



PRIVATE INVESTOR BRIEF

Bryce Farms LLC

A high-desert digital infrastructure and managed forestry campus shaped by land, river and long-term value.

A forward-looking concept prepared for qualified investor and lender discussion.



Land, infrastructure and natural water

A phased campus concept combining a managed Paulownia elongata tree farm, digital infrastructure and the existing river corridor.

1,280

ACRES

Paulownia tree farm

A proposed Paulownia elongata program intended to pursue validated carbon-credit value.

640

ACRES

Data-center campus

A planning envelope for modular data halls, utilities, circulation and future phases.

River

RETAINED

Natural water corridor

The existing river remains part of the site character and future planning context.



Sponsor-supplied planning acreages; boundaries and configuration remain subject to survey and engineering.

A site with an identity before construction



● Open scale

Broad high-desert terrain supports a credible phased planning conversation.

● Mountain context

Mesa and forested ridgelines give the future campus a recognizable sense of place.

● Visible water and power

Existing site features provide starting points for formal water, capacity and interconnection diligence.

The photographs establish visual character only. Utility capacity, water rights, access and development suitability remain diligence items.

A campus built to phase and expand



ILLUSTRATIVE MASTERPLAN

Prepared to communicate scale and spatial intent. Final configuration will be established through survey, engineering, utility studies and required approvals.

Three value layers, one campus

The opportunity is strongest when managed forestry, digital infrastructure and secured capital reinforce one another.

01 Managed Paulownia landscape

A 1,280-acre Paulownia elongata program is intended to create campus character and pursue a verified carbon-credit pathway.

02 Digital infrastructure

A 640-acre data-center zone can become the primary operating engine once power, fiber, cooling and tenant demand are documented.

03 Real-estate-backed participation

The sponsor intends to structure qualified investor or lender participation with real-estate collateral, subject to definitive terms and diligence.



Infrastructure converts land into an asset

Four documented foundations determine whether the concept can support institutional capital.

01

Power

Capacity, interconnection timing, redundancy and tariff structure.

02

Fiber

Carrier access, route diversity, latency and long-term serviceability.

03

Cooling + water

An operating architecture aligned with climate, water rights and efficiency.

04

Approvals

Zoning, environmental review, access, grading and phased construction.

The first valuation milestone is not a rendering. It is independently documented utility readiness.

From vision to an investable project

Capital formation becomes more credible as each stage replaces assumptions with evidence.

1

Control

Land control, title and boundary survey.

2

Capacity

Power, fiber, water, access and preliminary civil feasibility.

3

Approval

Zoning, environmental and development pathway.

4

Demand

Anchor tenant, operator or credible market commitments.

5

Finance

Capex, phasing, collateral package, entity structure and closing plan.

NEAR-TERM PRIORITY

Complete the capacity and site-control evidence required to open a qualified investor data room.

Evidence for qualified capital

Core diligence room

- Land control and survey
- Power and fiber evidence
- Water and civil feasibility
- Entitlement pathway
- Phased masterplan and capex
- Demand and operator evidence
- Ownership and governance
- Collateral, title and lien position

RECOMMENDED NEXT STEP

Open the data room and schedule a sponsor briefing for qualified investors and lenders.



LeadCompass.ai

Research, diligence organization and qualified investor outreach.



IMPORTANT CONTEXT

Concept, sources and diligence notes

This brief communicates a sponsor-provided concept. It is not an offering memorandum, appraisal, survey, engineering report, utility commitment, entitlement exhibit, tax opinion or promise of investment return.

CONCEPT VISUALS

AI-generated conceptual renderings were prepared from sponsor-supplied site photography. Building placement, roads, planting and river context are illustrative.

SITE EVIDENCE

The photographs support observations about landscape character only. Capacity, rights, suitability and constructability require independent verification.

ACREAGE

The 1,280-acre Paulownia tree farm and 640-acre data-center figures were supplied by the sponsor and require survey confirmation.

TAX AND CARBON

The tree program is intended to pursue carbon-credit value. Eligibility, methodology, permanence, verification and tax treatment require qualified advisers.

REAL ESTATE COLLATERAL

The sponsor proposes real-estate collateral for qualified investors or lenders. Property identity, valuation, title, lien priority, enforceability and terms require independent review.

Selected public references

- Utah Office of Energy Development - energy.utah.gov
- Utah State Tax Commission, Publication 25 - tax.utah.gov
- IRS credits and deductions guidance - irs.gov
- USDA climate-smart forestry resources - usda.gov