



Accelerating Arizona's Industry

Port to the Silicon Desert **Spring 2025**

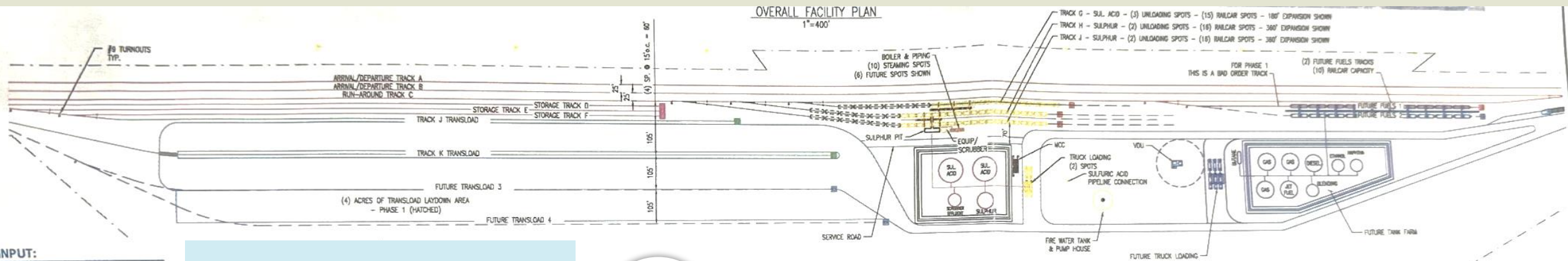
Railport Buildout

Anticipate active
by **Q4 2026**

44,960 ft
of Clear Track Length

53,708 ft
Track Length
(excluding turnouts)

4 acres
of laydown



INPUT:

Car Length =	48
Safe Dist. =	30

Line	Storage	Rail Length					Turnouts Qty #	
		A	S	U	F	T		
1 A - A/D	A	5,560'					8,880'	2 11
2 N - TAIL		3,000'					5,380'	2 9
3 B - A/D	A	5,060'					6,760'	1 15
4 C - RUN AROUND		4,835'					2,035'	1 9
5 D - STORAGE	S	1,885'	38				1,900'	1 9
6 E - STORAGE	S	1,750'	35				1,765'	1 9
7 F - STORAGE	S	1,615'	33				920'	1 9
8 G - SUL. ACID	U	770'		15			1,065'	1 9
9 H - SULPHUR	U	915'		18			1,245'	1 9
10 I - SULPHUR	U	1,095'		22			2,850'	1 9
11 J - TRANSLOAD	F	1,840'			37		2,830'	1 9
12 K - TRANSLOAD	T	1,950'				39	1,115'	1 9
13 BAD ORDER		950'						
14 Future								
15 Fuels 2		670'						
16 Trans 3		1,950'						
17 Trans 4		1,850'						
TOTAL		219	106	55	37	39	36,745'	14



Bringing a major railport to Central Arizona on Union Pacific Main line





Anderson Road

Val Vista Blvd

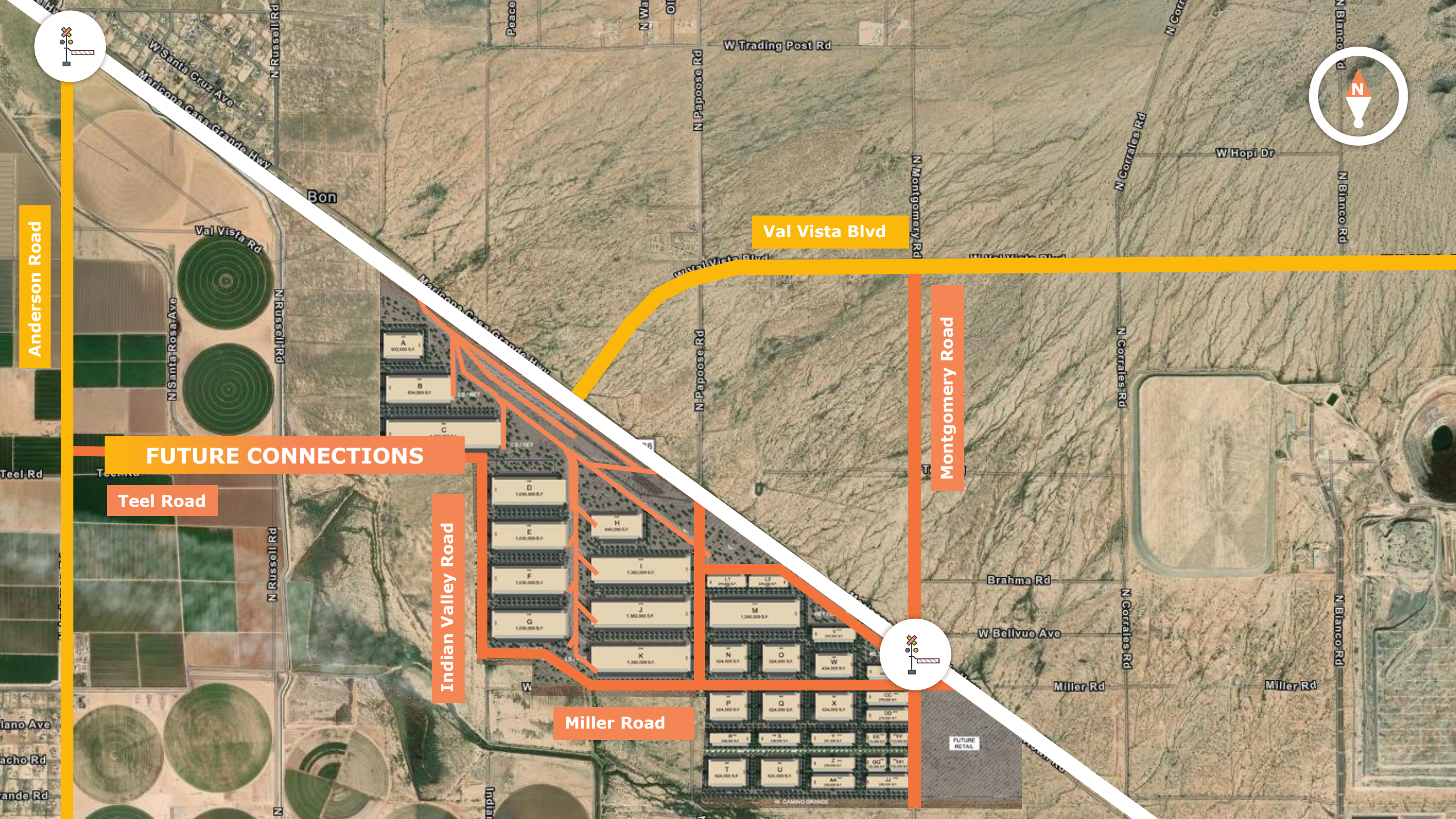
Montgomery Road

FUTURE CONNECTIONS

Teel Road







Indian Valley Road

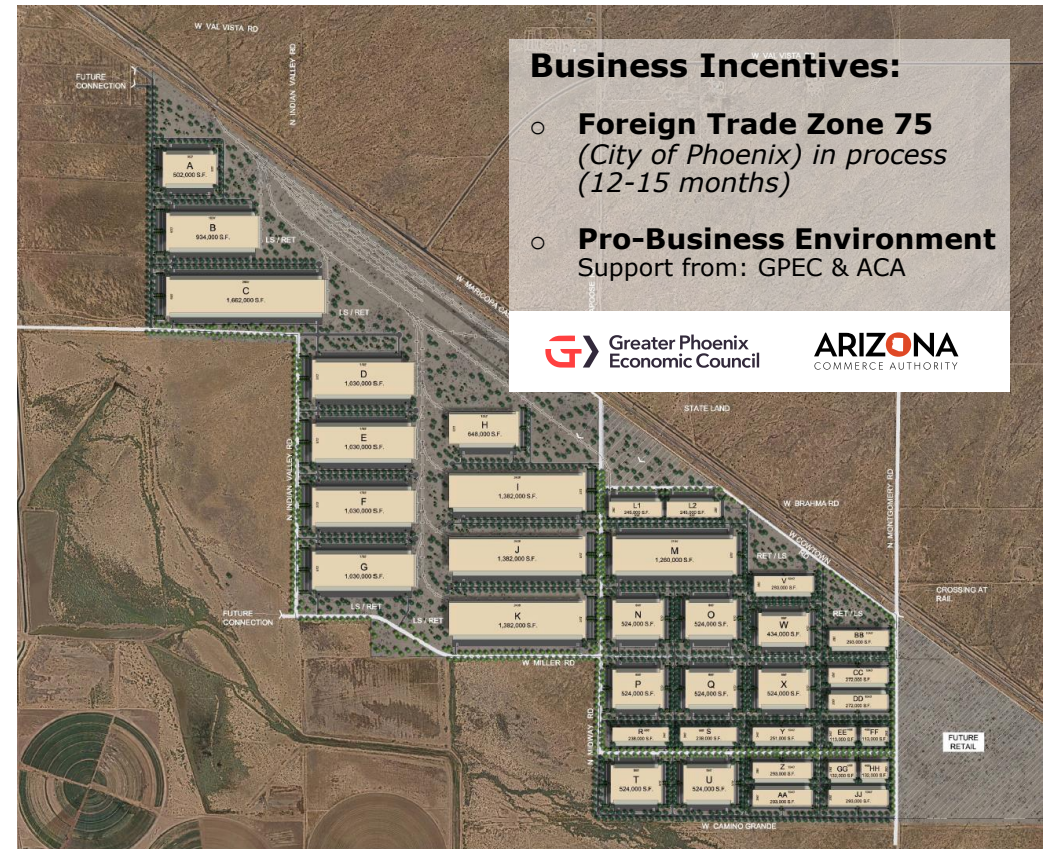
Miller Road



Project Site Overview

1500 acres of project land divisible into super pads with 3+ miles of UPRR frontage

-  Water: **Global Water Resources (GWR)**
-  Power: **Arizona Public Service/EDIII**
-  Gas: **Kinder Morgan, Southwest Gas**
-  Sewer: **City of Casa Grande/ GWR**
-  **I-2 Zoning (In Process)**
-  **No Adjacent Residential**







APS Substation Details

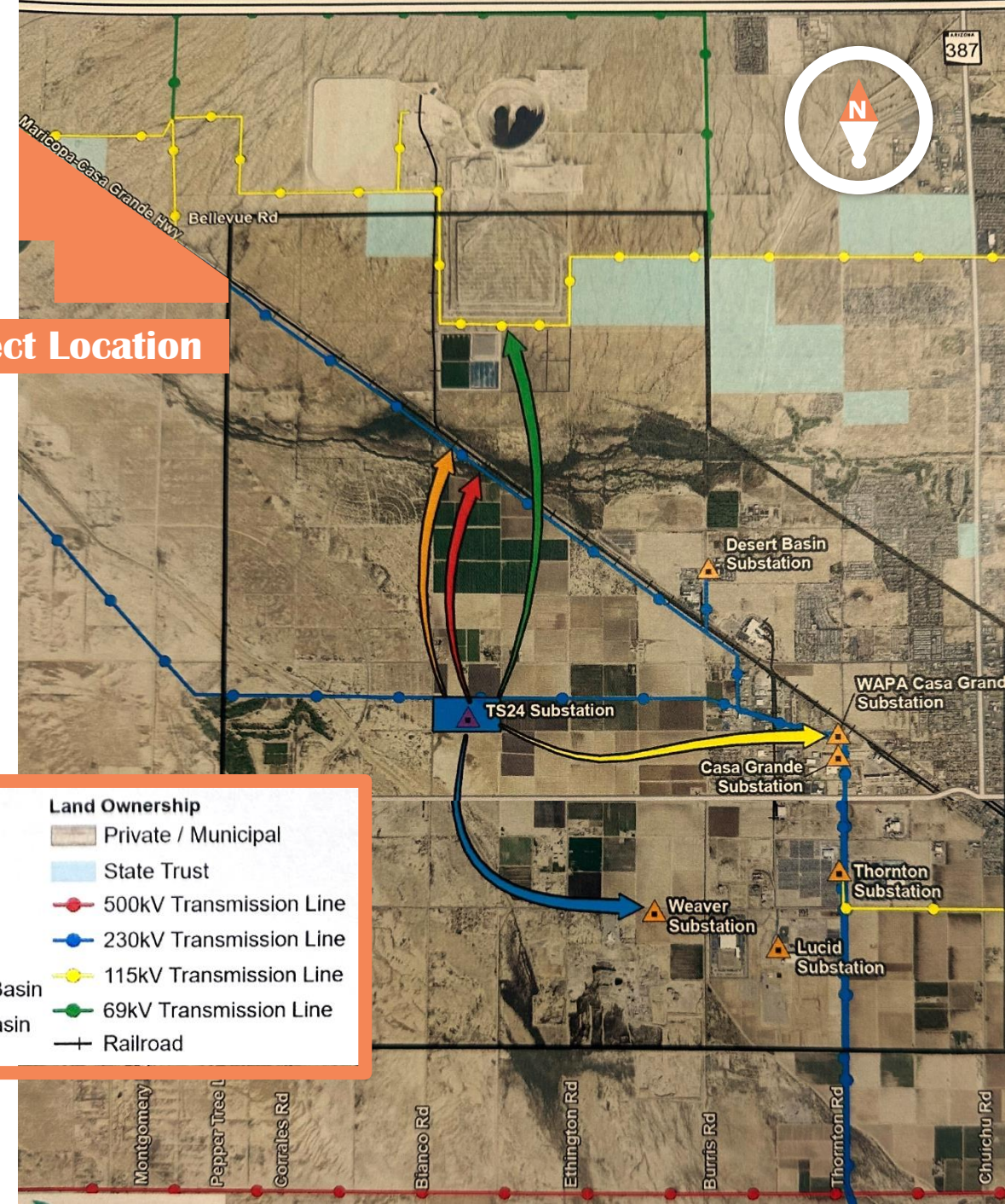
Bianco 230kV Transmission Line Siting Project

Estimated Completion Date: **Q2 2026**

To Include **69kV, 230kV, and 500kV**

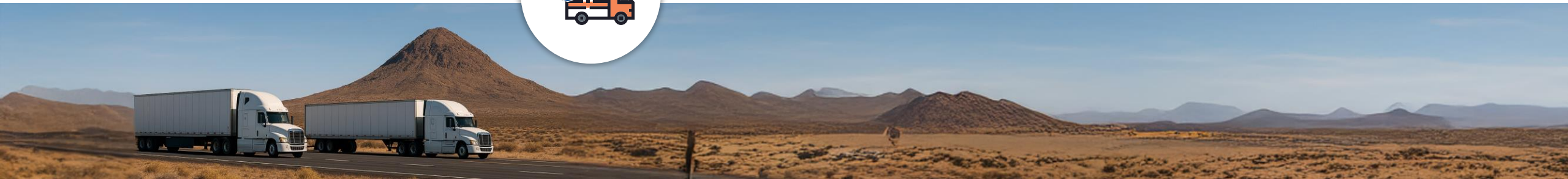
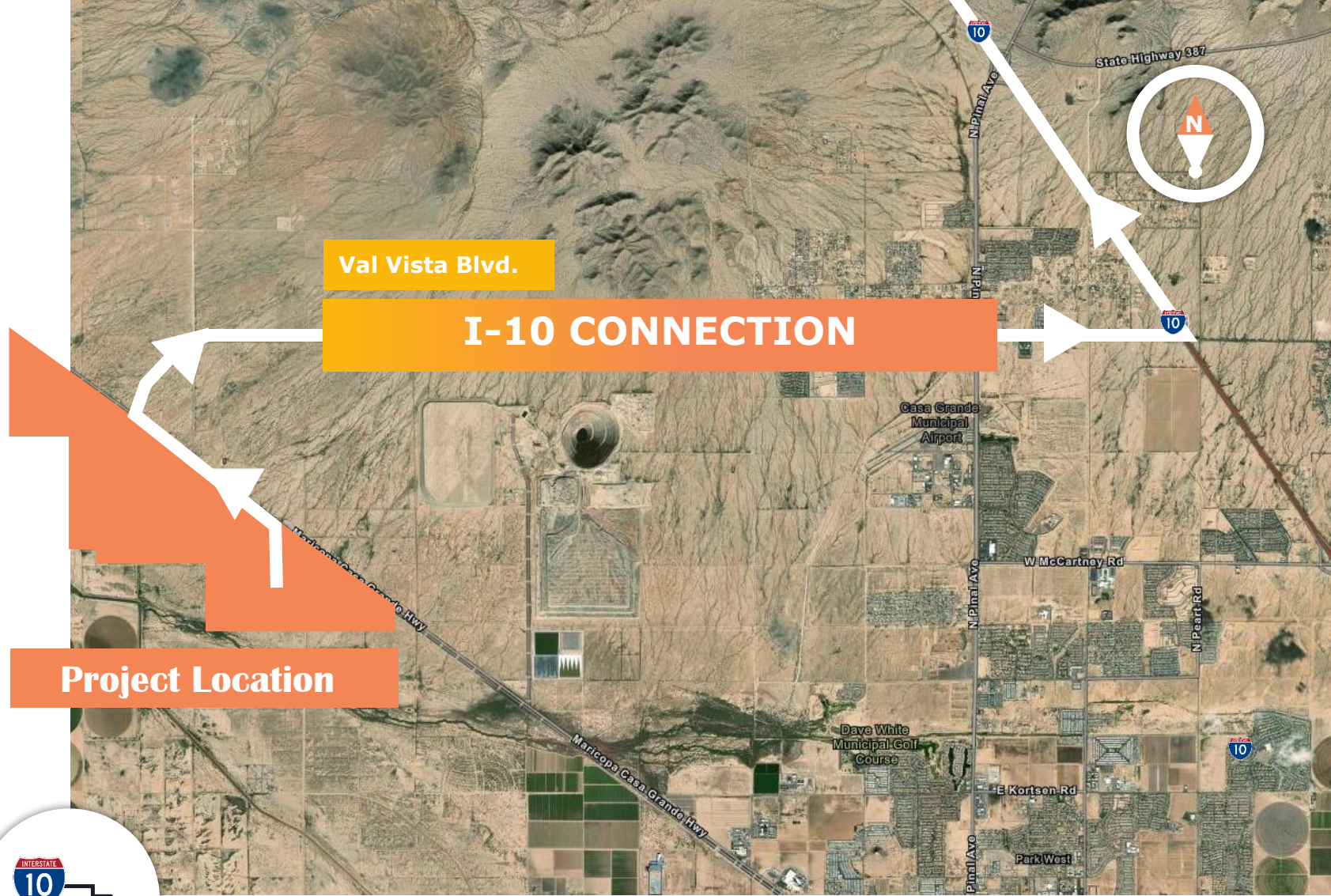
Project Location

Project Features		Land Ownership	
	Preliminary Siting Area		Private / Municipal
	TS24 Siting Area		State Trust
	Proposed Substation		500kV Transmission Line
TS24 Conceptual Connections			230kV Transmission Line
	1. 500/230kV TS24-Santa Rosa-Desert Basin		115kV Transmission Line
	2. 230/69kV TS24-Santa Rosa-Desert Basin		69kV Transmission Line
	3. 69kV TS24-Vista/Santa Rosa Line		Railroad



Local Area Map

New railport and future roads connect truck drivers quicker to I-10 AND avoid Casa Grande traffic



Area Demographics

CASA GRANDE

150%
growth since
2020

Low cost of land

Workforce:

\$213,725
average housing cost
(vs. \$281,900 Nationally)

Manufacturing, logistics and commercial hub of Pinal County

75% (16,600) live within CG **leave for work**

22,200 live **AND** work in **Casa Grande**

PINAL COUNTY

32.5%
growth by
2040

Workforce:

1.5M+ people within **50 minute drive** of central Pinal County

118,000 live within Pinal **leave for work**

33,000 live **AND** work in **Pinal**

29,000 live outside of Pinal **commute in** (2019)

450K+ Residents

0-19 years	20-34 years	35-54 years	55+ years
24.6%	21.6%	26.7%	27%

31.6% High School or GED

35.2% Some College or Associates

22.6% Bachelor's+



Expanded Area Reach

PHOENIX - NORTH

54
Minute drive

Metropolitan Area with
5,000,000 +
Population



TUCSON - SOUTH

61
Minute drive

Metropolitan Area with
1,000,000 +
Population



Notable Area Companies



LUCID

\$1.5+ Billion

Investment with Saudi Arabia's PIF

Project Site Overview

PINAL COUNTY

11,000 acres – 2 major copper mines - in close proximity

Target Industries:

-  Aerospace & Defense
-  Manufacturing
-  EV technology & Manufacturing
-  Transportation & Distribution
-  Natural and Renewable Resources
-  Cold Storage



Recent Industry Capital Investments:

- \$2.8B** LG
- \$500M** Proctor & Gamble
- \$376M** Kohler
- \$1.9B** Lucid

Copper

Arizona copper accounts for **74%** of the U.S. copper production



Ivanhoe

Ivanhoe Electric **Santa Cruz Copper Project:**

6,200 acres

High grade, low carbon dioxide footprint, underground mine

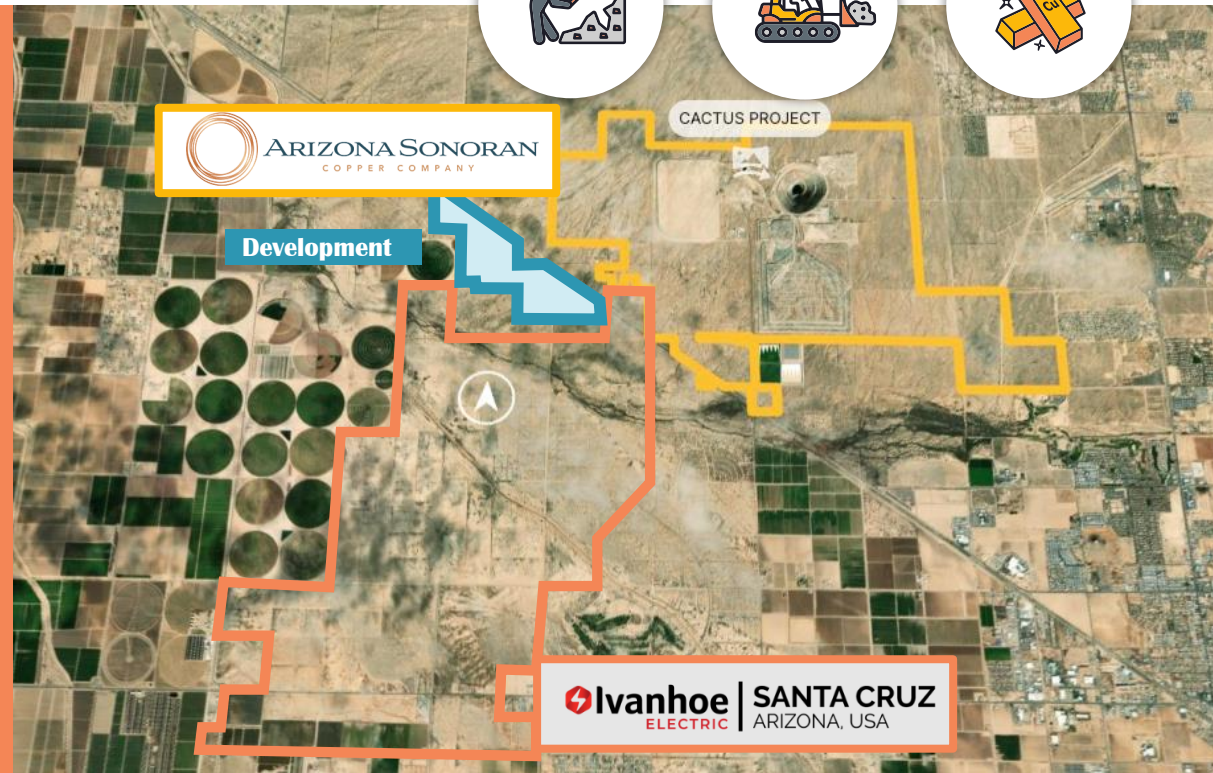
5.9 million-ton-per-year copper mining operation with a 20-year lifespan

Connected directly to railport

expected production

180 million lbs./yr for 20 years

700 employees



Sonoran

Arizona Sonoran Copper Company **Cactus Mine:**

5,200 acres

High grade copper deposit

Anticipated copper production around **2026** and 20 year lifespan *potentially 40 years*

Less than one mile connection to railport

expected production

120 million lbs./yr for 20 years

450-500 employees

Regional Infrastructure Improvements

I-10 Wild Horse Pass

26 miles
OF IMPROVEMENTS

increasing capacity on the critical commuter & freight link of I-10 between Phoenix and Casa Grande. Anticipated completion in 2028



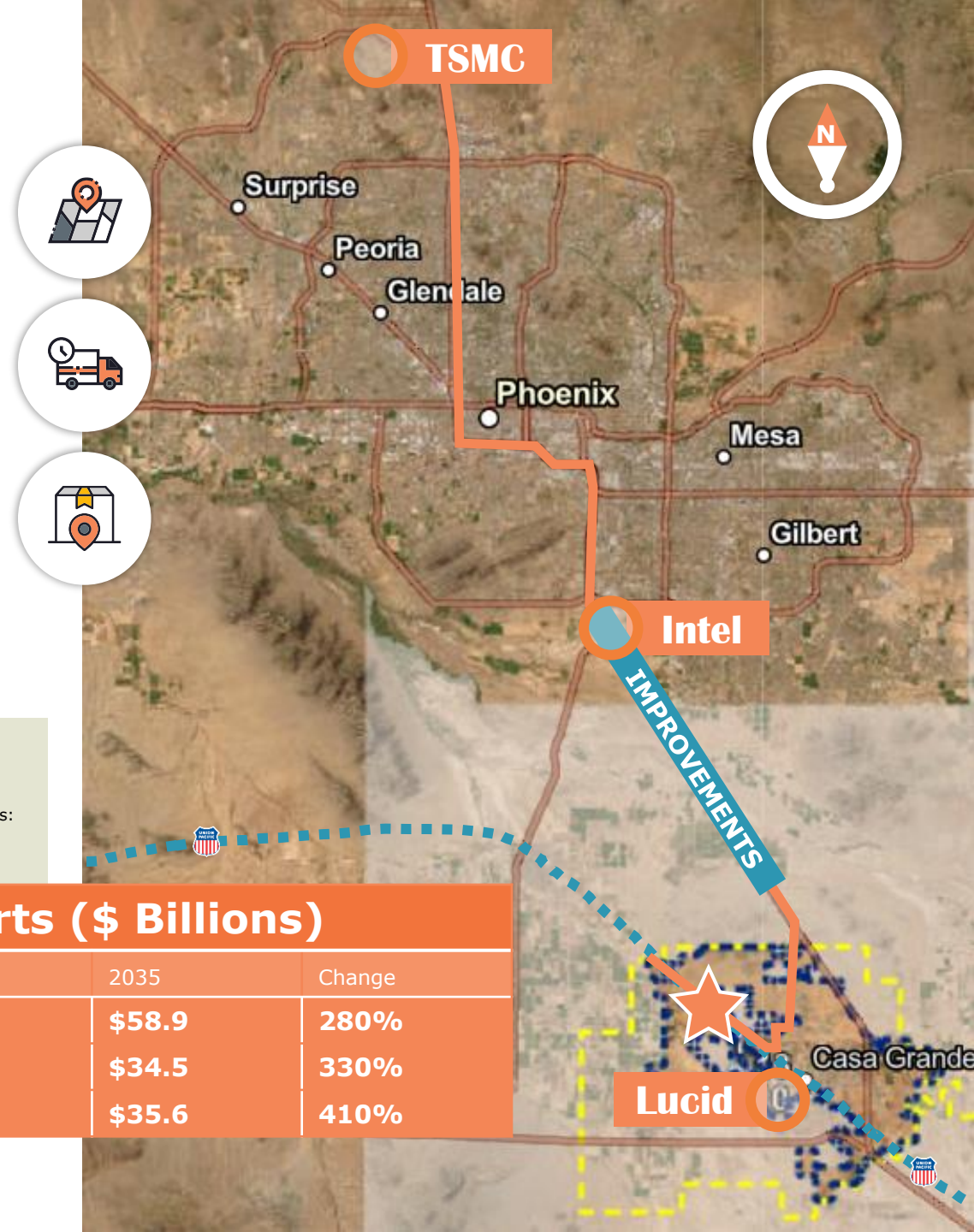
Routes to Key Commerce Activity

I-10 Wild Horse Pass Corridor Improvement directly improve interstate connections to **TSMC, Intel & Lucid Motors**

Maximize Arizona's prime location between its largest trade partners: **CA, TX & Mexico**

Arizona Exports (\$ Billions)

	2011	2035	Change
California	\$21.1	\$58.9	280%
Texas	\$10.3	\$34.5	330%
Mexico	\$8.6	\$35.6	410%





Lake Havasu City

Prescott

Arizona

Apache National For



Chua National Monument



Phoenix



Project Location



Cabeza Prieta National Wildlife Refuge
El Pinacate



Tucson

Project Location

In the heart of the Southwest



On the Union Pacific
Sunset Route

760 mile corridor between
Los Angeles & El Paso

Direct access to I-8
Easy access to **San Diego**

Direct access to I-10
Easy access to **Los Angeles**
Spans Santa Monica, CA to Jacksonville, FL

3 International Airports:

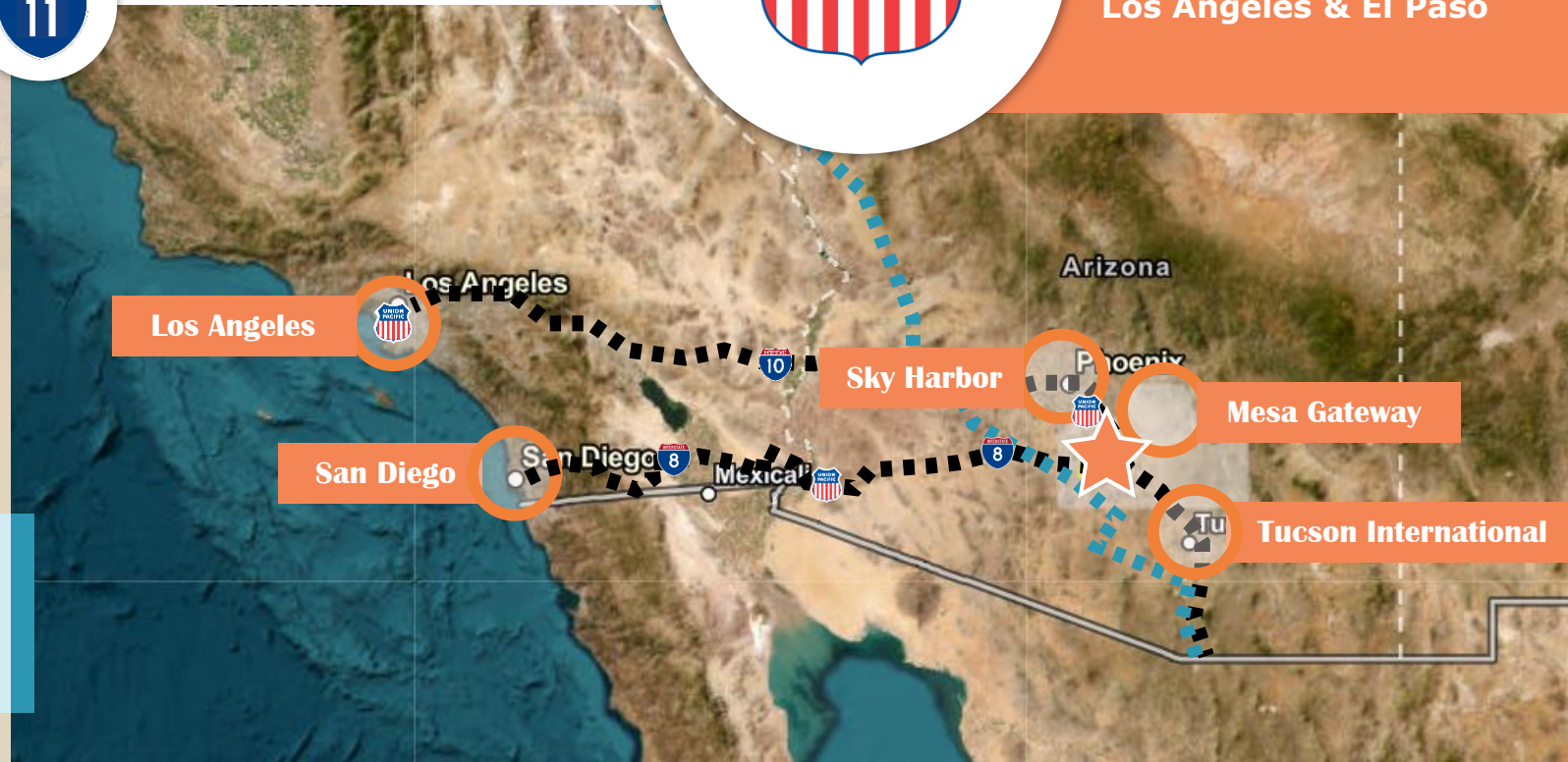
45 minutes
Phoenix Sky Harbor
International Airport

55 Minutes
Phoenix-Mesa
Gateway Airport

1 hour 15 min
Tucson International
Airport

**Future development
of Interstate 11**

**Proposed alignment proximate to the
project site** Continuous 4 lane highway from
Mexico City to Edmonton, Canada – passing
through Maricopa, AZ; Border crossing at Nogales

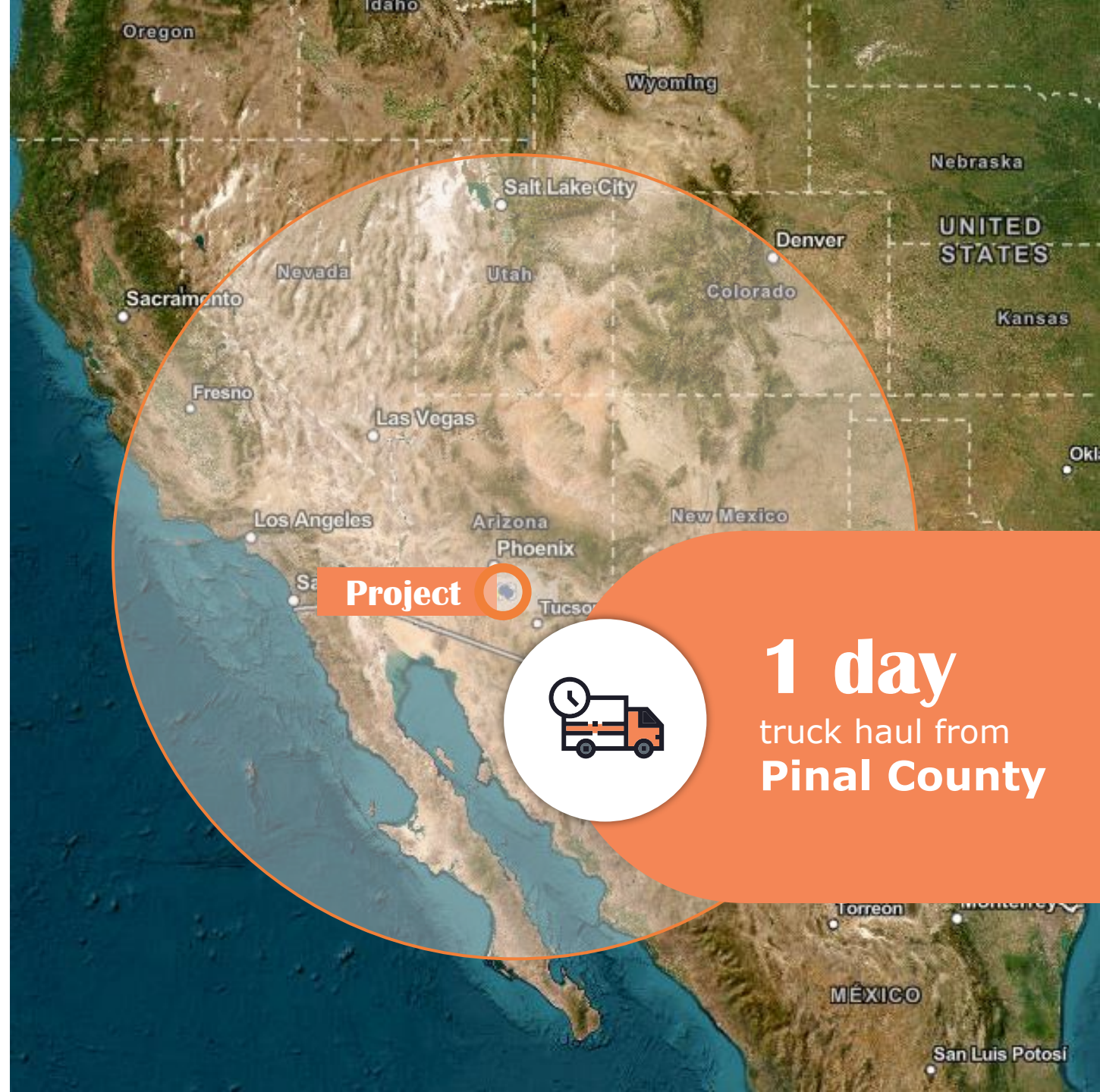


Project Location

Access to **over 35 Million** customers within a single day truck haul.

Proximity

City, State	Distance	Drive Time
Phoenix, AZ	45 mi	45 min
Tucson, AZ	63 mi	52 min
Nogales, MEX	139 mi	2 h 42 min
San Diego, CA	395 mi	5 h 59 min
Las Vegas, NV	381 mi	6 h 6 min
El Paso, TX	388 mi	5 h 36 min
Albuquerque, NM	405 mi	6 h 57 min
Los Angeles, CA	419 mi	6 h 48 min
San Francisco, CA	840 mi	12 h 16 min



Arizona Stats

Arizona in the **TOP 10** key business factors, including:

- Cooperative & Responsive State/Local Government
- Access to Capital and Funding
- Competitive Labor Market
- Corporate Tax Structure

(Area Development Magazine)

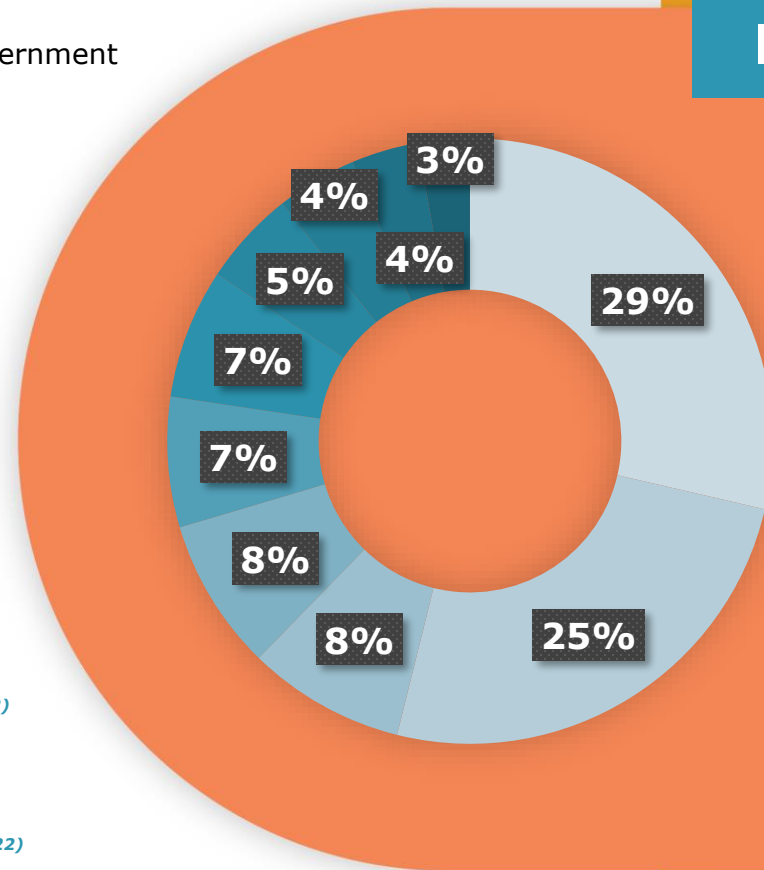
#3 for quality and availability of workforce *(CNBC, 2022)*

\$40B Arizona's Manufacturing Gross Product *(U.S. Bureau of Labor Statistics, 2022)*

TOP FOUR for **Semi-Conductor exports** in the U.S. *(U.S. Bureau of Labor Statistics, 2022)*

TOP TEN Best State for **Infrastructure & Transportation** *(CNBC, 2022)*

Arizona TOP 10 Manufacturing Industries (2022 Output in Billions of Dollars)



- \$10.21B | Computer & Electronic Products
- \$9.03B | Aerospace & Transportation
- \$3.01B | Fabricated Metal Products
- \$2.99B | Chemical Products
- \$2.48B | Food Products
- \$2.47B | Miscellaneous Durable Goods
- \$1.81B | Machinery
- \$1.53B | Nonmetallic Mineral Products
- \$1.28B | Primary Metals
- \$0.98B | Beverage & Tobacco Products

Rail Transportation Benefits



Sustainability compared to long-haul trucking



Reliable consistent service



Cost effectiveness



Available capacity



Fuel efficiency



UPRR Network:

32,693 Route Miles

in 23 States with 7 Border Crossings

Access to all West Coast & western Gulf Coast ports

with on-dock or near-dock service

Fuel Efficiency Example:

A 50 train car shipping consumer goods from LA to Phoenix:

Takes
175+ trucks
off the road.

Prevents
70+ tons
of carbon dioxide from being released into the air.

The largest intermodal network in North America

with the most direct rail services from coast to coast.

The most access points to Mexico and Canada

with the fastest direct service to and from key markets:

The only railroad serving all six major Mexico gateways

About the Project Partners

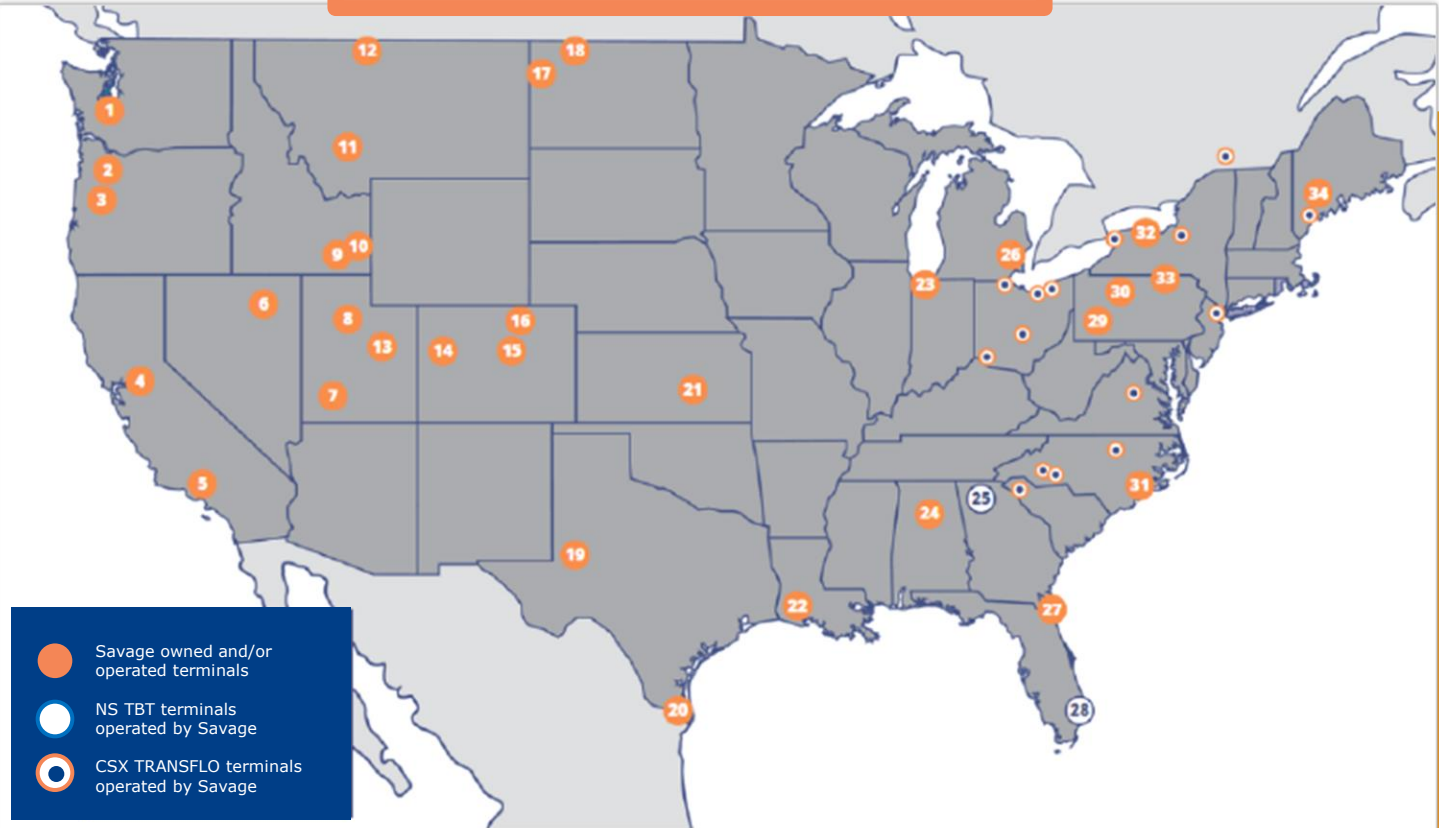


Transload Network

Connecting supply chains across the U.S.

50+ Transload Terminal Network

Product Handling
(Loading / Unloading)



From engineering and construction to operations and logistics, Savage's 75 years of experience mean you're getting a partner with the knowledge and capabilities to get the job done.

With 4000+ team members in 200+ locations across the United States and Canada and operations in Saudi Arabia and Mexico, Savage continues to expand service offerings for truck, rail, and marine transportation and logistics, materials handling, and other industrial services.

About the Project Partners

Brad Wilde is the Manager of Miravista Holdings, a real estate investment and development entity active in metropolitan Phoenix for **more than 35 years**.



Brad Wilde is the Owner of Miravista Holdings, the Managing Partner of Central Rail Partners. For over 35 years, Mr. Wilde has successfully navigated and executed major brownfield and large-scale commercial projects in metropolitan Phoenix and the Central Coast of California. The team has facilitated complex transactions and land development efforts including: Playa del Norte, Tempe Marketplace, SW Cooperative (at Sky Harbor Airport), Copper Mountain, and the Pismo Preserve (CA). Mr. Wilde is a graduate of the University of Arizona (political science and economics) and is a member of U.L.I. and NAIOP.



Brad Wilde **MANAGING PARTNER**

bwilde@centralrailpartners.com

c: 602 359 8400

2390 E. Camelback Rd. #130
Phoenix, AZ 85016



<https://centralrailpartners.com>