

**POWER-READY DATA CENTER LAND – ST. TAMMANY PARISH, LOUISIANA**  
*Approx. 1,503 Acres With On-Site 500 kV-Class (Nominal 545 kV) Transmission*

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**PROPERTY OVERVIEW**

- Approximately **1,503 contiguous acres** in northern St. Tammany Parish, Louisiana.
- Rural, low-conflict setting suited for large-scale infrastructure and hyperscale data-center development.
- Located east of **LA-1129 (Lee Road)**, behind the Lee Road Recreation Park.
- **House Creek** traverses the property, providing natural drainage and a central green corridor.
- Includes the surveyed **1,493.52-acre core tract** plus additional access parcels totaling ~10 acres.
- Adjacent land is already **zoned Industrial**, demonstrating parish support for utility-intensive uses.

**Primary Entrance Coordinates:**

30°38'33"N 90°04'33"W

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**POWER ADVANTAGE**

- The property is crossed by an **extra-high-voltage 500 kV-class (nominal 545 kV)** Entergy Louisiana transmission corridor.
  - On-site EHV transmission right-of-way enables construction of a dedicated substation and long-term scalable power delivery.
  - Large land area supports multi-phase development with redundant substations and separated electrical yards.
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**STRATEGIC RENEWABLE ENERGY POSITION (SOLAR LEASE IN MISO QUEUE)**

- The property is included in a contracted utility-scale solar development executed by **The Refuge Development**, covering approximately **3,500 acres** across this tract and neighboring parcels. The project is structured for a **minimum of 350 megawatts** of solar generation.
- The solar developer has advanced the project through the **MISO (Midcontinent Independent System Operator) Generator Interconnection Queue**, representing **several years of progress** in a capacity-constrained region.
- If the current developer elects not to continue due to changes in federal incentives, a data-center operator partnering with the developer or structuring a successor

application could potentially benefit from a **significantly accelerated renewable-energy timeline**, subject to MISO and utility approval.

- Estimated remaining interconnection milestones are **approximately 12–18 months**, depending on MISO and Entergy scheduling.

**Note:** A purchaser should independently verify interconnection status, transferability, and regulatory requirements with the solar developer, MISO, and Entergy Louisiana.

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## CONNECTIVITY & FIBER

- Fiber infrastructure is present along **Lee Road**, serving nearby residential communities.
  - Fiber extension to the tract is expected to be feasible via parish right-of-way.
  - Multiple regional carriers operate across the Northshore, providing access to **New Orleans, Slidell, Hammond, and Baton Rouge** routes.
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## SITE CHARACTERISTICS

- Approximately **1,503 acres**, largely flat with some gently rolling terrain.
  - Mix of cleared land, pasture, and timberland enabling flexible site planning.
  - House Creek naturally separates the western and eastern portions of the property, allowing phased campus zones.
  - Surrounding uses include rural agricultural parcels and commercial sand-pit operations, compatible with industrial-scale infrastructure.
  - Residential adjacency: The southeastern boundary of the tract borders the Rollin Pastures subdivision, and additional rural residential parcels are located along LA-1129 (Lee Road) near the primary entrance. These neighborhoods are adjacent only at the perimeter and do not interfere with the internal development area of the tract.
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## ACCESS & LOCATION

- **Primary Access:** Direct entrance from **LA-1129 (Lee Road)**  
Coordinates: **30°38'33"N 90°04'33"W**
- **Secondary Access:** A ~9-acre owned tract connecting the main parcel to Lee Road south of Rollin Pastures subdivision.
- **Additional Utility Access:** A narrow ¼-acre connection to a residential road at the rear of the tract.
- **Easy Access:** Located approximately **18 miles north of Interstate 12** (about 30 minutes).

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## ZONING & INCENTIVES

- Core parcel zoned **Agricultural (A-1)**.
- Adjacent tracts already zoned **Industrial**.
- Rezoning to Industrial or Technology zoning is considered feasible with parish and utility coordination.
- Potential eligibility for Louisiana incentive programs such as:
  - Data-center sales/use tax exemptions
  - Quality Jobs
  - Enterprise Zone incentives
  - Industrial tax exemptions (subject to approval)

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## OPPORTUNITY SUMMARY

This property offers a combination of **scale, power, and renewable-energy positioning**:

- Over **1,500 acres** suitable for multi-building hyperscale and AI-compute campuses.
- On-site **500 kV-class transmission corridor** with potential for multiple substations.
- Renewable development positioned in the **MISO queue**, offering accelerated green-energy pathways.
- Strong regional connectivity to power, fiber, workforce, and infrastructure.
- Multiple access points and natural land division enabling phased construction.

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## CONTACT

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Property Location: **LA-1129 (Lee Road), Covington Area, St. Tammany Parish, Louisiana**

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## DISCLAIMER

All maps inserted into this document are approximate representations for planning and marketing purposes only.

Official boundaries and acreage should be verified using recorded surveys and legal descriptions.

REFERENCE BEARING:  
ASTRONOMIC NORTH  
DETERMINED BY G.P.S.  
OBSERVATIONS





