax; up to 75% abatements on personal property & sales/use tax.

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