



ANGUS ENERGY PARK

A LANDOWNER-ASSEMBLED ENERGY & DIGITAL INFRASTRUCTURE OPPORTUNITY

Long-term Young County landowners with deep experience in energy and infrastructure have intentionally assembled 4,800+ contiguous acres with unmatched transmission access and flexible land configuration.

PROPERTY OVERVIEW

	Total Acreage	4,800+ Acres
	Location	10 miles west of Graham, Texas
	Intersection	NW & SW of FM 209
	Property Position	North & South of FM 209
	County	Young County, Texas
	Jurisdiction	Unincorporated County
	ERCOT Region	North Zone
	Ownership	Single Ownership Group
	Landowner Vision	Flexible site planned to support utility-scale solar, battery storage, natural gas generation, AI data centers, advanced manufacturing, and future transmission infrastructure.

WHY THIS PROPERTY STANDS OUT

- ✓ Single ownership simplifies site control
- ✓ 4,800+ contiguous acres with flexible configuration
- ✓ Four existing transmission circuits traverse the property
- ✓ Direct proximity to Graham transmission hub
- ✓ Cooperative water supply available via Fort Belknap WSC
- ✓ Minimal existing oil & gas activity in the area
- ✓ Land intentionally evaluated for utility-scale infrastructure
- ✓ Positioned for phased development and multiple uses

YOUNG COUNTY, TEXAS – STRATEGICALLY POSITIONED. FULLY CONNECTED. FUTURE READY.



4
TRANSMISSION
CIRCUITS



4,800+
CONTIGUOUS
ACRES



MULTIPLE
ENERGY
SOURCES



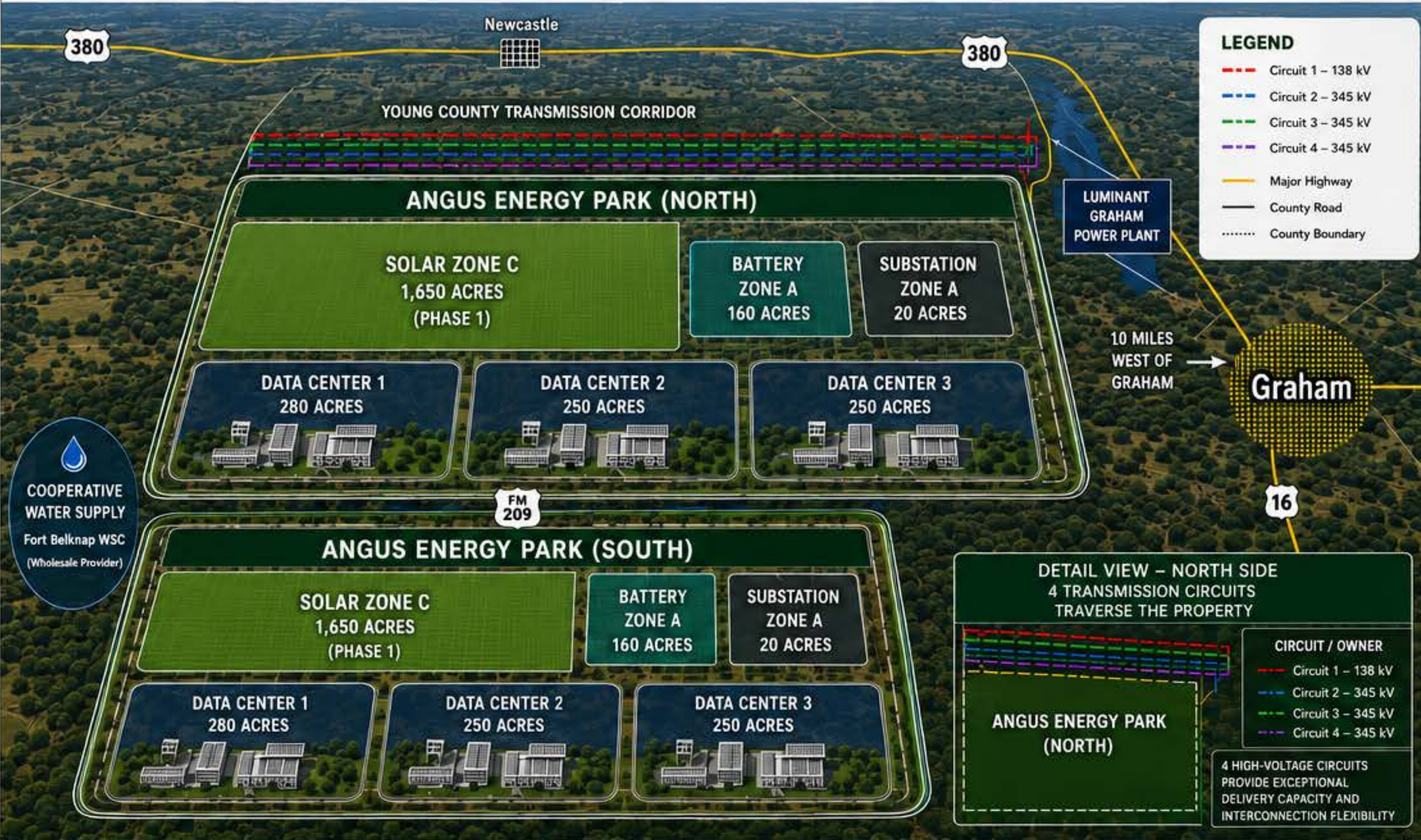
IDEAL FOR
HYPERSCALE
& INDUSTRIAL



COOPERATIVE
WATER
SUPPLY



MINIMAL OIL & GAS
ACTIVITY IN THE
AREA



INFRASTRUCTURE OPPORTUNITIES SUPPORTED BY THE PROPERTY



FLEXIBLE CONFIGURATION. PHASED DEVELOPMENT POTENTIAL. MULTIPLE PARTNER OPPORTUNITIES.

WHY WE BUILT THIS PACKAGE

As long-time Young County landowners with decades of experience in energy, land, and infrastructure projects, we've assembled the technical information developers need to quickly evaluate this property. Our objective is to reduce early diligence, shorten development timelines, and help qualified partners determine whether Angus Energy Park fits their investment strategy.

LANDOWNER PERSPECTIVE

We are not representing ourselves as project developers. We are experienced Texas landowners with extensive backgrounds in energy development, land acquisition, infrastructure, and project permitting. This package is intended to provide qualified developers, utilities, and investors with a technically informed overview of the property's capabilities.

STRATEGIC ADVANTAGES

- Direct access to Luminant Graham Power Plant (10 miles west of Graham)
- Major highway access via US 380 & Highway 16
- Located in the heart of the Texas Growth Corridor
- 4,800+ acres of contiguous, low-conflict land
- Minimal oil & gas activity – fewer conflicts
- Cooperative water supply secured via Fort Belknap WSC
- ERCOT North Zone – strong interconnection environment

IDEAL FOR

- HYPERSCALE AI CAMPUSES
- DATA CENTERS
- UTILITY-SCALE SOLAR & BATTERY STORAGE
- ADVANCED MANUFACTURING
- NATURAL GAS POWER GENERATION
- CRITICAL INFRASTRUCTURE