

An aerial photograph of a large, irregularly shaped greenfield development site. The site is outlined in a thick yellow line. It features a mix of green grass, brown patches, and a small pond. The site is surrounded by a dense forest of trees and some residential areas with houses and roads. A road runs along the bottom left of the site, and a body of water is visible on the far left.

GREENFIELD DEVELOPMENT SITE

FOR SALE

Project Pioneer

Data Center Development Site

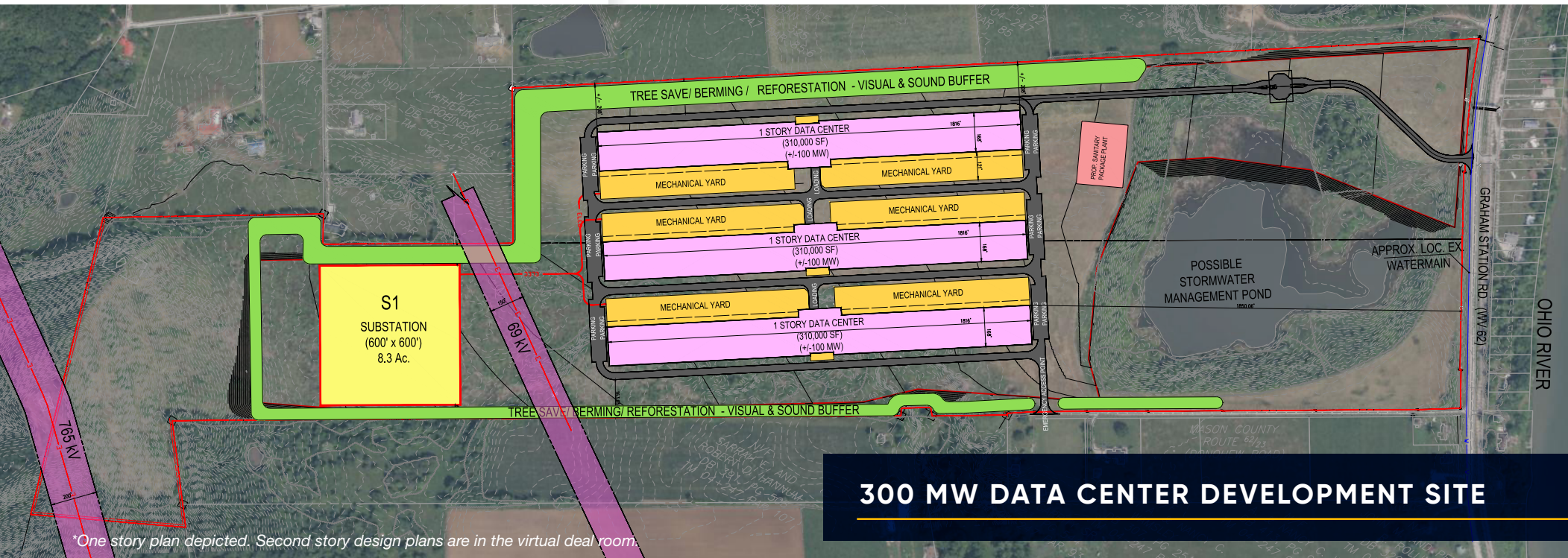
LETART, WEST VIRGINIA

cresa

The Offering

PROPERTY SUMMARY

LOCATION:	UTILITY POWER:	AREA:
Letart, West Virginia	300 MW	+/- 185 AC



*One story plan depicted. Second story design plans are in the virtual deal room.

INVESTMENT HIGHLIGHTS



UNZONED DEVELOPMENT OPPORTUNITY

+/- 185 Acres of Unzoned Land Offering Exceptional Flexibility for Data Center Development, with Additional Acreage Available for Expansion



POWER & UTILITIES

Tap Into Significant On-Site & Nearby 345 kV, 765kV and 69 kV High-Voltage Transmission Lines and Municipal Water Infrastructure



FULLY ENTITLED SITE

Level Greenfield Site Outside the Floodplain with No Recognized Environmental Conditions

PROJECT PIONEER DATA CENTER DEVELOPMENT SITE



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