

DAVENPORT LAND HOLDINGS

LAND DEVELOPMENT CAPABILITIES DOCUMENT

Certified Procurement Brief · June 2026

EXECUTIVE SUMMARY

Davenport Land Holdings operates as the institutional land acquisition and development arm of the Davenport Empire — purpose-built to source, entitle, and strategically deploy large-scale contiguous tracts of raw land across the American Southwest. Every parcel is held under a legally isolated title structure, fully insulated from construction risk, contractor liability, and operational exposure, providing institutional-grade asset protection for title underwriters, municipal partners, and enterprise co-developers.

SECTION I — STRATEGIC LAND SOURCING & ASSET INSULATION

Davenport Land Holdings executes a disciplined acquisition strategy targeting large-scale contiguous tracts of raw and semi-improved land in high-growth corridors across Arizona and the Southwest. Each acquisition is structured to maximize long-term land equity while maintaining absolute separation between title ownership and any active development or construction activity.

- **Title Isolation Framework:** All property titles are held within dedicated single-purpose entities, creating an ironclad legal firewall between land equity and contractor or construction liabilities.
- **Contiguous Tract Acquisition:** Acquisition targets prioritize large, contiguous acreage capable of supporting multi-phase master-planned development — including industrial parks, off-grid utility corridors, and mixed-use infrastructure campuses.
- **Surety & Underwriter Compliance:** The asset insulation structure is specifically engineered to satisfy the due-diligence requirements of top-tier title underwriters, commercial lenders, and government procurement offices seeking clean, unencumbered land positions.

PRIMARY NAICS CLASSIFICATIONS

531190	Lessors of Other Real Estate Property	PRIMARY
237210	Land Subdivision	SECONDARY
531120	Lessors of Nonresidential Buildings (excl. Mini-Warehouses)	SECONDARY
531390	Other Activities Related to Real Estate	SECONDARY

CONTACT & REGISTRY

PRIMARY CONTACT

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NAICS CODES

531190 PRIMARY

237210 SECONDARY

531120 SECONDARY

531390 SECONDARY

CLASSIFICATION

Certified
Procurement Brief
Institutional Review
Authorized Only

A DAVENPORT EMPIRE
COMPANY

CONFIDENTIAL

SECTION II — HORIZONTAL DEVELOPMENT INFRASTRUCTURE

Davenport Land Holdings commands a full suite of horizontal development capabilities, enabling the transformation of raw acreage into fully entitled, infrastructure-ready development platforms. Our technical approach integrates precision boundary analytics, advanced topographic modeling, and long-range utility corridor planning to maximize the deployable value of every land position.

- **ALTA/NSPS Boundary Analytics:** All land positions are subject to rigorous ALTA/NSPS Land Title Survey standards, providing title underwriters and municipal partners with legally defensible boundary documentation, encumbrance identification, and easement mapping.
- **Mass Site Layout Planning:** Comprehensive site layout engineering for large-scale multi-phase developments, including pad grading plans, internal road networks, drainage retention systems, and phased infrastructure sequencing aligned to entitlement timelines.
- **3D Topographic Mapping:** High-resolution 3D topographic surveys and digital elevation models (DEMs) enable precise cut-and-fill calculations, drainage basin design, and visual presentation for municipal review boards.
- **Off-Grid Utility Corridor Reservation:** Strategic reservation of dedicated utility corridors for utility-scale solar field installations, BESS arrays, and long-run subsurface pipeline and conduit routing — fully integrated with Anchored Solar and Anchored Construction operational capabilities.

INFRASTRUCTURE MANDATE

Every land position is evaluated for off-grid utility corridor viability at acquisition — ensuring long-term energy independence and infrastructure self-sufficiency across all master-planned sites.

SECTION III — ZONING & MUNICIPAL ENTITLEMENTS

Davenport Land Holdings maintains deep expertise in navigating complex municipal entitlement processes, transforming restricted rural land classifications into high-utility Planned Area Developments (PADs) capable of supporting large-scale industrial, civil, and infrastructure integration.

- **Complex Re-Zoning Management:** End-to-end management of re-zoning applications for large rural tracts — including pre-application municipal consultations, environmental impact assessments, and public hearing representation — moving parcels into industrial or mixed-use PAD designations.
- **Planned Area Development (PAD) Structuring:** PAD applications engineered to accommodate multi-tenant industrial campuses, off-grid utility infrastructure, civil construction staging areas, and long-term phased development.
- **Infrastructure Integration Entitlements:** Specialized entitlement pathways for subsurface utility corridors, solar field installations, battery storage facilities, and heavy industrial access roads — fully coordinated with Anchored Construction and Anchored Solar operational teams.

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KEY METRICS

800+

Acres Under
Master Plan

AZ

Primary
Deployment State

PAD

Target Zoning
Classification

ENTITLEMENT PATH

Rural !' PAD Re-Zone
Industrial &
Infrastructure
Integration

RISK PROFILE

Title Isolated
Zero Construction
Exposure
Surety-Ready
Structure

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SECTION IV — FLAGSHIP REFERENCE: 800-ACRE ARIZONA MASTER PLAN

The 800-acre master-planned development in Arizona represents the definitive corporate case study for the Davenport Land Holdings deployment strategy — demonstrating the full integration of strategic land sourcing, horizontal development infrastructure, and municipal entitlement capabilities at institutional scale.

FLAGSHIP PROJECT

800-Acre Master
Plan — Arizona

ISSUANCE

June 2026

CONTACT

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Total Acreage	800± Contiguous Acres
Location	Arizona — Southwest Region
Current Classification	Large-Scale Raw Land Tract
Target Entitlement	Planned Area Development (PAD)
Utility Corridors	Solar Fields, BESS Arrays, Subsurface Pipelines
Title Structure	Isolated Single-Purpose Entity — Zero Construction Exposure
Development Phases	Multi-Phase Industrial & Infrastructure Campus
Institutional Status	Surety-Ready · Title Underwriter Compliant

FLAGSHIP DEVELOPMENT MANDATE

The Arizona 800-acre master plan is the institutional proof-of-concept for the Davenport Land Holdings model — demonstrating that large-scale raw land can be acquired, insulated, entitled, and deployed as a fully integrated infrastructure platform without exposing title equity to risk.

QUALITY ASSURANCE & INSTITUTIONAL COMPLIANCE

- **Title Underwriter Standards:** All land positions are structured to meet the due-diligence requirements of institutional title underwriters — clean chain-of-title verification, encumbrance clearance, and single-purpose entity isolation.
- **Municipal Compliance:** Full adherence to Arizona state land use regulations, county zoning ordinances, and municipal building and development codes throughout all entitlement and development phases.
- **Operational Insulation:** No trust assets, parent capital reserves, or adjacent operational components of the Davenport Empire are exposed to the financial, bonding, or development risks of any individual land position held by Davenport Land Holdings.