

## Blazing a Trail for Energy Solutions in Texas

Located just outside Denton, TX, Porter Solar is a 245-megawatt (MW) solar farm that will supply clean, cost-effective and reliable power to the Texas grid. That's enough clean energy to power up to 46,550 Texas homes each year.

## Solar Farms and Property Values

While there are many uncontrollable factors that can impact property values across the country, including general market fluctuation and demand, Pine Gate Renewables believes, and numerous studies indicate, that solar farms do not have a direct negative impact on the values of adjacent homes or properties.

- A study conducted across Illinois determined that the value of properties within one mile **increased** by an average of 2 percent after the installation of a solar farm.
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent **more valuable** compared to their value prior to installation.
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms **match the value** of similar properties that do not adjoin solar farms within 1 percent.

## Porter Solar Key Features

Property appraisers that have conducted appraisals on properties close to large-scale solar farms have indicated that certain characteristics that are present in Pine Gate Renewable projects play a positive role in property value impact.

- **Our Projects Have Low-Visual Impact:** Pine Gate Renewables completed solar projects blend in with their natural surroundings, have notable setbacks from property lines to the fencing, and the solar panels are surrounded by a wildlife fence and a vegetative buffer to shield the project from view.
- **We Are a Quiet Neighbor:** Once operational, our solar projects are effectively silent, emitting virtually no noise and are not typically audible from outside of the project area.
- **We Are Good Stewards of the Land:** Our solar projects are built to last and during the life of the project, the underlying land will be undisturbed by humans, pesticides, and other damaging factors to biodiversity.
- **Minimal Traffic and Congestion:** Once operational, our projects will not bring high volumes of additional traffic to the area as very little maintenance is needed after installation.
- **Safety is Our Top Priority:** Our solar projects do not produce any byproduct, odor or harmful emissions that would have an impact on the project area or surrounding properties.



245MW

clean, cost-effective and reliable energy delivered to the Texas grid



46,550

Texas homes

potentially powered by emission-free energy



\$265 Million

Estimated investment in Denton and Wise Counties and a boost for local businesses



200

Estimated local jobs during construction



Preserving Texas' beauty and protecting Texas land and wildlife, with a commitment to being a good steward of the environment and the Denton-area communities.