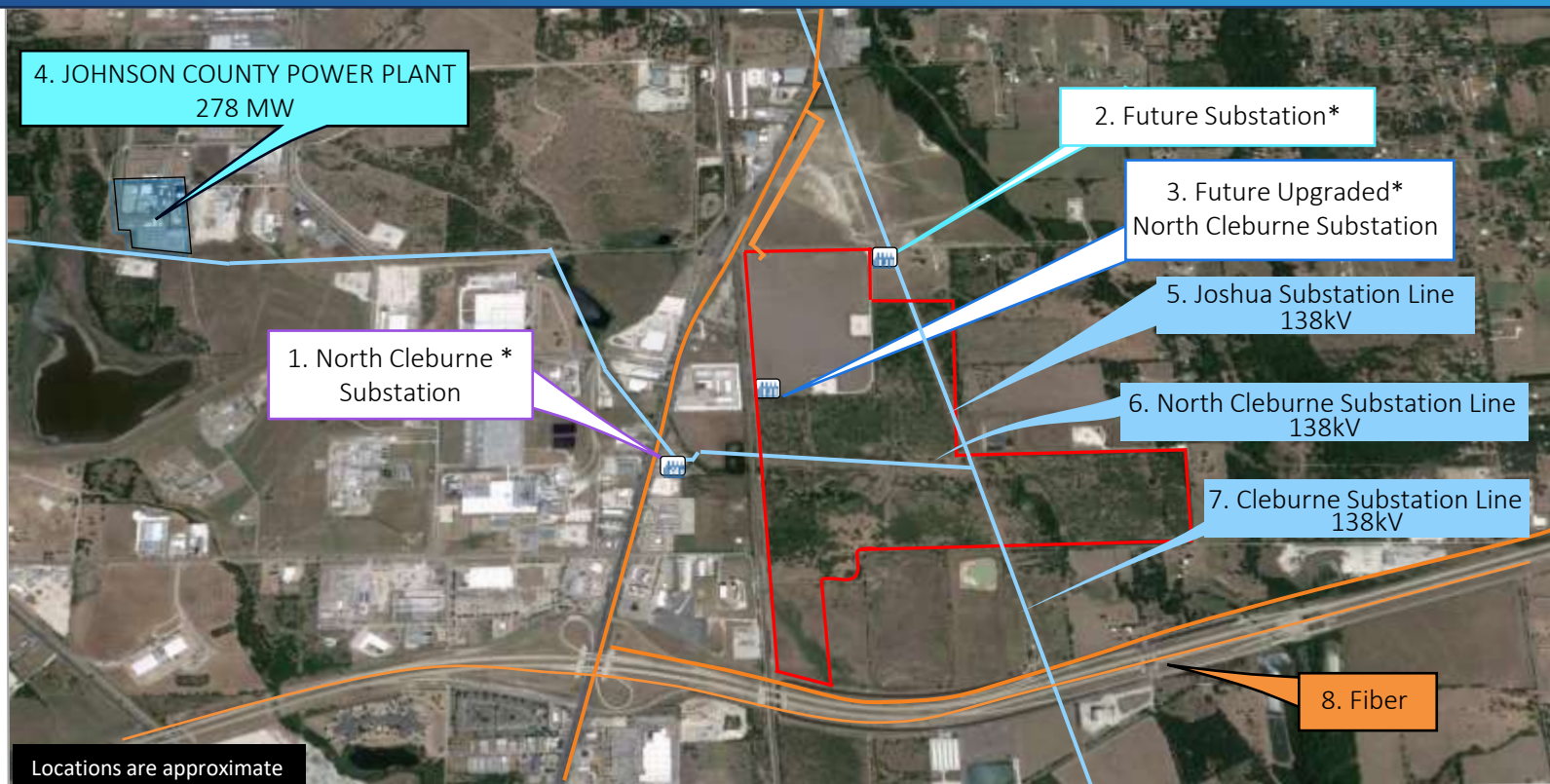


CURRENT AND FUTURE POWER INFRASTRUCTURE:

- ✦ The site presently supports a robust 5 MW of power, a significant capacity to commence your operations.
- ✦ An upgrade path is set for a substantial increase. Seize an additional 50 MW by initiating the construction of a new substation adjacent the subject property, thereby capturing additional power for operations.
- ✦ Additionally, ONCOR Electric has initiated the phase out of the North Cleburne Substation and has begun the process of placing an easement to construct a new substation on the subject property itself, creating the opportunity of tapping into additional megawatts. (MW TBD)
- ✦ This Multi-substation plan establishes the site as a definitive choice for high-scale, power-intensive projects such as major data centers, ensuring scalability and energy redundancy.

*Information through meetings and correspondence with ONCOR

MASSIVE POWER CAPACITY & REDUNDANCY FOR ENSURED RELIABILITY



UNSTOPPABLE POWER: YOUR STRATEGIC ADVANTAGE



Seize the opportunity to dominate the industry with this strategically positioned property, ready to power your high-demand operations. Offering the rare capability to utilize immense megawatts of redundant non-stop power, this site is engineered for those who can't afford to pause. Perfect for data centers and mining operations, where every second counts, ensure your venture thrives on uninterrupted performance. Invest in a location where power meets potential — it's more than land, it's your launchpad to success.

SUBSTATION DETAILS



Current Infrastructure 5 MW:

1. North Cleburne Substation - an established substation with an available 5 MW.



Planned Expansion Opportunity 50 MW:

2. Future Substation - Verified ONCOR substation installation opportunity for buyer, the Cleburne Substation Line offers a capacity of up to 50 MW. Potential for capacity beyond 50 MW has not been explored but the location is suggestive of larger opportunities.



ONCOR Initiated Upgrades:

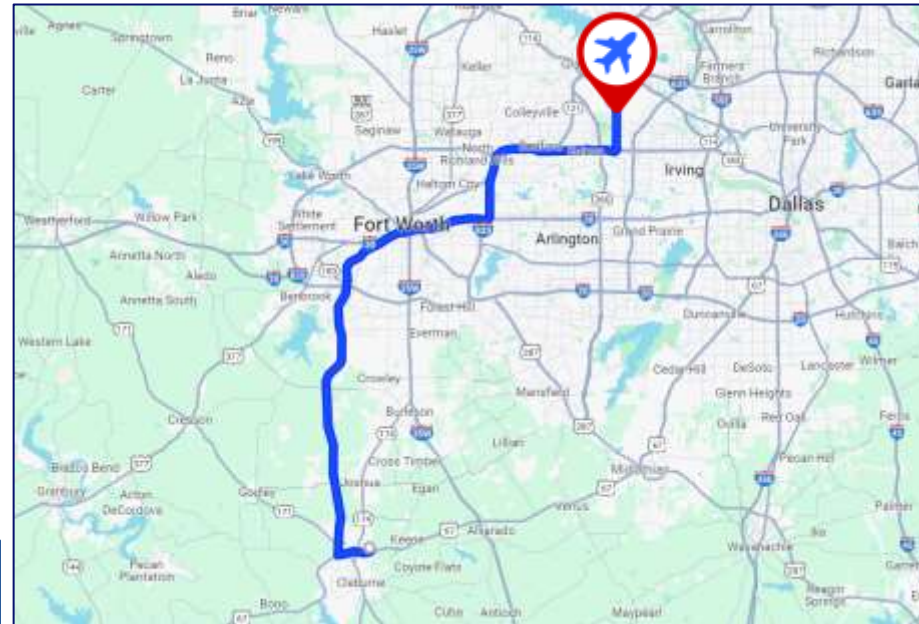
3. Future Upgraded North Cleburne Substation – ONCOR's initiated an easement negotiation to place a new substation on the property to support Cleburne's growing energy requirements. The exact future capacity remains to be disclosed.

STRATEGIC SITE LOCATION

TRAVEL TIME



- ✓ 1 hr. to DFW Airport
- ✓ 25 min. Downtown Fort Worth
- ✓ 1 hr. Downtown Dallas



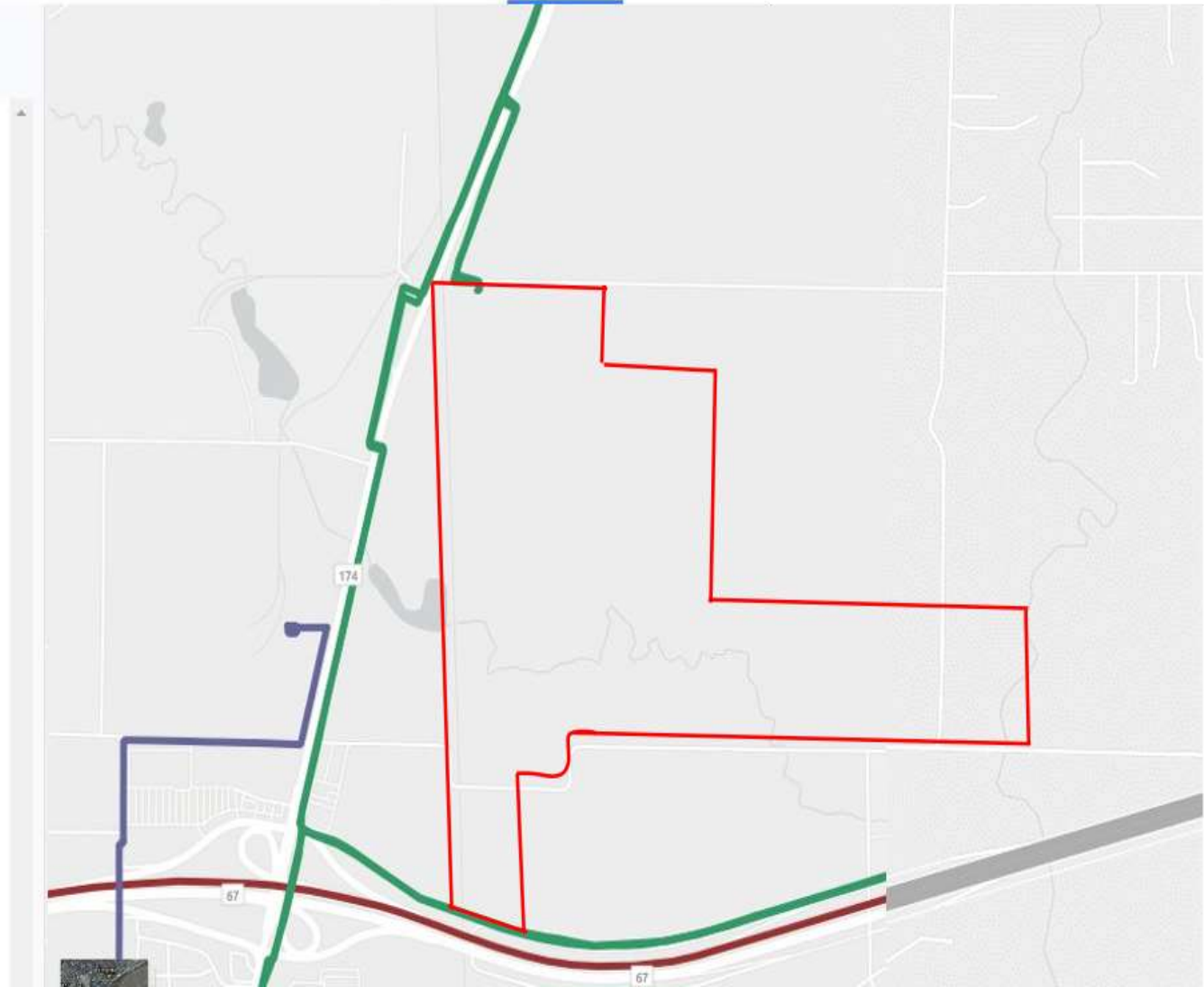
✓ WORKFORCE
Fort Worth Labor Force
490,870

Fiber Map

Select Fiber

Fiber (3) [Clear All](#) | [Select All](#)

-  Unite Private Networks
-  Zayo Metro
-  Zito Business



SUBSTATION TIMELINE 50MW

This particular study is for 50MW. A new study request has been submitted to determine the timeline for 300MW.



Service Option	Service Description	Estimate ⁴	Assumptions and Details ^{1,2}
1 5MW	<ul style="list-style-type: none"> OFFSITES REQUIRED: Extend (3) #795AAC from GPS: 32.3844047, -97.3868019 to GPS: 32.385948, -97.383598 ~1700 Feet ONSITE: INSTALL 2 POLES, 60 FT OF 795, PME AND NOVA • 8-9 MONTHS 		High level cost estimates may vary based upon location/distance of PPOD to pole line (5 MW IS AVAILABLE WITHOUT SUB/TRANSMISSION WORK REQUIRED)
2 10MW	<ul style="list-style-type: none"> OFFSITES REQUIRED: Install (3) #1000 kcmil Al from GPS: 32.3858794 to GPS: 32.385948, -97.383598 ~500 Feet ONSITE: INSTALL 2 POLES, 60 FT OF 795, PME AND NOVA (8-9 MONTHS) TRANSMISSION WORK REQUIRED: Establish New Substation at GPS: 32.3858794, -97.382404 (24-36 MONTHS) SUBSTATION WORK REQUIRED: (1) 47MVA Transformer with (1) Feeder Breaker and (1) Underground Feeder Exit (18-20 MONTHS) 	<ul style="list-style-type: none"> THIS INCLUDES THE COST OF THE 5MW RAMP 	High level cost estimates may vary based upon location/distance of PPOD to pole line
3 20MW	<ul style="list-style-type: none"> OFFSITES REQUIRED: Install 5 (3) #1000 kcmil Al in 2 Duct Bank from GPS: 32.3858794 to GPS: 32.385948, -97.383598 ~500 Feet ONSITE: INSTALL 4 POLES, 120 FT OF 795, 2 PME AND 2 NOVA (8-9 MONTHS) TRANSMISSION WORK REQUIRED: Establish New Substation at GPS: 32.3858794, -97.382404 (24-36 MONTHS) SUBSTATION WORK REQUIRED: (2) 47MVA Transformer with (5) Feeder Breaker and (5) Underground Feeder Exit. (18-20 MONTHS) 	<ul style="list-style-type: none"> THIS INCLUDES THE COST OF THE 5-10MW RAMP DUCT BANK COST FROM NETWORK 	High level cost estimates may vary based upon location/distance of PPOD to pole line
4 50 MW	<ul style="list-style-type: none"> OFFSITES REQUIRED: Install 5 (3) #1000 kcmil Al in 2 Duct Bank from GPS: 32.3858794 to GPS: 32.385948, -97.383598 ~500 Feet ONSITE: INSTALL 4 POLES, 120 FT OF 795, 2 PME AND 2 NOVA (8-9 MONTHS) TRANSMISSION WORK REQUIRED: Establish New Substation at GPS: 32.3858794, -97.382404 (24-36 MONTHS) SUBSTATION WORK REQUIRED: (2) 47MVA Transformer with (5) Feeder Breaker and (5) Underground Feeder Exit. (18-20 MONTHS) 	<ul style="list-style-type: none"> THIS INCLUDES THE COST OF THE 5-20MW RAMP DUCT BANK COST FROM NETWORK 	High level cost estimates may vary based upon location/distance of PPOD to pole line

Notes	
•	All cost estimates are preliminary and based upon customer's request of service. Once further information such as customer's selection of service options and design preference are further refined, we can provide a more detailed response.
•	ALLOWABLE EXPENDITURE WILL BE CONSIDERED TO USE TOWARDS THE ONSITE COST ESTIMATE
•	New Substations requiring Transmission Line Extensions: 24-36 months; all work and equipment purchase dependent on signed FEA contract; please note that securitization for the substation transformer may be required along with the signed FEA.
•	Service request detailed that customer would be utilizing the full 5-50MW
•	Capacity is not available until FEA is signed and customer deliverables are received
•	This block cost is subject to change with any adjustments to the route (unforeseen obstructions and landowner negotiations can effect this cost), ROW clearing, surveying, equipment and additional resources needed for the large scope.

Permit Type	Oncor Processing Time*	Entity Processing Time *	Total Permit Processing Time (from original submittal to final approval)*
TXDOT	2-4 Weeks	2 - 4 Weeks	4-8 Weeks
Transmission	2-4 Weeks	3- 4 Weeks	5-8 Weeks
Railroad	2-4 Weeks	6 - 7 Weeks	8-11 Weeks
Federal Aviation Administration	2-4 Weeks	6 - 7 Weeks	8-11 Weeks
Corp of Engineers	2-4 Weeks	6 - 8 Months	8-12 Weeks
City	2-4 Weeks	1 - 3 Weeks	3-7 Weeks
North Texas Tollway Authority	2-4 Weeks	3- 6 Weeks	5-10 Weeks

This is a summary, therefore, some information not included.

ZONING

 112.5 Acres Zoned Industrial
 171.4 Zoned Interim Holding



"Industrial Data Center Land For Sale Texas" presents detailed information about a land offering that is specifically tailored for industrial purposes, notably for establishing data centers. Here's a concise overview based on the document content:

1.Land Offering Details:

1. **Location:** 302 Burgess Road, Cleburne, TX 76031.
2. **Size:** 65 – 283.89 Acres available for sale.
3. **Power Potential:** Over 100 Megawatts (MW), subject to approval from Oncor. The site currently supports a robust 5 MW of power, with the potential for significant expansion.

2.Power Infrastructure:

1. An upgrade path for an additional 50 MW is possible by constructing a new substation adjacent to the property. Furthermore, Oncor Electric is phasing out the North Cleburne Substation and has plans to construct a new substation on the subject property, which would provide additional megawatts (the exact amount to be determined).

3.Strategic Advantages:

1. The document emphasizes the massive power capacity and redundancy, which ensures reliability for power-intensive projects like major data centers. It highlights the strategic location's advantage in terms of uninterrupted power supply, making it ideal for operations that cannot afford downtime, such as data centers and mining operations.

4.Substation Details:

1. There's an existing North Cleburne Substation with 5 MW available and a planned expansion opportunity for up to 50 MW through a future substation. Oncor has also initiated upgrades that include negotiating an easement for a new substation on the property to support growing energy requirements.

5.Location and Utilities:

1. The property is strategically located with travel times of 1 hour to DFW Airport, 25 minutes to Downtown Fort Worth, and 1 hour to Downtown Dallas. It also includes details about water and sewer utilities, along with a fiber map indicating connectivity options.

6.Substation Timeline and Expansion:

1. Detailed timelines and service options for expanding the power service to the site are provided, ranging from 5 MW to 50 MW, with mentions of a new study to determine the feasibility of expanding up to 300 MW.

7.Zoning:

1. The land is partially zoned for industrial use (112.5 acres) and interim holding (171.4 acres), indicating a clear path for development in accordance with city or county regulations.

The document serves as a promotional and informational brochure for potential investors or companies looking to develop data centers or other power-intensive facilities, highlighting the site's strategic location, existing and future power infrastructure, and the potential for significant expansion to meet high energy demands.