

DATA CENTER DEVELOPMENT HOPE – HEMPSTEAD COUNTY, ARKANSAS

[VINCO / VASTERA LLC]

INVESTING IN OUR COMMUNITY. BUILDING OUR FUTURE.

We are data center developers who have been in the data center space for over a decade and have transacted over \$10 billion in leases. We like to work locally with community leaders and take the guidance of the experts in Hempstead County, including using local GC's to help with design and construction if it's a good fit. We plan to build on 89 acres.

Submitted 8/26/26 | Contact: Connor Bottoms, Site Selection Specialist, connor@vinco.io, 415-212-3984



\$400 MILLION
CAPEX INVESTMENT



**25 FULL-TIME JOBS
+ 150 CONSTRUCTION JOBS**

High-quality local employment
and economic opportunity



40 MW
POWER REQUIREMENT

Confirmed by load studies.



Q1 2028
COMPLETION

Targeted operational completion
in Q1 2028



PROJECT OVERVIEW



FACILITY & SCOPE

130,000 sq ft building
On 89 acres in Hope Industrial Park



WATER USAGE

800 – 1,000 GPD
Very low water use – about the same
as a small office building.



COOLING SYSTEM

25% glycol mix closed-loop system
Highly efficient, reuses water in a
closed loop—no water discharged.



EMPLOYMENT

25 full-time jobs with average
salary over \$80,000.
150 construction jobs for 6–12 months.



ELECTRIC SERVICE

40 MW confirmed by load studies by Q3 2027,
energized by Q1 2028.
All infrastructure upgrades
are funded by Vinco.



PARTNERSHIP. PROTECTION. PROMISE.

City, County, and Utility partners will ensure that
local citizens are not impacted by immediate
or future rate increases for utilities in connection
to this project.

We are committed to transparency, collaboration,
and long-term benefits for Hope and Hempstead County.

WHY DATA CENTERS ARE IMPORTANT



Power the Digital World: Data centers are the backbone of
everyday services—health care, banking, education, emergency
response, and more—keeping our community and economy
connected and secure.



Drive Local Economic Growth: Significant capital investment,
family-sustaining jobs, and steady tax revenue strengthen Hope
and Hempstead County for years to come.



Support Innovation & Business: Reliable digital infrastructure
attracts new businesses and enables local companies to compete
and grow.

ADDRESSING TOP COMMUNITY QUESTIONS



WILL THIS PROJECT CONSUME A LOT OF WATER?

Estimated use is only 800–1,000 gallons per day—similar to
a small office building. Our closed-loop cooling system reuses
water and does not discharge water.



WILL THIS PROJECT INCREASE MY ELECTRIC BILL?

City, County, and Utility partners will ensure that local citizens
are not impacted by immediate or future rate increases for utilities
in connection to this project. Vinco will fund all required
infrastructure upgrades.



WILL THIS PROJECT CAUSE AIR POLLUTION?

The facility uses modern, emission-controlled backup generators
that meet or exceed EPA requirements. Data centers do not emit
air pollutants in normal operations.
(EPA Clean Air Act standards apply to all backup power equipment.)



WILL THIS PROJECT CREATE NOISE?

This project is intentionally located in the Hope Industrial Park,
away from homes. The facility is designed with sound-attenuated
equipment and enclosed systems to keep noise levels low.



PROJECT TIMELINE



9/15/26 or before
Site control /
land closing

PSA done by this date,
land closes upon power
contingencies being met



11/1/26
Permitting &
entitlements complete
Zoning entitlements
& easements



7/1/27
Site work /
groundbreaking
Break ground after
study comes back



1/1/28
Substation / electric
infrastructure
energized
Energized by 2028



1/1/28
Completed
Construction
Plan to be done right
around 2028



2/1/28
Full build-out /
stabilized operations
Facility running
with tenant



NEXT STEPS

- ✓ Negotiation of definitive agreements
- ✓ Due diligence period
- ✓ Utility agreements / load studies executed



Proud to build in Hope.
Invested in our community.