

Energy Report Series

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LITHIUM'S IMPACT ON REGIONAL DEVELOPMENT: RESHAPING COMMERCIAL REAL ESTATE AND FUELING GROWTH IN THE PURSUIT OF ENERGY INDEPENDENCE.

Concluding our energy series is a look into the mineral that is the driving force behind so much new development throughout the country, lithium. Fueled by government incentives and a **strategic move towards energy independence**, the commercial real estate landscape in lithium-rich areas of the country is **bound to be reshaped**. One of the most crucial elements in EV and energy storage batteries, **regions harboring substantial reserves are attracting considerable interest and are bound to spur demand for industrial spaces** for processing facilities, as well as residential and infrastructural development to support the growing workforce akin to historical resource-based boom towns.

CHARLOTTE, NC

The Kings Mountain region in the United States is **poised to become a pivotal area for lithium extraction**, with an **estimated 5 million metric tons of lithium metal**. In anticipation of the burgeoning lithium market, energized by incentives from the Inflation Reduction Act, battery manufacturer Livent has **proactively expanded its manufacturing capacity by 50%** at its Bessemer City plant, signaling the start of a broader economic upswing in the region.

SILVER PEAK, NV

Situated in Nevada's most sparsely populated county, Silver Peak stands as the **home of the United States' sole operational lithium brine mine**. This pivotal location is **on the brink of a transformative development surge**. As a cornerstone of the nation's lithium resources, the anticipated expansions in Nevada's lithium-abundant regions promise to invigorate local economies substantially with the ripple effect being felt across the state.

MCDERMITT, NV

Pittsburgh, Houston, Denver, San Francisco, Cleveland, Birmingham—these cities owe their rise to the rich natural resources they tapped into. The McDermitt Caldera lithium deposit unearthed in September 2023 on the Oregon-Nevada border, stands as **potentially the world's largest lithium reserve**, boasting an estimated **20 to 40 million metric tons of lithium**. With its value estimated at \$1.5 trillion, it's conceivable that this vast deposit could be the **catalyst for the emergence of a new population center**, mirroring the profound economic transformations seen in past mining boom towns.

PLUMBAGO NORTH, ME

Maine's newly identified lithium deposit, potentially **valued at \$1.5 billion**, stands as a **transformative prospect for the state's mining sector**. However, it faces a challenging regulatory environment, with Maine's **stringent mining laws posing potential hurdles to development**. If navigated successfully, this deposit **could spearhead economic rejuvenation, generate substantial employment**, and invigorate the real estate sector in the area.

SMACKOVER BRINE, AR

Exxon Mobil's initiative to extract lithium from the Smackover Brine **aims to produce enough lithium for over a million electric vehicles each year by 2030**, potentially marking a substantial **economic transition for Arkansas** with wide-reaching implications for labor and commercial real estate in Southern Arkansas.