PINEGATE RENEWABLES

Porter Solar

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.

1. Kirkland, Richard C. Grandy Solar Impact Study. Kirkland Appraisals, 25 Feb. 2016, kirdlandappraisals.com
2. Lines, Andrew. "Property Impact Study: Solar Farms in Illinois." Mcleancounty.gov, Nexia International, 7 Aug. 2018
3. McGarr, Patricia. Property Value Impact Study. Cohn Reznick LLP Valuation Advisory Services, 2 May 2018.

Learn more at pinegaterenewables.com/porter

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Frequently Asked Questions

Why is this a good location for a solar project?

Our siting process for each of our projects entails an in-depth due-diligence process to ensure we are good stewards of the environment and to the communities where we have projects. Additionally, we look for suitable land that has close access to connect to the existing utility grid, and therefore provide clean energy to the grid in this part of Texas.

Can I see the solar project from my house?

Porter Solar will be developed on land privately-owned by Pine Gate, will blend in with the natural surroundings and have a 50-foot minimum setback from property line to the fence. The solar panels will be surrounded by a wildlife fence and a vegetative buffer in some locations to shield the project from view from numerous vantage points, resulting in low visibility from major roads.

Is the solar project noisy?

Once operational, the solar panels will emit virtually no noise. The equipment on site typically emits a maximum noise level below 50 decibels from 10 yards away, which is comparable to a typical conversation volume. At the property lines, the noise produced is inaudible.

Will this project create extra traffic in the area or interfere with urban services, roadways or schools?

Once operational, our projects will not bring high volumes of additional traffic to the area as very little maintenance is needed after installation. Even during construction, there will be minimal interference to roadways.

Will the solar project lower my property value or raise my home insurance costs?

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. Additionally, 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.

What is the environmental impact of having a solar project? Will it harm natural wildlife, agriculture or water sources?

With the Porter Solar Project, Pine Gate Renewables is committed to preserving Texas' beauty and protecting Texas land and wildlife. Through our SolarCulture™ initiative, we work with landowners and local groups to preserve and protect the land where we site our projects, while maintaining the natural look and feel of area. Additionally, our solar projects do not produce any byproduct, odor or harmful emissions that would have an impact on the project area or surrounding properties.

Are solar panels safe?

The equipment that is installed in our solar project is rigorously tested and the panels themselves are sealed and made mostly of everyday materials such as glass, sand, aluminum and copper. Other materials are very limited and sealed inside the panels. For additional safety, there are various electrical fuses and switches to protect the project, the surrounding electricity network, and the environment from any short circuits or sparks.

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