

BIG BROWN

Former Big Brown power-station site · powered-land lead · 835 FM 2570, Fairfield, TX 75840 · June 29, 2026

Parcel: Regrid (Freestone County · APN 927) · Power: power-estimate (EIA Atlas) · Site fields: mireye-earth (federal-cited) · Contact: contact-finder



 Primary plant parcel mapped (292.6 ac of ~851 ac CLP holding)

Fairfield, TX · 31.82305, -96.04920

~851 ac
CLP HOLDING

~1,000 MW
DELIVERABLE EST.

ERCOT
345 KV · 0.5 MI

135 m
GAS PIPELINE (ON-SITE)

BIG BROWN

Owner, contact and the facts behind the screen — every value sourced (Regrid · power-estimate/EIA · mireye-earth · contact-finder), nothing estimated beyond the labeled power band.

Owner of record	FALCON DEVELOPMENT LLC — a Commercial Liability Partners (CLP) subsidiary (Regrid)
Owner contact	Pierced — Falcon Development LLC is a CLP (St. Louis) subsidiary. Decision-maker: Ron Froh, CEO & President · rfroh@commercialliabilitypartners.com (verified). Backup: Dennis Bennett, Chief Legal Counsel · dbennett@commercialliabilitypartners.com (contact-finder). Same contact as Monticello — CLP owns both.
Land controlled	CLP (Falcon) controls ~851 ac across 4 parcels — primary plant parcel 292.6 ac (APN 927, mapped) + a 514-ac parcel. Surrounding ~1,400 ac former lignite mine remains Luminant/Vistra-owned (Regrid)
Assessed / market value	Freestone CAD: \$1,164,590 market on the primary plant parcel (APN 927) · ~\$3.38M total across the 4 Falcon parcels (~849 ac) — land-heavy, no tax currently due (Freestone CAD)
Deliverable power (est.)	~1,000 MW, transformer/POI-capped (NOT verified uncommitted capacity) · power-estimate (EIA Atlas)
Power infrastructure	345 kV substation @ 0.54 mi (in service) · 9 lines <3 km · corridor 5,600–9,600 MVA · co-located generation none, former plant (EIA Atlas)
Power verdict	Worth a call — rated capacity + topology favorable; committed/available load UNVERIFIED, utility study required (power-estimate)
Serving utility / grid	Navarro County Electric Coop · grid ERCOT · industrial power \$0.063/kWh · county interconnection queue 4,600 MW active (mireye-earth · EIA / LBNL)
Natural gas / BTM	Gas pipeline 135 m — effectively on-site · industrial gas \$2.99/MCF · not on a shale play (mireye-earth · EIA)
Flood / slope / seismic	△ Sampled point in FEMA Zone A (Special Flood Hazard Area) — verify the buildable footprint sits outside it · 3.0° slope · seismic cat B · 112 mph wind (mireye-earth)
Air quality	△ In SO ₂ (2010) NONATTAINMENT — legacy of the coal plant; complicates new-combustion / genset permitting (mireye-earth · EPA Green Book)
Fiber / Opp. Zone	No FTTP and no 5G modeled (very rural) · not in an Opportunity Zone (mireye-earth · FCC / HUD)
Community / drought	10 housing units within 1 km (near-zero density — minimal pushback) · currently D1 drought (mireye-earth · Census / USDM)

How it scores — verified data only

 verified pass ·
  verified, needs a call/study ·
  verified flag. Sources: Regrid · power-estimate (EIA Atlas) · mireye-earth (federal-cited) · contact-finder. Every value sourced; nothing estimated beyond the labeled power band.

REQUIREMENT	VERDICT	FINDING	SOURCE
Geography — TX / red state		Freestone County, TX	Regrid
Grid — ERCOT		ERCOT (ERCT) · Navarro County Electric Coop — matches David's ERCOT preference	mireye-earth · EIA
Existing power available now		345 kV substation 0.54 mi + ~1,000 MW deliverable estimate; available MW needs utility study	power-estimate
Path to 500+ MW		~1,000 MW deliverable ceiling at 345 kV supports it; utility must confirm	power-estimate
Natural gas / behind-the-meter		Gas pipeline 135 m (on-site) · industrial gas \$2.99/MCF	mireye-earth · EIA
County interconnect activity		4,600 MW active in the county queue — heavy DC/load interest	mireye-earth · LBNL
Brownfield / repurposable		Former power-station site; ~851 ac CLP holding (4 parcels)	Regrid
Land size		~851 ac CLP holding; primary plant parcel 292.6 ac	Regrid
Community pushback		10 housing units within 1 km (near-zero density)	mireye-earth · Census
Flood		Sampled point in FEMA Zone A (SFHA) — verify buildable footprint outside the floodplain	mireye-earth · FEMA
Air permitting		In SO ₂ (2010) nonattainment (legacy coal plant) — new combustion/gensets harder to permit	mireye-earth · EPA Green Book
Fiber		No FTTP and no 5G modeled (very rural)	mireye-earth · FCC
Owner reachable		Pierced to parent CLP — Ron Froh (CEO/President), verified email	contact-finder

What this is. A lead built only from verified data — Regrid (parcel), power-estimate/EIA Atlas (power), mireye-earth (federal-cited site fields), contact-finder (owner). The deliverable-MW band is a rated/topology estimate, not utility-confirmed available capacity. Headline: the stronger of the two CLP coal-plant sites for David — ERCOT, gas on-site, 4,600 MW county queue, 345 kV, ~851 ac, near-zero neighbors. Flags: sampled point in FEMA Zone A (verify footprint), SO₂ nonattainment (genset permitting), no fiber/5G. Owner pierces to CLP's CEO Ron Froh (verified email). Nothing invented.