

# Real Estate Issues for Large Loads

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## Types of Projects

- Data Centers
- Crypto-Mining Facilities
- Hydrogen

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## What makes these projects unique with respect to site selection?

- Colocation with other projects or infrastructure
  - Renewable energy projects
  - Transportation and distribution systems
  - Zoning considerations for multiple types of projects
- Shared facilities
- Water and other resource needs

## Components of Site Control

- Site area
  - Subsurface rights
  - Third party superior rights
  - Crossing agreements
- Access to site area
- Interconnection rights
- Access to transportation or distribution systems

## Site Area

- Own
- Lease/Easement
  - Third party executes separate leases or easements to each project
  - Ex: Data center or industrial parks
- Lease/Sublease
  - Project A (Sublandlord) → Project B (Subtenant)
  - Project B (Sublandlord) → Project A (Subtenant)

## Site Area – Own

- Lease to collocated project
  - Combined vs separate offtake agreement
- Considerations
  - Responsibility and obligations of being site owner/landlord
  - Investment in real estate vs using money to invest in more projects

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