

50 MW in 2028



**GREENHOUSE  
DATA CENTER LAND**

Carroll County, VA

**DATA CENTER LAND &  
PARTNERSHIP OPPORTUNITY**



# EXECUTIVE SUMMARY

**CUSHMAN & WAKEFIELD** is pleased to offer for sale **PLUCK'D DATA CENTER LAND** (the "property"), a 7-acre data center-ready land parcel at Wildwood Commerce Park in **CARROLL COUNTY, VIRGINIA**, providing 50 MW of power by 2028. The site is immediately adjacent to Pluck'd, a 65-acre commercial greenhouse and the largest on the East Coast. This unique location allows the data center to route waste heat and CO<sub>2</sub> into the greenhouse rather than expelling it through traditional cooling infrastructure, while the greenhouse returns cool water, reducing operating costs and improving PUE.

An investor is presented with a rare opportunity to partner with a community-beneficial agricultural operation, delivering measurable ESG outcomes and the foundation for a long-term strategic relationship. Pluck'd's ability to provide year-round local jobs and fresh food for the surrounding community significantly eases the permitting hurdles increasingly facing data center development, while the co-location model drives meaningful operational efficiencies for the data center itself.





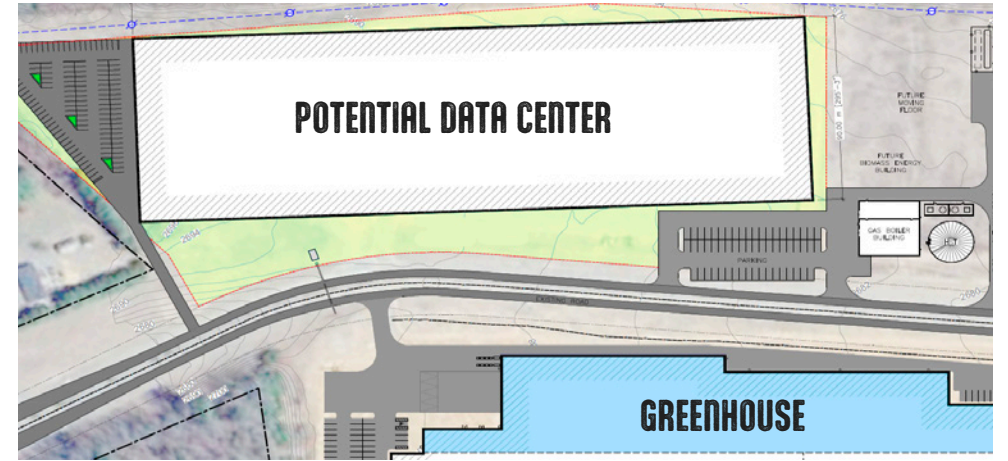
# DATA CENTER LAND



# NEAR TERM POWER AVAILABILITY

With feasibility results expected within the next month, American Electric Power has indicated that 50 MW of power can be delivered to the site within 18 to 24 months. A 0.2 mile feeder line will deliver 50 MW of power from the recently constructed Wildwood Substation to the future data center.

Alongside the 50 MW of grid power, an additional ~7MW of dedicated capacity is available with the installation of a BESS to the future data center by utilizing additional grid capacity providing intermittent greenhouse lighting demand.



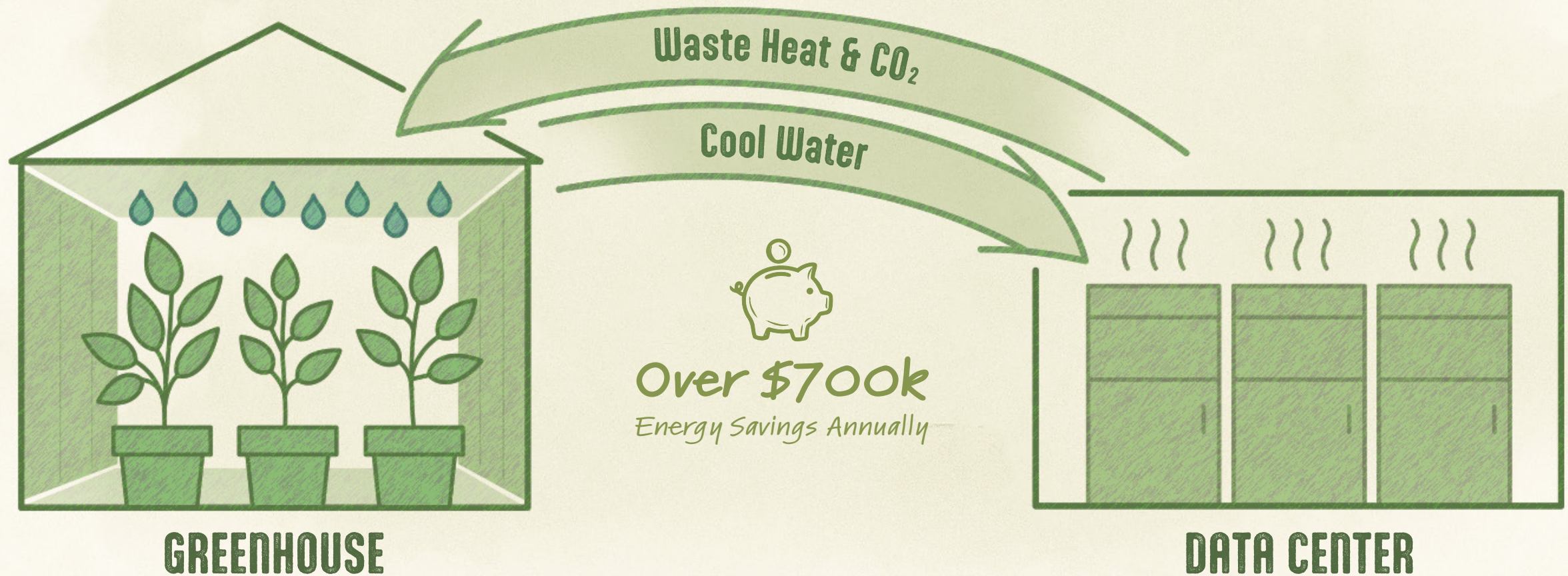
# PLUCK'D'S GREENHOUSE: THE LARGEST ON THE EAST COAST

Completed in March 2026, Pluck'd invested over \$104 million to construct the largest greenhouse on the East Coast. The 65-acre greenhouse is expected to provide over 250 jobs while producing more than 45 million pounds of tomatoes annually to be delivered to 2,500+ stores.



# DATA CENTER & GREENHOUSE SYMBIOSIS

The property offers a rare opportunity to co-locate a data center immediately adjacent to the Pluck'd greenhouse, creating a symbiotic operational relationship that reduces costs and improves efficiency for both facilities. Waste heat and CO<sub>2</sub> expelled by the data center are routed directly into the greenhouse through a closed-loop thermal system, while the greenhouse returns water vapor as a natural evaporative cooling source, eliminating conventional cooling infrastructure and reducing power costs. Around 220 miles of heating pipes inside the greenhouse not only help heat the greenhouse, but can also be plugged into the future data center to assist with cooling.



# A BENEFICIAL RELATIONSHIP

Shared Input	DC Output → GH Benefit	Greenhouse Mitigation
<p><b>Water Supply</b> Cooling loops and irrigation</p>	<p><b>Treated cooling water → irrigation</b> Closed-loop nutrition fed from DC water discharge</p>	<p><b>Rainwater harvesting on roof</b> Vast greenhouse roof catchment captures rainfall for irrigation, significantly limiting mains water draw</p>
<p><b>Cooling / Climate</b> Temperature regulation critical for both</p>	<p><b>Greenhouse absorbs DC waste heat</b> GH acts as a heat sink, reducing DC cooling load and energy bill</p>	<p><b>Evaporative cooling from crops</b> Crop transpiration provides natural cooling; no mechanical chillers needed for the greenhouse</p>
<p><b>Land &amp; Planning</b> Large footprint, permits needed</p>	<p><b>GH unlocks planning approval</b> Community food production reframes DC as a local economic asset</p>	<p><b>Agricultural zoning advantage</b> Greenhouses qualify for ag-use land, often avoiding industrial planning constraints</p>
<p><b>CO<sub>2</sub> Management</b> Emissions reporting and offsets</p>	<p><b>Captured CO<sub>2</sub> → crop enrichment</b> Flue gas CO<sub>2</sub> boosts photosynthesis by up to 30%</p>	<p><b>Carbon-negative food production</b> Plants absorb CO<sub>2</sub> and produce oxygen, offsetting overall campus emissions</p>

**Co-location eliminates competition — shared infrastructure, recycled resources, and faster deployment for both.**

# 134-ACRE EXPANSION POTENTIAL

Adjacent to the 7-acre parcel, sits a 134-acre expansion parcel providing a developer future optionality to expand their footprint and implement campus-level operations.



**134-Acre  
Expansion Parcel**

**7-Acre  
Parcel**

**Wildwood  
Substation**



**PARTNERSHIP  
OPPORTUNITY**

# PLUCK'D: FRESH FLAVOR SAVIORS

Pluck'd is a Virginia-based controlled-environment agriculture (CEA) company producing premium, peak-flavor tomatoes year-round from the most advanced greenhouse facility in North America. Located in Austinville, VA, the company leverages AI-driven climate technology, precision growing systems, and a strategically selected location to deliver fresher, superior-tasting produce to the Eastern US market, fast more sustainably, and closer to the consumer. Pluck'd's Austinville location is their flagship greenhouse with plans to expand to other markets across the country.



## PLUCK'D VS COMPETITORS

WATER USAGE

**13X LESS WATER**

LAND USAGE

**21X LESS LAND**

FOOD MILES SAVED

**~2.5M MILES/YEAR**

PROXIMITY TO CONSUMER

**1 DAY'S DRIVE TO  
80% OF US POPULATION**

SHELF LIFE ADVANTAGE

**7-10 DAYS LONGER**

DISTANCE ADVANTAGE

**2,000+ MILES CLOSER**

# THE PERMITTING ADVANTAGE

As data centers increasingly face community resistance and entitlement hurdles, partnering with Pluck'd can help unlock permitting by introducing a project that provides hundreds of full-time jobs and millions of pounds of fresh produce for the community. Pluck'd's data center and greenhouse concept not only improves data center efficiency but also can help accelerate permitting timelines and improve site viability in constrained markets, shifting the perception of data centers from a burden to a benefit.



Wildwood Greenhouse is a **\$1.2 Billion** Net Benefit to the Community

## Permitting Advantage



HUNDREDS OF LOCAL, YEAR-ROUND GREENHOUSE JOBS



FRESH FOOD FOR THE COMMUNITY



STRONGER POLITICAL AND PUBLIC SUPPORT



SHIFTS PERCEPTION FROM BURDEN TO BENEFIT

## Speed To Market



IMPROVED SITE VIABILITY IN CONSTRAINED MARKETS



ENHANCED PERMITTING TIMELINES



ALIGNED WITH RAPID-BUILD STRATEGIES



REDUCED COMMUNITY OPPOSITION DELAYS

# THE ESG IMPACT

Data center developers and their tenants are under growing pressure to demonstrate a real, measurable ESG impact. A partnership with Pluck'd converts waste heat that would otherwise be lost into domestic food production, providing a tangible, auditable environmental contribution that goes well beyond traditional carbon offset programs. By turning an operational byproduct into a community benefit, developers can strengthen their sustainability reporting, satisfy institutional investor scrutiny, and offer hyperscale tenants a credible, verified ESG story that supports their own net-zero commitments.



## Environmental

Converts waste heat into domestic food production, providing a tangible, auditable alternative to traditional carbon offset programs

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## Social

Supports American-grown produce and rural job creation, demonstrating direct community impact

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## Governance

Strengthens sustainability reporting and gives tenants a verified, credible ESG narrative that satisfies investor and regulatory scrutiny





# LONG TERM PARTNERSHIP

In addition to the Austinville facility, Pluck'd has identified five additional sites across the country to expand and diversify its operations. As the company scales, it is actively seeking a strategic data center partner to co-develop these locations, aligning greenhouse and data center infrastructure to maximize operational efficiencies, reduce costs, and deliver a repeatable, nationwide model that advances both parties' growth and sustainability objectives.



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