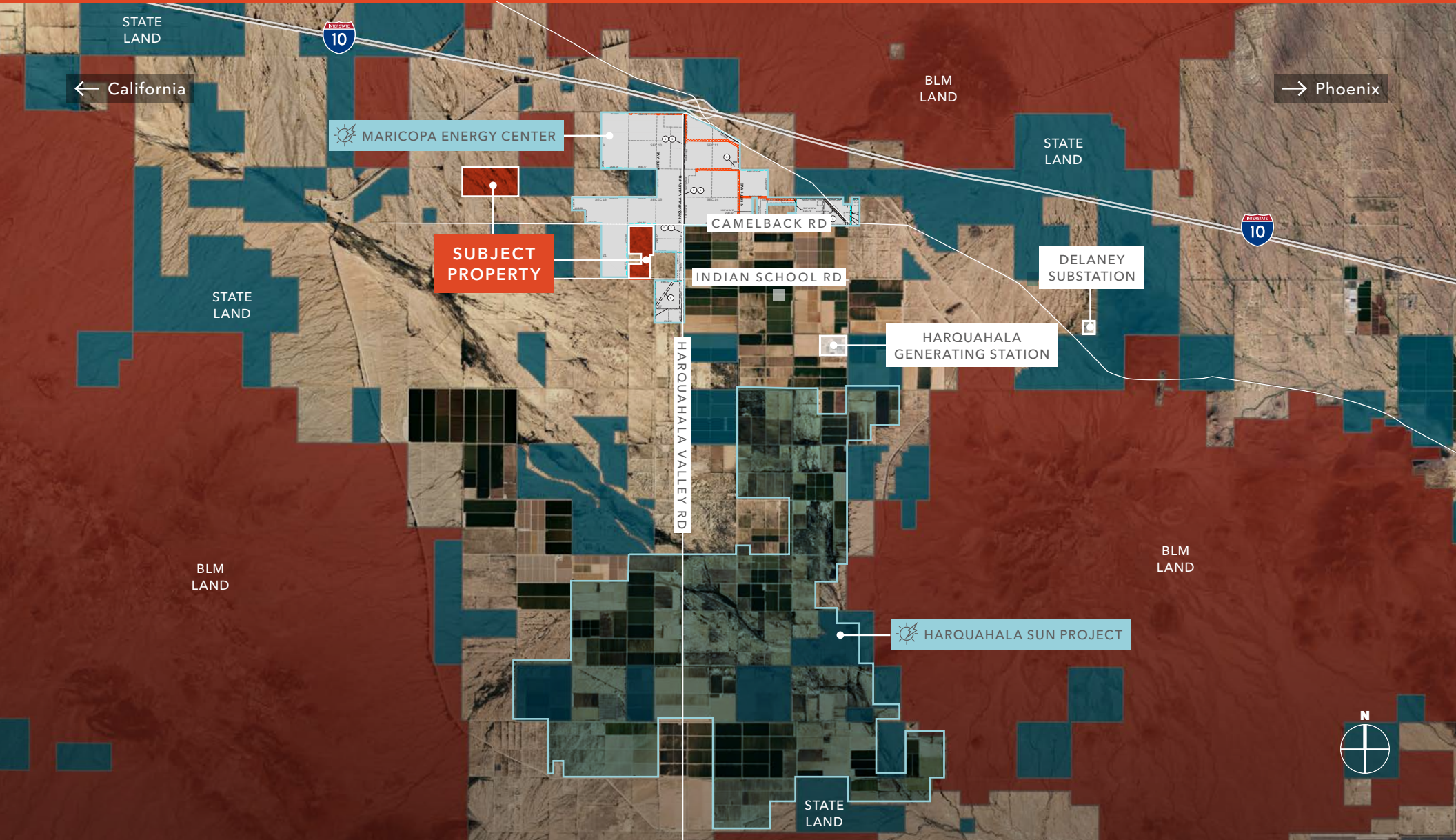


LAND IN AZ ENERGY CORRIDOR *FOR SALE*

SW OF I-10 & HARQUAHALA VALLEY RD | TONOPAH, AZ 85354



PROPERTY HIGHLIGHTS

Total AC: ±589 Acres

Zoning for all parcels: RU-43

Jurisdiction: Maricopa County

Adjacent to or near Maricopa Energy Center and Harquahala Sun projects

Flat, open terrain ideal for utility-scale PV array deployment

Proximity to I-10 - critical for construction logistics and long-term operations

500kV transmission infrastructure actively under construction nearby

Supportive county regulatory environment - multiple CPAs already granted

SITES

Size (AC)	APN
±308	506-29-002
±281	506-23-004

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ARIZONA'S ENERGY CORRIDOR

MOST CONSEQUENTIAL ENERGY DEVELOPMENT ZONE

The stretch of Harquahala Valley along the I-10 corridor west of Tonopah has become one of the most consequential energy development zones in the American West. Maricopa County Planning staff formally called it “the region’s solar capital” – a designation backed by billions in committed capital, multiple approved projects, and an unmatched concentration of 500kV transmission infrastructure.

The anchor is the APS Delaney Substation – the regional 500kV interconnection hub to which every major project in this corridor ties. Proximity to Delaney is the single most important siting criterion for utility-scale solar developers in this market, and the subject parcels sit squarely within that catchment area.

With Copia Power’s Harquahala digital and power infrastructure campus now spanning solar, storage, and a proposed data center, the corridor is evolving beyond renewables into a full energy and technology cluster – creating sustained, long-term demand for adjacent land.

DELANEY SUBSTATION – THE GRID ANCHOR

Every major solar project in this corridor interconnects at the APS-operated Delaney 500kV Substation. Proximity to Delaney drives developer siting decisions above all other factors, and the subject parcels are positioned within that critical catchment.

500KV
TRANSMISSION
INFRASTRUCTURE

I-10
PROXIMITY

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NEARBY PROJECT

Maricopa Energy Center

550 MW solar + 2,200 MWh BESS, \$1.8B total investment, \$89OM Wells Fargo tax equity, 20yr PPA with APS, Copia Power / Carlyle
Projected to be Arizona’s largest solar-plus-storage project

OPERATIONAL

Harquahala Sun I & II

450 MW solar + 1,200 MWh BESS, \$1.2B financed via Credit Agricole, BNP Paribas & SMBC, SOLV Energy contractor, Copia Power/ Carlyle, Phase I online 2024

UNDER DEVELOPMENT

Harquahala Sun III

1 GW hybrid solar + BESS, 9,033 acres across 63 parcels, Four phases of ~250 MW each, Two new 500kV substations, Maricopa County P&Z approved 9-0

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