



Economic and Real Estate Consulting

Economic & Fiscal Impact of the Proposed La Osa Ranch Project

SUMMARY OF KEY FINDINGS

April 2026

La Osa Ranch Project encompasses approximately 3,385 acres in unincorporated Pinal County, Arizona, near Picacho Peak. The site is planned to accommodate a large-scale, multi-phase data center campus supported by battery energy storage systems (BESS) and natural gas-fired power generation.

At full buildout, the data center component alone represents an estimated \$82.6 billion in capital investment, with additional investment associated with supporting energy infrastructure

Key Economic and Fiscal Takeaways:

Economic Impacts (All Components)

Construction Phase

- Total Employment: approximately **64,614 person-years**
- Total Wages: approximately **\$5.1 billion**
- Total Economic Output: approximately **\$13.0 billion**

Ongoing Operations (Annual at Buildout)

- Total Employment: approximately **3,600 jobs**
- **1,689** direct jobs
- Annual Wages: **\$202.3 million**
- Annual Economic Output: **\$1.14 billion**

Fiscal Impacts (All Components)

Construction (One-Time Revenues)

- Total Revenues (All Jurisdictions): approximately **\$615.8 million**
- State of Arizona: **\$470.9 million**
- Pinal County: **\$144.9 million**

Ongoing Operations (Annual at Buildout)

- Total Annual Revenues (All Jurisdictions): approximately **\$124.2 million**
- State of Arizona: **\$16.9 million**
- Pinal County: **\$37.9 million**
- Special Districts: **\$22.4 million**
- School Districts: **\$47.0 million**

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