




Moapa Valley Industrial Park and Village

The future of manufacturing in Nevada





Moapa Valley Industrial Park and Village (MVIP) is not just a manufacturing facility; it's a game-changing visionary project that aims to sustainably and efficiently lead the way in the future of electric vehicles and battery manufacturing ecosystems in the state of Nevada, and for the entire United States.

Project Summary

Moapa Valley Industrial Park and Village (MVIP) is a visionary project that promises to be a game-changer in the world of electric vehicle (EV) and battery manufacturing. Located 43 miles from North Las Vegas, Nevada, MVIP covers a sprawling 9,094 acres of land, and it's hard not to be impressed by the numerous advantages MVIP offers for EV and battery production.

One of the standout features of MVIP is its green and sustainable approach. With a strong commitment to environmental responsibility, MVIP is designed to be a carbon-neutral facility with zero waste going to landfills. This dedication to sustainability includes the use of 100% local renewable solar energy, an on-site wastewater treatment plant to minimize freshwater withdrawals, and efficient water reuse and recycling systems.

The heart of MVIP is its EV and battery Manufacturing Mega-Campus, which is set to become the most integrated in the Country. Here, automakers can capitalize Complete Vertical Integration, a trend that has been transforming the automotive industry. This approach allows for greater control over the manufacturing process, ensuring quality, efficiency, and cost-effectiveness. The campus is not just about assembling vehicles; it encompasses battery production, key suppliers, and recycling facilities. This comprehensive ecosystem is vital for the future of electric vehicles, ensuring that everything from batteries to vehicles themselves is produced sustainably and efficiently.

MVIP's strategic location is another major asset. Situated adjacent to Interstate 15, a major U.S. interstate highway, and directly connected to Union Pacific Railroad's South-Central Route, Union Pacific's South-Central Route connects the project to Mexico, six major U.S. ports including Los Angeles, Long Beach, San Diego, Oakland, Tacoma and Seattle, five of which are serving the Pacific Rim, Salt Lake City and into Canada. MVIP offers unparalleled access to major U.S. transportation corridors. This connectivity means that finished EVs can be distributed seamlessly to consumers across the country, efficiently meeting the demands of the growing EV and Battery market.

The project's Southwest U.S. Regional Distribution Center is another testament to its economic potential. With proximity to vital ports and an emphasis on rail transport, this distribution center is poised to create thousands of jobs and contribute to a more sustainable supply chain. As aforementioned, the proximity of MVIP to five major West Coast seaports, including Los Angeles and Long Beach, ensures that the global supply chain is easily accessible. This strategic location reduces transportation costs and supports the efficient movement of goods, a crucial factor in the success of any manufacturing operation.

Beyond manufacturing, MVIP envisions an Inland Port Intermodal Facility. This facility will not only enhance the supply chain by streamlining cargo handling and distribution but also significantly reduces emissions by relying on

fuel-efficient rail transportation. In an era where environmental concerns are paramount, MVIP stands out as an environmentally responsible choice.

At MVIP, community development is at the core of our mission, and we've taken a significant step in that direction with the establishment of the Riverview Master Plan Community. This visionary project embodies the concept of live-work-play communities, where everything you need is within easy reach— from housing and stores to office spaces, gyms, dining, schools, and more. It's a place where you can seamlessly transition from the comfort of your home to working, relaxing, and enjoying various forms of entertainment. At the heart of this endeavor lies the Town Center Village, offering an extensive range of services and entertainment options for both residents and visitors. This project not only enhances the quality of life in the region but also fosters a strong sense of community, where people can truly thrive. Moapa Valley Industrial Park and Village is a beacon of progress and sustainability in the world of EV and battery manufacturing. Its dedication to environmental responsibility, commitment to vertical integration, strategic location, and potential to create jobs make it a shining example of how innovation and sustainability can go hand in hand. MVIP is not just a manufacturing facility; it's a visionary project that aims to lead the way in the future of electric vehicles and battery manufacturing ecosystems.

Why Southern Nevada and MVIP

The population currently stands at 2.3 million and is expected to grow to more than 3.0 million people by 2050. All jobs lost during the pandemic have been recovered, with employment hitting an all-time high of 1,127,400 in May 2023. Importantly, regional efforts to diversify the economy by investing in new and emerging industries are expected to strengthen the economy and provide increased resilience to economic downturns. Nearly \$40.0 billion in under-construction and announced projects in the Southern Nevada pipeline demonstrate a continued demand for investing in the area and among manufacturing, distribution, transportation, healthcare and tourism industries.

Southern Nevada has become widely recognized nationwide as having a favorable business environment, largely due to growing economic competitiveness fueled by a pro-business tax climate and low cost of living. Most recently, Nevada was ranked as the best state for new corporate investment based on its tax and business climate among senior executives at western United States Fortune 1000 companies. The absence of both corporate income tax and individual income tax has made the region an attractive business destination, and The Tax Foundation, which ranks states by their business tax climate, has consistently ranked Nevada as one of the tops in the country (ranked seventh in 2023). A study conducted by **Claremont McKenna College** found that Southern Nevada was the top destination for businesses leaving California over the last thirty years, accounting for 5.5 percent of all business relocations during that time.

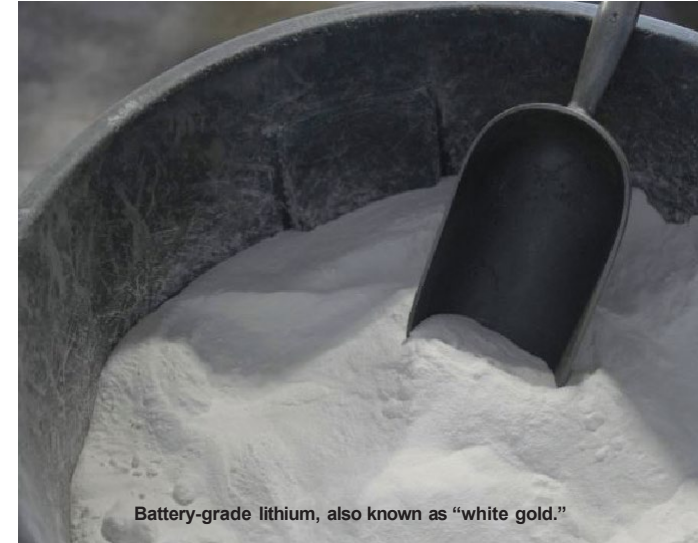
Further, the Las Vegas metropolitan area is uniquely positioned to access major infrastructure within the state and around the country. Nevada is less than one day's drive to 60 million customers and five major United States ports serving the Pacific Rim. The Harry Reid International Airport is the twelfth busiest airport in the world, welcoming over 52 million passengers annually. Additional planned infrastructure development, including the Supplemental Southern Nevada Airport in Ivanpah, will help to accommodate future demand in the area and strengthen the existing infrastructure for new and existing businesses.



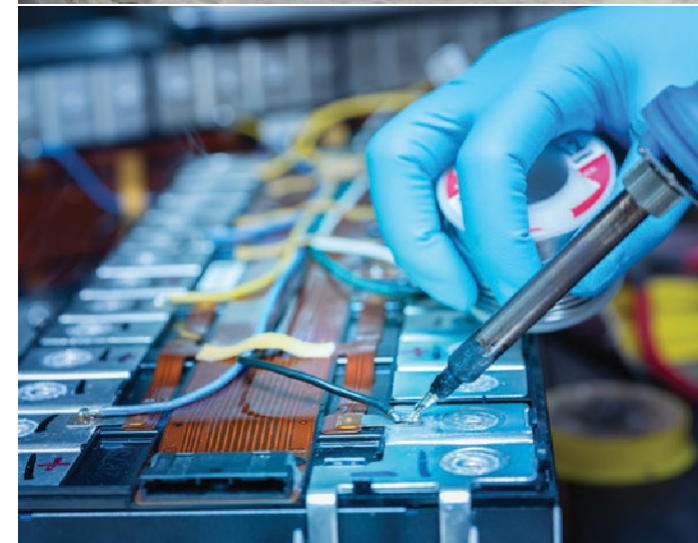
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According to Redfin, the Las Vegas Valley is the most searched place for relocating homebuyers in the nation. Specifically, it has become the top choice for individuals from California, notably those from the San Francisco and Los Angeles areas, where these residents with the freedom and inclination to relocate are choosing to buy homes in Las Vegas largely driven by the advantageous value for their money in this vibrant city. The Center for Business and Economic Research at the University of Nevada, Las Vegas estimates that by 2035 the Las Vegas Valley's population will grow 26% to 2.94 million by 2035 and surpass 3 million by 2040. As population increases, so will the need for developed lands. This demographic expansion underscores the increasing demand for developed lands and projects like MVP as the city thrives and evolves.

Nevada's Governor's Office of Economic Development (GOED) is a key partner with new businesses to build a package that works for them and has significant authority to approve packages with little to no additional governmental action. Moreover, Nevada has a long history of workforce development initiatives through the legislature and the development team is committed to working with local and state governments to ensure Nevada citizens are trained to meet the needs of Nevada businesses over the long term.



Battery-grade lithium, also known as "white gold."



NEVADA Spearheading the Lithium Revolution

In a revolutionary stride, the McDermitt Caldera in Nevada has uncovered the world's largest lithium deposit, solidifying the state's reputation as the "Silicon Valley of lithium production." Boasting estimated reserves ranging from 20 to 40 million metric tons, this discovery not only eclipses previous findings but also thrusts Thacker Pass into the limelight, set to contribute an astounding 25% of the world's lithium and dramatically reducing dependence on Chinese supply chains.

This monumental discovery not only elevates Nevada, to the forefront of addressing the skyrocketing global demand for lithium but also unleashes a cascade of economic opportunities. Beyond its impact on global pricing dynamics, supply security, and geopolitics, this discovery positions Nevada as the ultimate destination for investors and innovators alike.

Lithium, a critical mineral pivotal in the fight against climate change, particularly in the realm of electric vehicles (EVs), underscores Nevada's strategic importance. Against the backdrop of a projected one-million-ton demand for lithium by 2040, the sheer magnitude of this find cannot be overstated. Nevada's lithium projects, epitomized by the transformative force of Thacker Pass, transcend traditional mining

operations, symbolizing a beacon of innovation within the clean energy sector. These projects actively contribute to the production of batteries propelling EVs and energy storage systems into the future.

As the global demand for clean energy technologies intensifies, Nevada's lithium resources emerge as a strategic goldmine. The state's magnetic allure has not only attracted substantial investments and partnerships but has also ignited a fervor of excitement surrounding pioneering projects. These projects align seamlessly with the United States' vision of securing a robust domestic supply of critical minerals, all while diminishing reliance on imports.

Step into the future at MVP in Southern Nevada, where innovation converges with abundance, and witness firsthand the transformative power of Nevada's lithium riches—a compelling force propelling the clean energy revolution forward. Seize the opportunity to be part of this unparalleled journey towards sustainability and prosperity. Nevada is not just a state; it's a powerhouse shaping the future of clean energy.

GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT (GOED)

These action items and overall strategy move Nevada closer to fulfilling its vision, leveraging the state's unique economic assets, culture, and history, and enabling the collaboration necessary to realize Nevada's electric, innovative, and connected inclusive future.

(GOED) collaborated with SRI International to assess Nevada's current economic landscape, map key assets and challenges to growth, identify opportunities for emerging industries and diversification within mature industries, and develop strategies and action steps to catalyze a vibrant, innovative, and sustainable economy with high-paying jobs for Nevadans. This five year statewide economic development strategy, *Realizing Nevada's Electric, Innovative, and Connected Future*, provides a roadmap for state leadership to leverage Nevada's assets, build upon its emerging growth, diversification, and innovation, while ensuring inclusive growth.

This statewide comprehensive economic development strategy, *Realizing Nevada's Electric, Innovative, and Connected Future*, lays out a roadmap for Nevada to fully develop these industries over the next five years. It uncovers the state's core economic assets, threats, and gaps; provides a rigorous analysis of the state's competitive position vis-à-vis global and national market trends; and synthesizes these findings into a strategic plan to align and coordinate action by state policymakers the following economic and community development goals and strategies.

GOED will advance Nevada's unique competitive position, address critical gaps, and strengthen coordination and collaboration amongst stakeholders with a new five-year strategy supported by the actions on the following page:

SRI International
Center for Innovation Strategy and Policy

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

Sources: SRI International - Center for Innovation Strategy and Policy, and Nevada Governor's Office of Economic Development



Electric Nevada

Nevada will be a world leader in the development and use of clean energy innovations. It will capitalize on its strengths and export the innovative processes and products in mining and production of batteries and solar energy to new global markets supported by a robust, statewide electric vehicle (EV) and energy storage infrastructure. Nevada will be ground zero for the energy transition.

STRATEGY

- Assess and strengthen electric vehicle (EV) production vertical supply chain
- Enable solar energy-related innovations
- Support completion of utility connectivity
- Support the build out of EV infrastructure

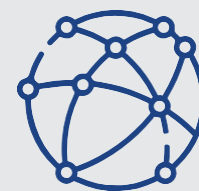


Innovative Nevada

Nevada's economy will be supported by a thriving innovation ecosystem that builds on state assets, history, and culture, and strengthened by collaborating academia, industry, and government players. It will engage a workforce with technical skills at all levels, attract a diverse portfolio of investments, and develop and commercialize world-changing new ideas.

STRATEGY

- Create a unified vision for innovation
- Increase capital access to startups and later-stage businesses
- Strengthen university technology transfer system
- Scale industry partnerships to expand STEM workforce
- Lead globally on water scarcity policy and innovation



Connected Nevada

Nevada will lead next generation infrastructure that connects industries and businesses within the state to accelerate new economic opportunities. The state will capitalize on its strengths and enhance its connectivity efforts by updating multimodal inland ports and industrial parks, adding new rail links, and expanding broadband infrastructure. Nevada will make infrastructure investments as necessary to convert its unique geographic locations in the northern, southern regions as well as rural areas into connected hubs for re-shored supply chains and digital networks.

STRATEGY

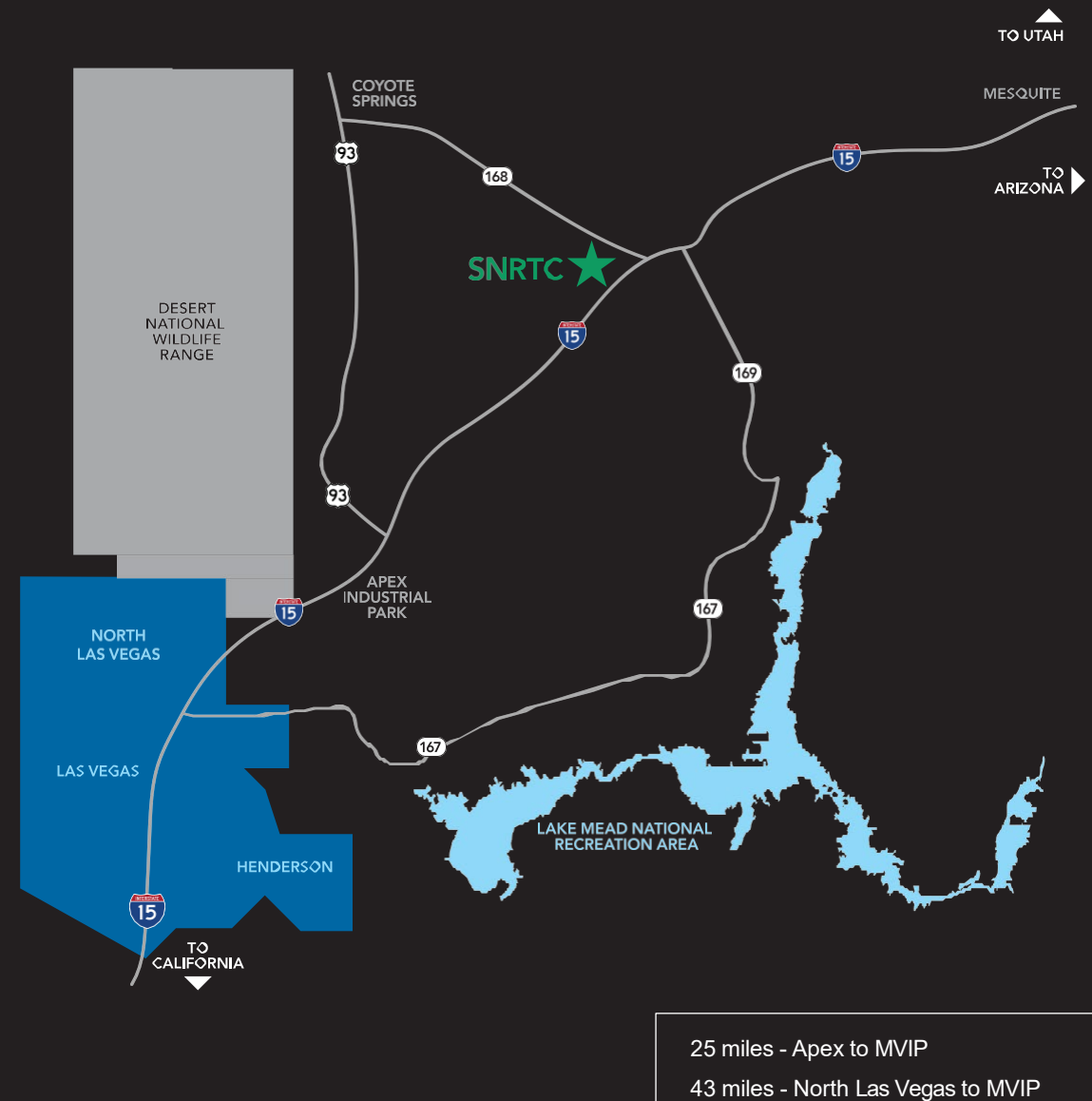
- Support development of multimodal inland port
- Develop tech-ready industrial parks
- Identify private-sector investment opportunities for freight rail
- Support planned airport-related infrastructure developments
- Support expansion of broadband and 5G infrastructure

SITE LOCATION

The development is bordered on the south by Interstate 15 (for approximately 3 miles) and by State Highway 168 to the north (for approximately 2.75 miles).

There are two exits from I-15 providing access to the industrial development, Hidden Valley Road and Hwy 168, and one exit providing access to the mixed-use development.

The I-15 provides direct access to major markets in the Southwestern United States, including California, Arizona, and Utah. The project is +/- 400 miles from the Port of Los Angeles and Long Beach. Additionally, the Project is 26 miles northeast of the nearest additional industrial park, Apex.



Unlocking Foreign Trade Zone Advantages

DUTY EXEMPTION

Reap the rewards of duty exemption in Foreign-Trade Zones (FTZs), where re-exports eliminate the duty, tax, and tariff of imported raw materials, components, and finished goods. By utilizing FTZs, companies sidestep the cumbersome and costly Customs duty drawback process. Noteworthy benefits include duty-free treatment for goods destroyed within the FTZ, making it advantageous for companies dealing with fragile imports or generating significant scrap during manufacturing. There are no duties on exported, transferred, or destroyed FTZ merchandise, eliminating the need for cumbersome duty drawback programs.

DUTY DEFERRAL

Experience duty deferral on customs duties, tariffs and federal excise taxes for imports until they exit the FTZ and enter U.S. Customs territory. Unlike bonded warehouses or temporary import under bond programs, there is no time limit for merchandise within the FTZ. Duty payments are only required when imported merchandise enters the U.S. Customs territory, allowing goods to be held in the FTZ until sold, facilitating improved cash flow.

DUTY REDUCTION-INVERSION (INVERTED TARIFF)

Through FTZ manufacturing authorization, enjoy duty reduction-inversion when the finished product has a lower US Harmonized Tariff rate than foreign inputs. This allows entry into U.S. Customs territory at the duty rate applicable to the final condition, providing flexibility to choose between duty rates on component materials or finished goods produced from raw materials, opting for the lower rate.



NO DUTY ON VALUE ADDED

FTZ Users benefit from no duty on labor, overhead, or profit attributable to zone production operations. Unlike overseas production, where U.S. Customs duty would apply to the value of labor, overhead, and profit, FTZ operations exempt these costs from duty obligations.

INVENTORY TAX INCENTIVES

Companies holding goods in an FTZ may be exempt from inventory taxes, including imported and domestically held inventory for export, relieving them from state and local ad valorem taxes.

MERCHANDISE PROCESSING FEE (MPF) REDUCTION

FTZ Users pay MPF only on goods entering U.S. Customs territory. Simplify processes with a single entry for goods shipped from a zone within a seven-day period, reducing MPF fees. Customs allows for weekly entry processing, offering importers savings through reduced entry and brokerage fees.

QUOTA AVOIDANCE

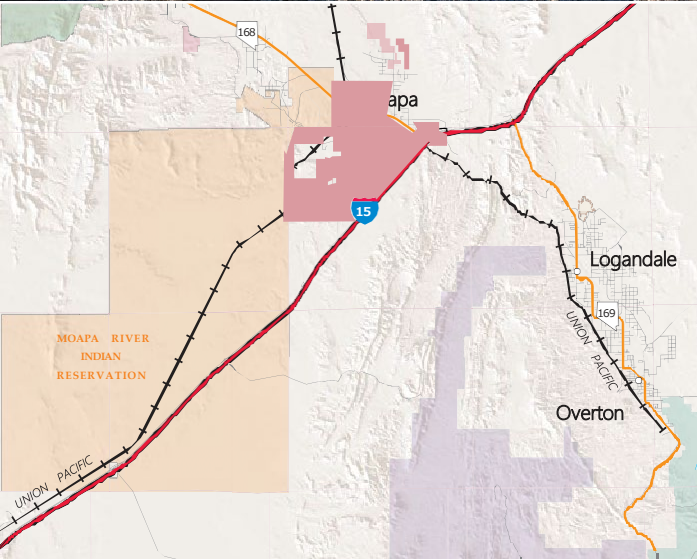
In most cases, imports subject to quota may be retained within an FTZ, granting access to potentially discounted inputs and allowing merchandise admission at the beginning of a new quota year. Certain textiles aside, inputs subject to quota can be manipulated or manufactured within the zone into products not subject to quotas.

STREAMLINED LOGISTICS

Upon Customs approval, benefit from direct delivery to an FTZ and the option to break and affix Customs seals. Streamline processes by filing a single entry for seven consecutive days' worth of entries and exports.

OTHER BENEFITS

Enhanced inventory control and security contribute to better compliance with CBP requirements, potentially lowering security and insurance costs. FTZ merchandise duty is excluded from insurable value calculations, reducing insurance costs. Streamlined logistics in FTZs may lead to reduced transportation costs.



Harness the Connectivity of Rail Infrastructure

The site enjoys extensive rail connectivity, with Union Pacific's South-Central Route spanning over 4 miles through the Western portion and Union Pacific's Lake Mead Branch Line bisecting the site from East to West for 2.75 miles. The site's ample size facilitates the provision of sufficient rail siding, extendable for more than 2.5 miles. This robust rail network is a substantial advantage, given that 75% of all new automobiles valued at \$125B and approximately 28% of US freight movement by ton-miles are shipped by rail totaling over \$559B of commodities moved by rail in 2022. This reliance on rail transport not only minimizes the environmental impact of transportation but also yields cost savings and reduces transportation time.

On average, railroads move one ton of freight nearly 500 miles per gallon of fuel, and trains are four times more fuel-efficient than trucks. Notably, freight railroads contribute minimally to total U.S. greenhouse gas emissions and transportation-related sources, accounting for only 0.5% and 1.9%, respectively, according to U.S. Environmental Protection Agency data.



Leverage the Power of Renewable Tax Credits

Discover the game-changing opportunities at Moapa Valley Industrial Park and Village (MVIP) augmented by the Infrastructure Investment and Jobs Act (IRA). It emphasizes robust support for U.S. manufacturers involved in renewable energy and electric vehicles including the following three tax incentives:

1

ADVANCED MANUFACTURING PRODUCTION CREDIT (AMPC)

- Applicable to eligible components produced in the U.S. or a U.S. possession.
- The credit is available if the component is produced as part of the taxpayer's trade or business and generally sold to an unrelated person.
- Eligible components include specific items in solar, wind, and battery projects, such as blades, inverters, battery cells, photovoltaic wafers, solar modules, and critical minerals.
- U.S. manufacturers can elect to receive a direct cash payment of the AMPC, providing a potential cash flow source.

2

DOMESTIC CONTENT ENHANCEMENT FOR PRODUCTION AND INVESTMENT TAX CREDITS (PTC AND ITC)

- PTC and ITC credits are available for various renewable energy projects.
- Increased credit rates are granted for projects meeting domestic content requirements, including the use of U.S.-produced steel, iron, or manufactured products.
- The increase in PTC is 10% of the inflation-adjusted credit amount, and ITC generally increases by 10 percentage points, up to 40%.

3

ELECTRIC VEHICLE (EV) CREDIT WITH BATTERY SOURCING REQUIREMENTS

- The IRA replaces the existing EV tax credit with a new clean vehicle credit for vehicles placed in service between 2023 and 2032.
- The credit is up to \$7,500 with two components:
 1. Requires a certain percentage of critical minerals in the battery to be sourced from the U.S. or a U.S. free-trade agreement country, or be recycled in North America.
 2. Mandates a certain percentage of the battery to be manufactured or assembled in North America, increasing annually.
- Vehicles meeting only one requirement receive a \$3,750 credit.
- Certain restrictions are imposed on vehicles with batteries containing critical minerals processed by foreign entities of concern, especially those associated with the government of China.

Investing in Nevada, especially at MVIP, proves to be a strategic choice, particularly in the burgeoning lithium reserves sector. Nevada is a key player in the global lithium market, with substantial reserves crucial for battery production. As the demand for electric vehicles and renewable energy storage rises, Nevada's lithium abundance places the state at the forefront of the clean energy revolution. Choosing Nevada as a business destination ensures a secure and abundant supply chain for critical materials, providing a reliable source for lithium, a key element in battery technologies. Investing in Nevada aligns with environmental consciousness and offers a competitive advantage by securing access to essential resources driving the future of green technology.

MVIP holds a significant strategic advantage with its array of vital utilities in close proximity.

Site Utilities

ENERGY & GAS

Although NV Energy has ample renewable electricity, MMP will also engage Renewable Energy Developers to provide Microgrids enabling our partners to take control of their energy supply. By optimizing the integration of various distributed energy resources (DERs) such as solar panels, and energy storage, utility-scale microgrids can achieve higher energy efficiency compared to traditional centralized power systems.

Furthermore, a 24-inch transmission gas line traverses the site providing a valuable resource for various industrial, commercial, and residential applications.

BROADBAND INTERNET

Cox Communications is actively working to introduce high-speed internet connectivity via broadband.

WATER & SEWAGE

The project has 4500-acre feet of water rights, ensuring a robust water supply. In terms of environmental stewardship, the project's commitment to a sustainable decentralized wastewater treatment systems underscores a pragmatic approach to sewage management.

COMPREHENSIVE PHASED MIXED-USE DEVELOPMENT

Covering an expansive 9,094 acres, the MVP project stands as a testament to the integration of industrial innovation, commercial vibrancy, and residential comfort, setting the stage for a comprehensive and sustainable mixed-use development.

MANUFACTURING, WAREHOUSE, DISTRIBUTION

The nucleus of industrial innovation.

Over 75 million sq ft of vertical construction.

Designated for a variety of industrial activities fostering vast growth.

TOWN CENTER

Variety of Retail Shop Experiences

State-of-the-Art Truck Stop

Modern Office Spaces

From Apartments to Single-Family Homes

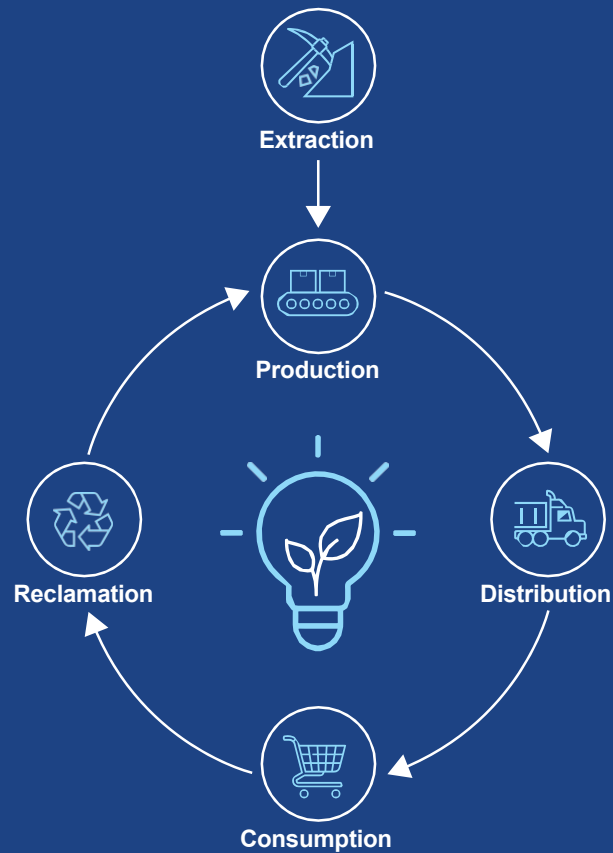
PHASE 1 RESIDENTIAL

Diverse residential options from apartments and townhomes/condos to single-family homes, 4000 dwelling units each designed to embody contemporary living standards for a diverse community.



BLM land included within project boundary is for future expansion. Approximately 167 acres within project boundary are not part of MVP.

CIRCULAR ECOSYSTEM



Electric Vehicle & Battery Manufacturing Mega-Campus

At the heart of MVP is an EV and Battery Manufacturing Mega-Campus, poised to be a hub for the rapidly growing electric vehicle and battery industry. The campus is expected to attract leading EV and battery manufacturers, fostering innovation and economic growth.

VERTICAL INTEGRATION

The EV automotive industry is currently experiencing a remarkable shift away from traditional manufacturing methods towards a more efficient and cost-effective approach through vertical integration. This strategic transformation involves automakers bringing more of their production processes in-house, providing them with greater control over their manufacturing operations. The Moapa Valley Industrial Park and Village (MVIP) has been strategically designed to support and spearhead this transition. It offers an integrated ecosystem where EV and battery manufacturers can collaborate seamlessly to manufacture, assemble, and produce EV's within a single location. MVP's visionary approach ensures that EV makers are never again 'captive' to their suppliers, giving them direct ownership over various stages of the production process.

In the ever-expanding EV supply chain, manufacturing remains heavily concentrated in certain regions, with China being a dominant player in battery and EV component trade. Nevada's substantial lithium reserves, coupled with extensive mining operations and the pursuit of battery-grade lithium processing within MVP, positions the United States to compete more vigorously in the global EV and battery manufacturing arena. Nevada's clean tech industry, lithium supply chain, and MVP's integrated site collectively pave the way for a world-class EV manufacturing ecosystem. By aiming to process and produce battery-grade lithium, MVP facilitates local access to critical minerals, strengthening the foundation of EV battery production. As market trends and supportive policies drive the growth of the EV sector, MVP stands ready to meet these demands and contribute significantly to the future of sustainable transportation.

An integrated EV ecosystem goes beyond the assembly line. MVP acknowledges the importance of recycling and sustainability, particularly in the context of recycling batteries and reducing the environmental impact of manufacturing processes. By incorporating these considerations into their development plan, the project demonstrates a commitment to responsible and eco-friendly EV production practices.



Battery Energy Storage Systems (BESS)

The market for battery energy storage systems (BESS) is growing rapidly, and Moapa Valley Industrial Park and Village (MVIP) strategically positioned in Southern Nevada to meet this escalating demand. For BESS manufacturers, MVP's locational and geographic advantages are second to none. The utility-scale BESS sector, already accounting for the lion's share of new annual capacity additions, is forecasted to experience a robust growth rate of approximately 29 percent per year throughout the remainder of this decade. Projections indicate that the sector could reach between \$120 billion and \$150 billion by 2030. The 450 to 620 gigawatt-hours (GWh) in annual utility-scale installations forecast for 2030 would give utility-scale BESS a share of up to 90 percent of the total market in that year.

Stationary storage is positioned as an indispensable facilitator of renewable-energy generation, addressing the inherent intermittency of renewable sources and ensuring a consistent contribution to global energy needs. In this evolving landscape, MVP stands at the forefront, ready to empower BESS companies to not only meet the current demands of the market but also navigate the evolving challenges and opportunities in the pursuit of sustainable energy solutions. MVP's strategic positioning and commitment to innovation make it a pivotal player in shaping the future of the BESS industry.



RENEWABLE RESEARCH AND DEVELOPMENT

MVIP is positioned to be at the forefront of renewable technology research and development. We envision battery manufactures establishing state-of-the-art facilities dedicated to advancing EV and battery technologies, as well as related innovations aimed at improving efficiency and introducing cutting-edge features. In today's fast-paced world, **investing in EV and battery research and development is not just an option; it's a fundamental component of our ecosystem.**

SOUTHWEST REGIONAL DISTRIBUTION CENTER

The project aims to establish Moapa Valley Industrial Park and Village as a logistics hub for the Western United States, further enhancing its role in regional commerce and distribution. It benefits from its location, infrastructure, and lower costs compared to neighboring states. Proximity to the Los Angeles and Long Beach Ports provides speed-to-market advantages. Rail transportation is emphasized as an efficient option for shipping heavy loads over long distances. MVIP's logistics centers reduce the number of truck miles driven, contributing to sustainability.

Drive Time Map

● One Day Truck Service ● Two Day Truck Service



TRANSIT FROM MVIP

LOCATION	APPROX. TIME	DISTANCE (MILES)
Las Vegas, NV	45 min	51
Los Angeles, CA	5 hrs, 10 min	319
Phoenix, AZ	5 hrs, 25 min	353
San Diego, CA	6 hrs, 10 min	381
Salt Lake City, UT	6 hrs, 25 min	374
Reno, NV	7 hrs, 10 min	454
Boise, ID	9 hrs	594
San Francisco, CA	9 hrs, 20 min	617
Sacramento, CA	9 hrs, 15 min	612
Santa Fe, NM	10 hrs	688
Denver, CO	11 hrs, 40 min	701
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	13 hrs, 30 min	855
Portland, OR	15 hrs, 40 min	1,021
Seattle, WA	16 hrs, 45 min	1,084

Brookings Institute produced a study for the State of Nevada, [Unify Regionalize Diversify An Economic Development Agenda for Nevada](#), concluding that Southern Nevada could be a West Coast hub of transport distribution (an inland port) because of its locational and geographic advantages that allow it to quickly reach the entire Western United States. In addition, solid infrastructure and assets; lower costs and regulatory hurdles (relative to neighboring states); lower congestion; and overall ease of doing business add to the value proposition. Brookings also found that a Southern Nevada logistics center could create up to 11,000 jobs.

In real estate, proximity drives benefits across the board. The right location powers speed-to-market and lowers transportation costs, shipping times and carbon emissions. Proximity helps shippers streamline operations, increase access and improve service. Put simply, proximity makes supply chains faster, cheaper and cleaner. Moapa Valley Industrial Park and Village in Southern Nevada has proximity in spades.

Optimized industrial sites pair speed-to-market with flexible logistics solutions. As transportation plans play a growing role in site selection, rail-served real estate options deliver real value for industrial projects.

For companies shipping heavy loads or high volumes beyond 250 miles, the efficiency of rail transportation becomes hard to beat. Notably, this Project is ±400 miles from the Los Angeles and Long Beach Ports. This places the Moapa Valley Industrial Park and Village strategically near to these vital ports and provides critical speed-to-market, with requisite distance between sea and Inland Ports making Moapa Valley Industrial Park and Village a viable solution for transportation and distribution cost reduction.





PROXIMITY OF MVIP TO U.S. PORTS



Inland Port Intermodal Facility/Terminal

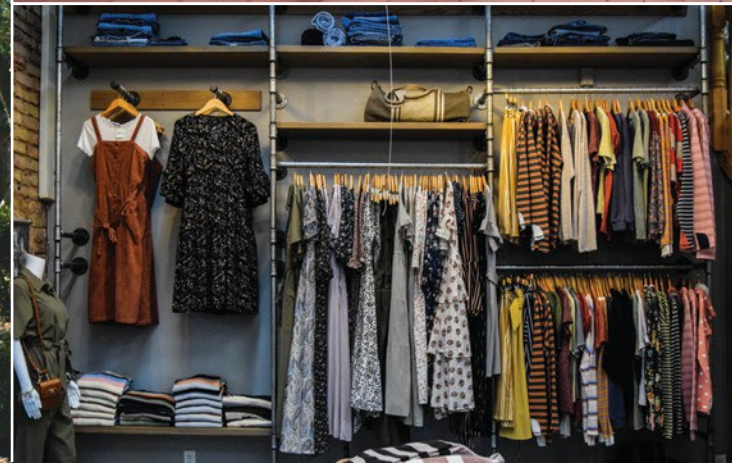
Moapa Valley Industrial Park and Village MVP is set to become a pivotal player in the world of logistics and trade with the inclusion of its Inland Port Intermodal Facility/Terminal. Positioned strategically to link with five major West Coast seaports serving the Pacific Rim, this facility will serve as a linchpin for efficient regional and international trade.

In today's interconnected world, logistics play a critical role in supply chain management, and MVP's intermodal terminal is well-placed to streamline these processes. By combining rail connectivity with hub and spoke efficiencies, the MVP offers a prime example of how strategic logistics hubs are evolving to meet market demands.

Furthermore, with the capacity to handle a variety of cargo handling requirements, expedited shipping needs, and seamless connections to trans-oceanic maritime services, MVP is not only well-equipped but also aligned with the changing dynamics of the global market, making it a key player in the industry.

One notable aspect where MVP's Inland Port shines is its potential to complement automotive manufacturing. With 75% of new automobiles being transported by rail, having a logistics hub like MVP in close proximity is advantageous. The complex's streamlined cargo handling system minimizes handling procedures, ensuring efficient transportation. Moreover, it offers both systemic and episodic storage and distribution capabilities, catering to the diverse needs of shippers.

Additionally, MVP's ability to accommodate quick-ship and expedited requirements positions it as a responsive and customer-focused logistics hub. Its seamless connections to trans-oceanic maritime services further enhance its appeal, allowing for guaranteed multimodal transport times. Combined with its competitive cost, labor, transport, and proximity advantages, MVP emerges as a standout player in the world of logistics, catering to the evolving demands of modern trade.



TOWN CENTER at Riverview Master Plan Community

MVIP includes a Town Center mixed-use zone, providing a dynamic blend of retail, office spaces, hospitality options, single-family and multi-family workforce housing. This area will be a focal point for social, commercial, and residential activities, promoting a vibrant community.

MAIN STREET CHARM IS THE MASTER PLAN

- American small town Main Street
- Community is the focal point for Riverview Master Plan and Moapa
- Town Center Village spans I-15 freeway between Glendale exits encompassing approximately 300 acres

MOAPA'S DYNAMIC COMMUNITY DESTINATION

- Town Center on both sides of I-15
- Offers goods, services, and entertainment
- Serves residents of Moapa and attracts regional customers and freeway travelers
- Provides employment, shopping, entertainment, offices, and professional services
- Aims to make Moapa a complete, viable, and sustainable community
- Focuses on quality design and diverse uses
- Differentiates from typical freeway commercial stops
- Envisions a dynamic and memorable place to live, work, and play
- Aspires to be a destination, creating an iconic identity for Moapa

A VIBRANT MIX OF ENTERTAINMENT, RETAIL & GOVERNMENT SERVICES

- Aims to create an active business area with substantial employment opportunities
- Entertainment: cinemas, casinos, bowling centers, water park, etc.
- Retail: grocery stores, drug stores, general merchandise, hardware stores, etc.
- Government offices and business offices for local services (planned on two adjacent 40-acre BLM land sites)

DIVERSE HOUSING CHOICES WITH A FOCUS ON WALKABILITY

- Residential development may include single-family detached homes, duplexes, townhomes, and multi-family dwellings
- Emphasis on strong pedestrian connections between residential and commercial/entertainment/office areas
- Aim is to reinforce the walkable nature of the Town Center

NORTH VILLAGE at Riverview Master Plan Community

North Village at Riverview, as part of the larger Riverview Master Plan, is not merely a housing development; it's a testament to thoughtful planning, community integration, and environmental responsibility. Its positive impact extends beyond its residential function, offering a harmonious blend of modern living and nature preservation while supporting the growing demand for electric vehicle manufacturing.

PRESERVING SMALL-TOWN VALUES WITH DIVERSE HOUSING OPTIONS

- Approximately 2,400 dwelling units
- Emphasis on single-family houses for a community-oriented atmosphere
- Range of densities tailored to cater to diverse preferences
- Strategic inclusion of low-density categories, particularly near rural neighborhoods
- Ensuring a harmonious blend with existing land uses
- Commitment to retaining a high quality of life for residents

THE HEART OF RIVERVIEW MASTER PLAN COMMUNITY

- Spans approximately 12 acres
- Characterized by mixed-use zoning for a dynamic and integrated community
- Proximity to amenities, such as a recreation center and small neighborhood commercial spaces
- Diverse housing options available, including single-family homes, duplexes, and townhomes
- Creating a vibrant and well-connected living experience for residents

HARMONIZING WITH NATURE & EMBRACING THE DESERT LANDSCAPE

- Commitment to integration with the natural environment sets North Village apart
- A sustainable and eco-friendly community strives for a seamless connection with the desert
- Promoting outdoor activities through an extensive network of trails and open spaces
- A vision that fosters harmony between community living and the surrounding natural beauty

NATURAL TRANQUILITY THROUGH PARKS & OPEN SPACES

- Parks and open spaces are a defining feature of North Village
- Strategic location along the Meadow Valley Wash and the Muddy River enhances natural beauty
- Designed to serve residents with recreational amenities and scenic landscapes
- Contribution to the preservation of wildlife habitats and migratory patterns
- An oasis that balances community living with environmental conservation

PIONEERING SUSTAINABLE LIVING FOR A GREENER TOMORROW

- Commitment to sustainable living is distinguishing feature of North Village
- Encourages "Green" building practices for resource conservation and energy efficiency
- Prioritizes water conservation and indoor environmental quality
- Eco-conscious approach aligns with broader goals of sustainability
- Designed to be more than just a place to live, and instead a community with the future in mind

Photos courtesy of KB Home®—a potential home builder partner.





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