

GRIDWORKS CAMPUS – 375 MW

Utility Power De-Risked

Location: 300 E Industrial Blvd Cleburne Texas

Site Overview

- **Acreage:** – 283.89 acres
 - **Ownership:** Deeded, Unencumbered
 - **Zoning:** Industrial / Interim Holding
 - **Fiber:** Zayo, United Private Network, ATT
 - **Water:** City
 - **Gas:** Verified
-

Municipal Support & Incentives

- City is supportive of the development
-

Bridge Power

- 215 MW – Q1 2027

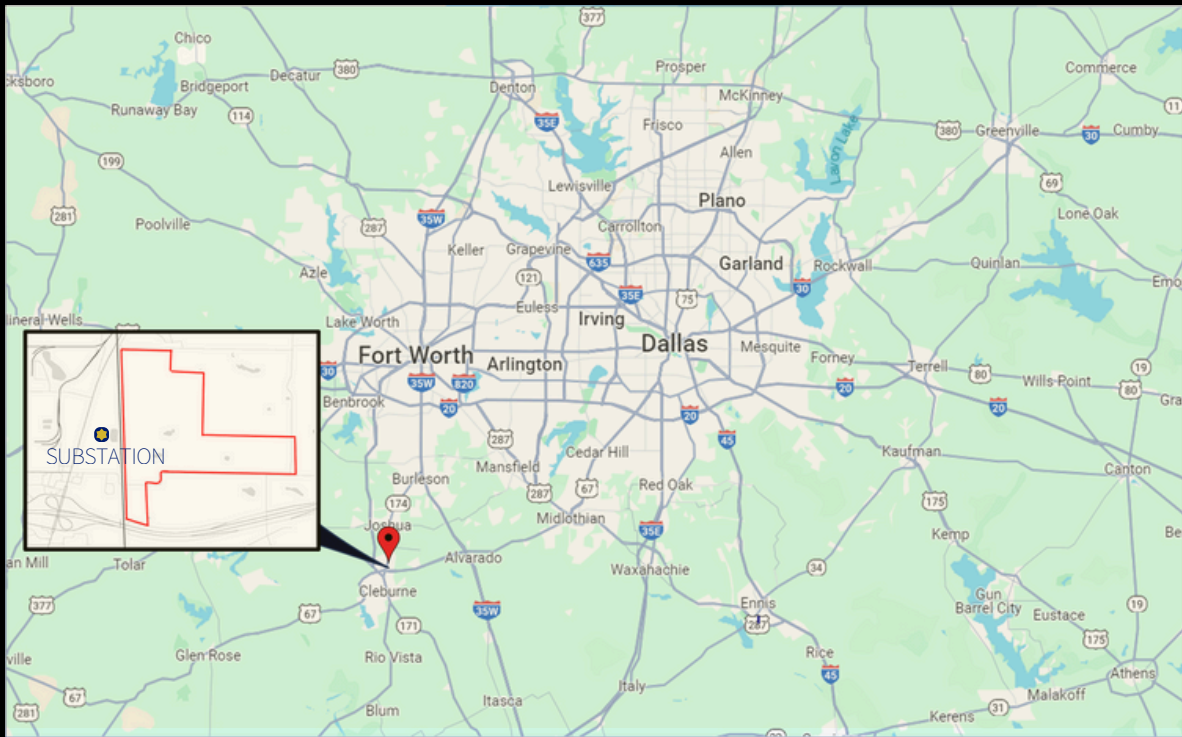
Oncor Power

375 MW in study queue, with completion expected in Q1–Q2 2026.

Turnkey Bridging Power Solution

- **Power Study Sub:** Hyperscale load experience with verified filings
- **Guaranteed Assets:** Dispatchable generation, no phantom MW
- **Reliability:** N+ scenario custom engineered to fit
- **Bespoke Ramp-Up:** Power staged in sync with tenant draw

Aligned Economics: Pro-rata pricing tied to actual MW ramp



Site Location is Approximate



8888CRE

WHERE POWER MEETS PERFORMANCE

Proprietary & Confidential

Data Center Opportunity

283 ac for data center development in Cleburne, Texas

Strategically located just south of the Dallas–Fort Worth Metroplex, this site has 375 MW already in the current cluster study, positioning it ahead of greenfield locations still waiting to enter the queue, and it also supports up to 215 MW behind-the-meter capability.



Power
138 kV
Substation Adjacent



Zoning
AIndustrial /
Interim Holding



Size
2,000 ac net



Fiber
Redundant



Speed To Market
Bridging Power Q1 2027



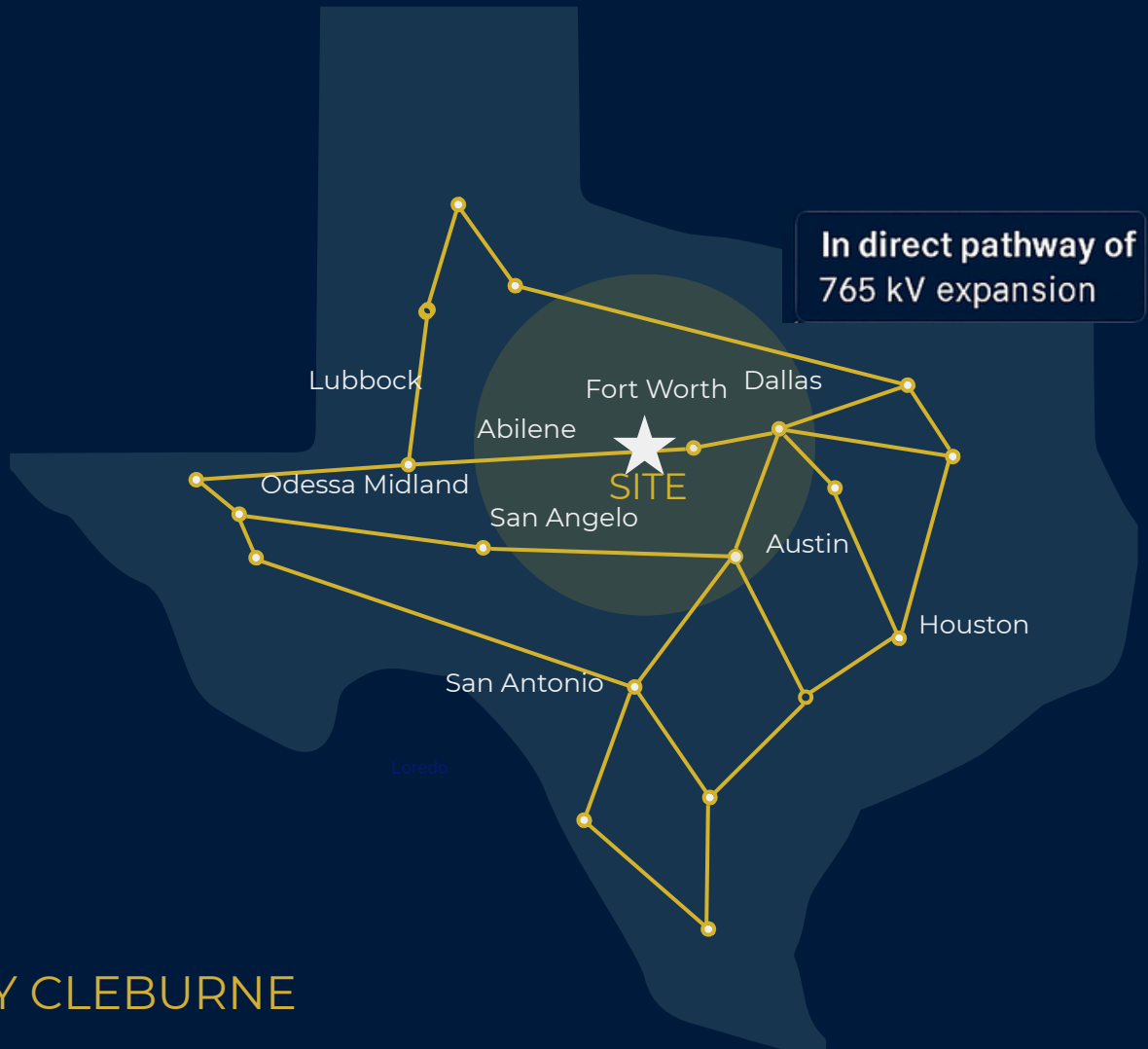
Utility
Oncor
Bridge to Grid

Johnson County Texas

Roxanne Marquis
Data Center Land Specialist
roxanne@8888CRE.com
+1 972-805-7587

CLEBURNE: DFW SOUTH GATEWAY IN ONCOR AND ERCOT

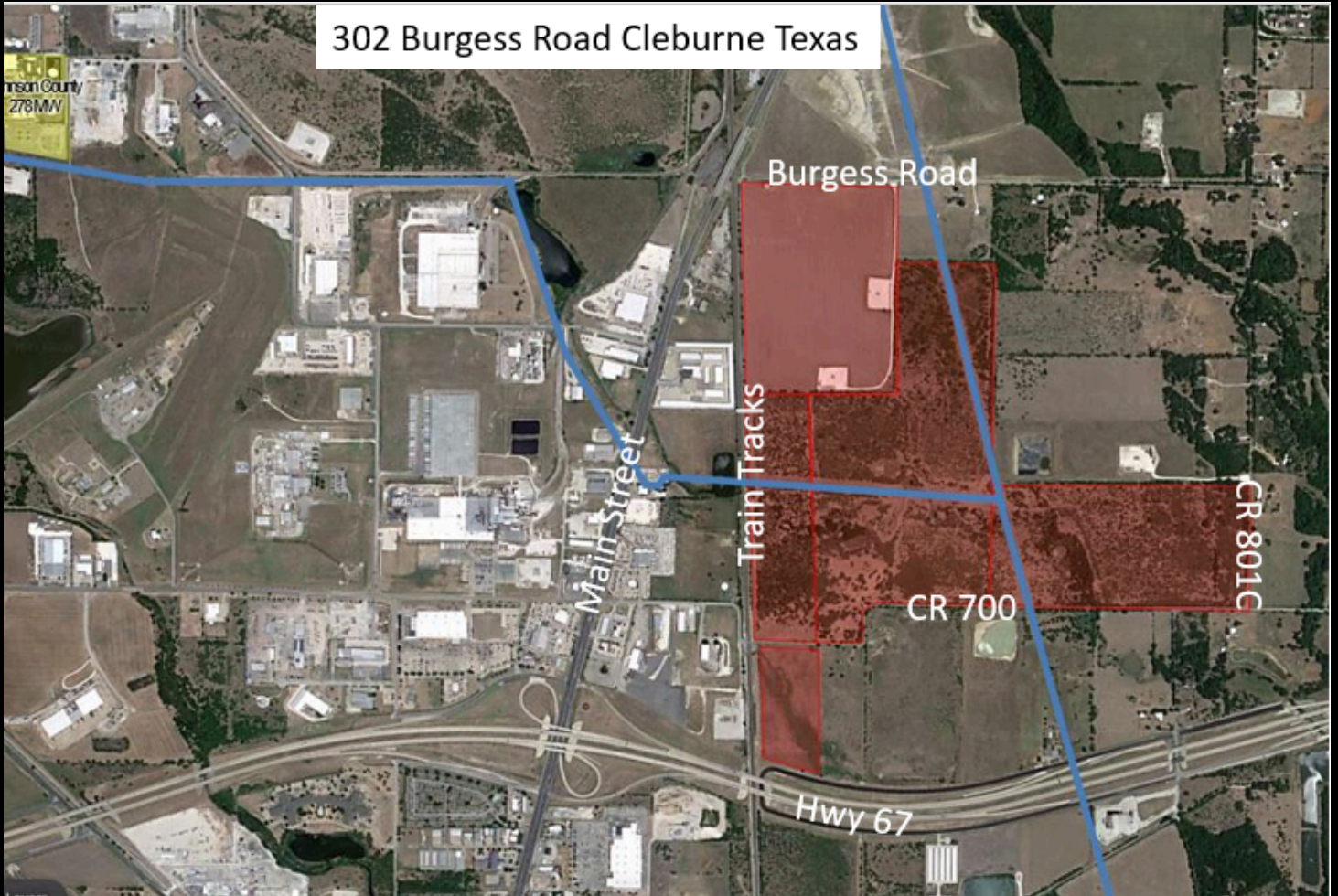
Positioned directly in the pathway of the next generation backbone expansion



WHY CLEBURNE

- DFW access to major enterprise and network demand.
- Oncor & ERCOT, with a clear power path in tier 1 market.
- 375 MW in the current cluster study
- Up to 215 MW behind-the-meter capability to support early ramp and phased delivery while grid power progresses.

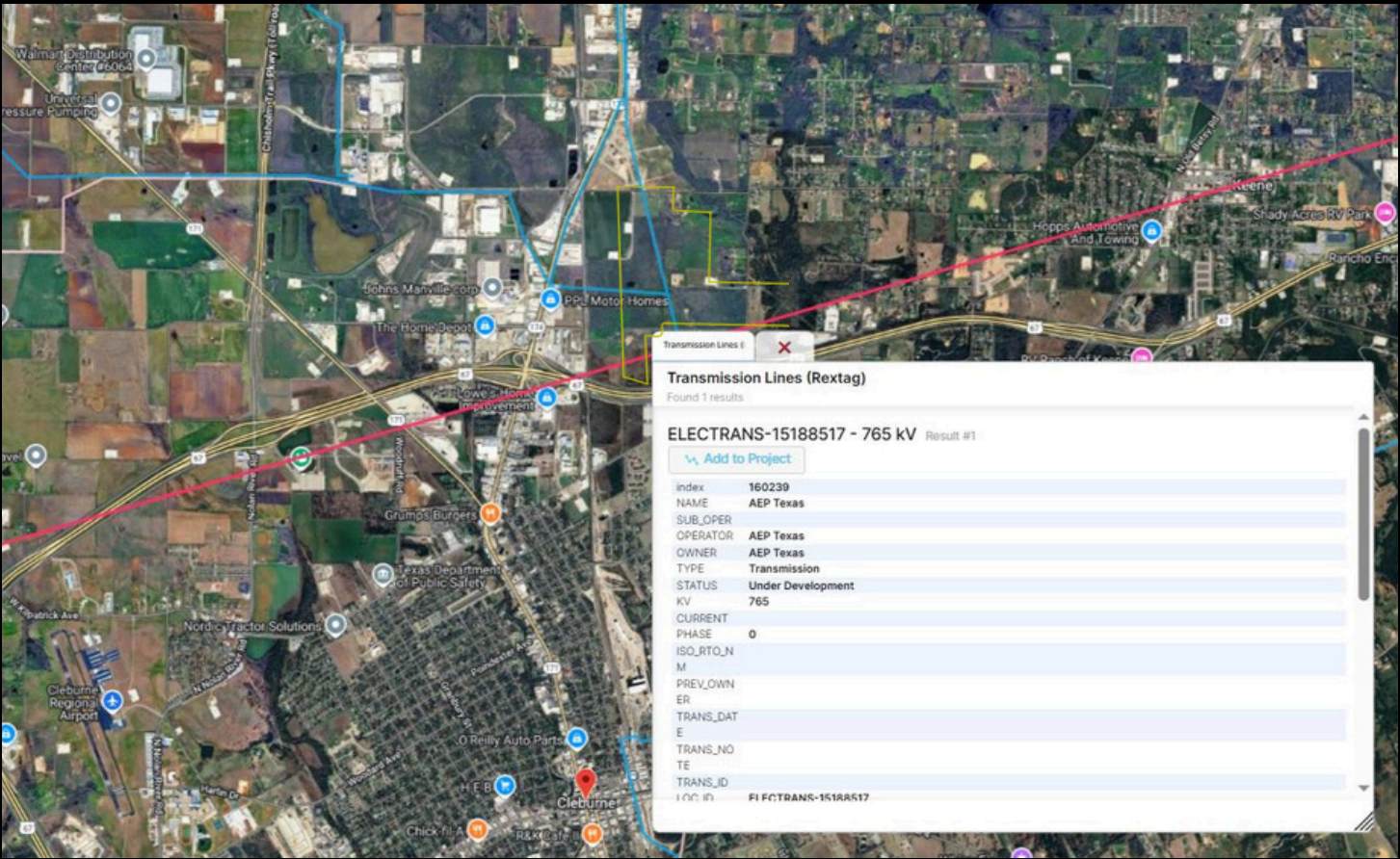
MAP



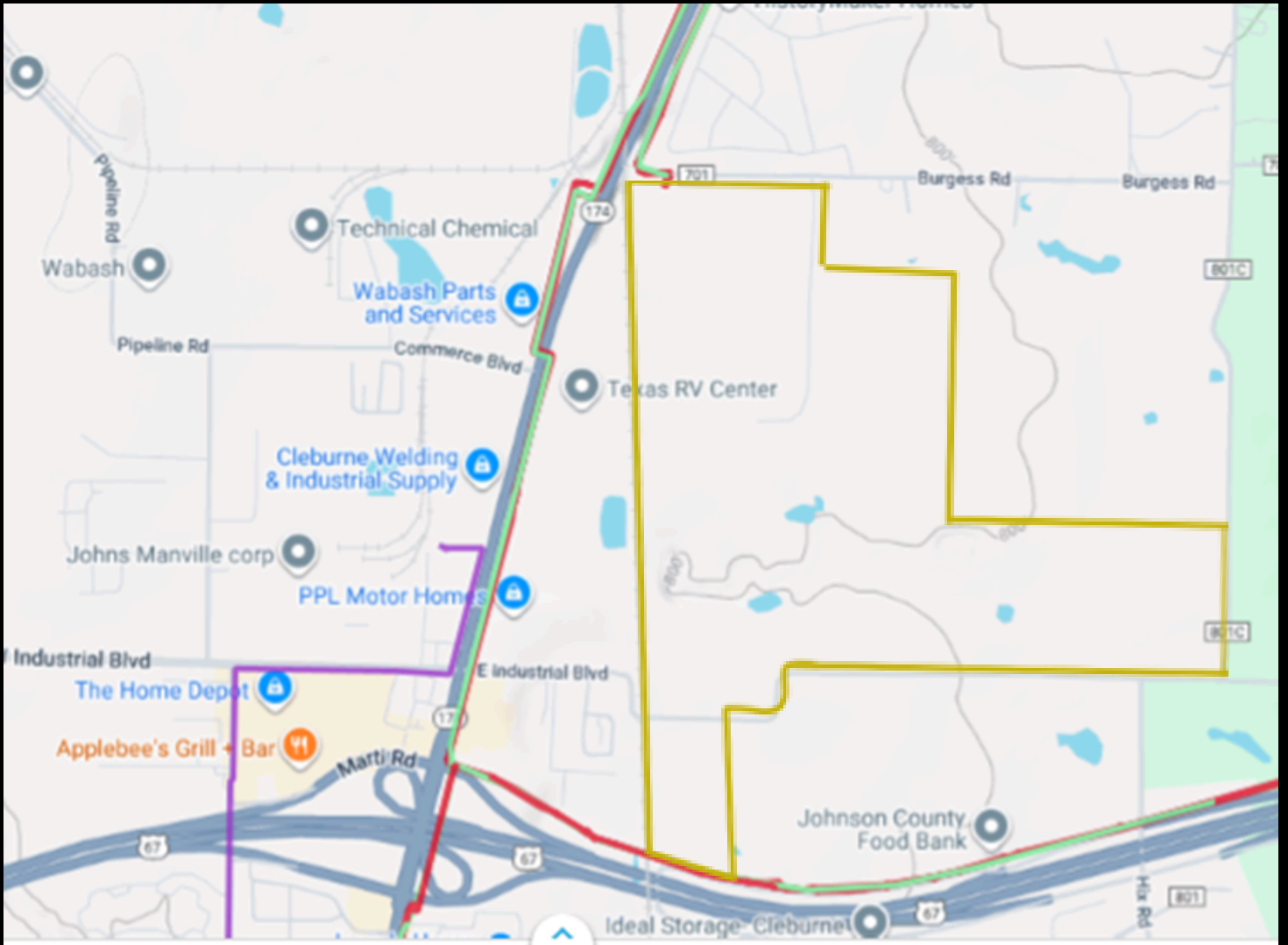
MAP - UTILITY 138KV & SUBSTATION



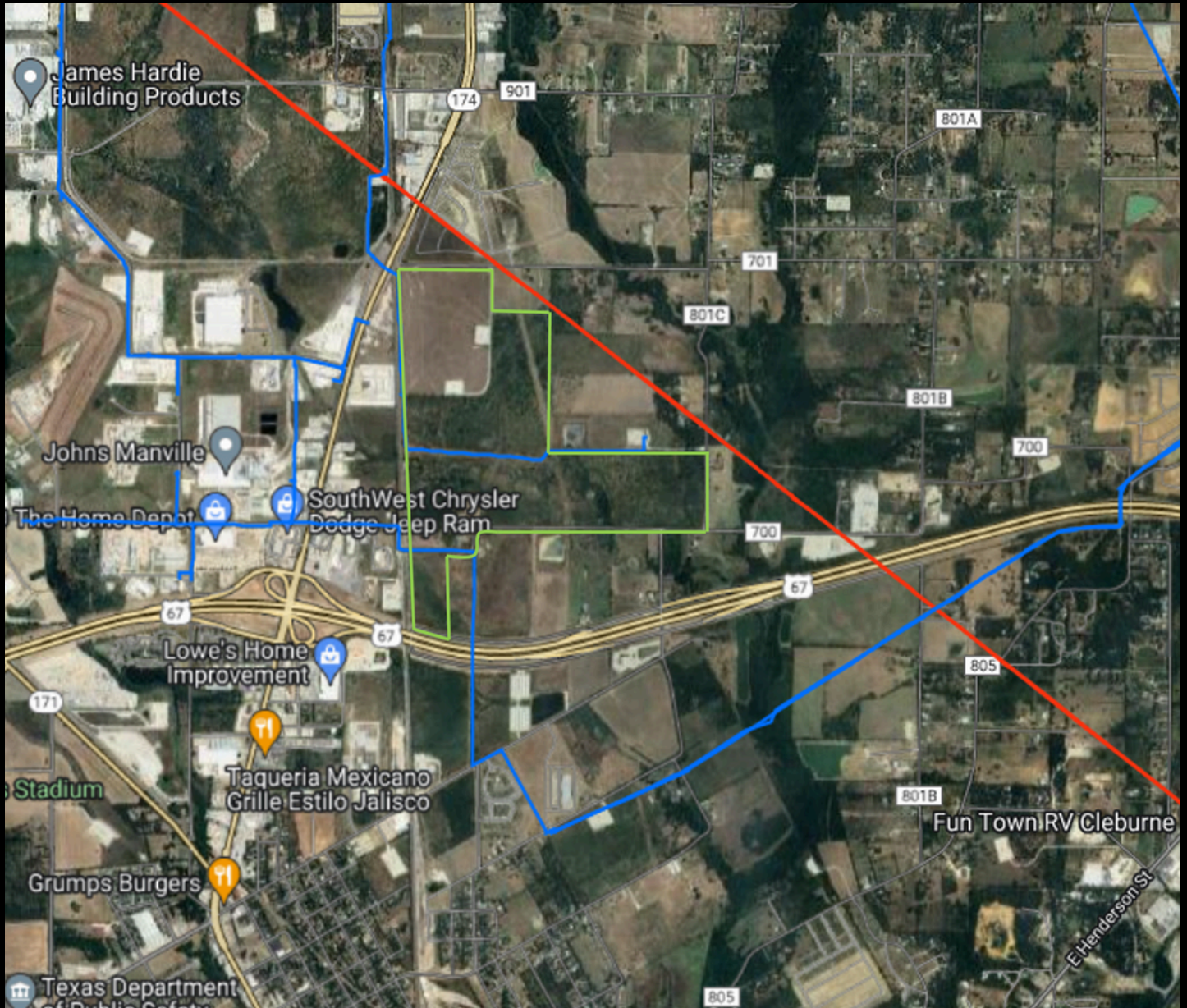
MAP - FUTURE 765KV



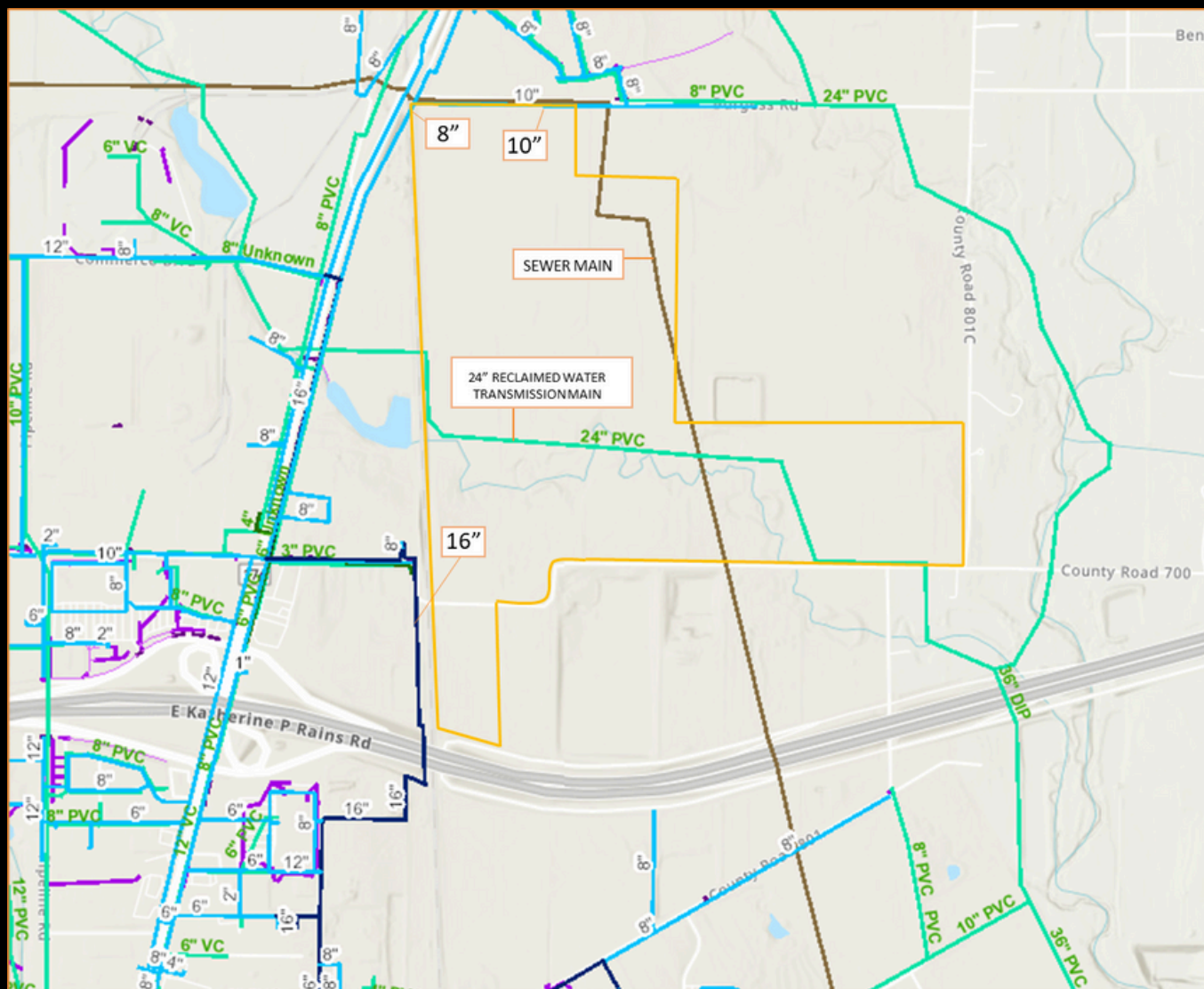
MAP - FIBER



MAP - GAS LINES

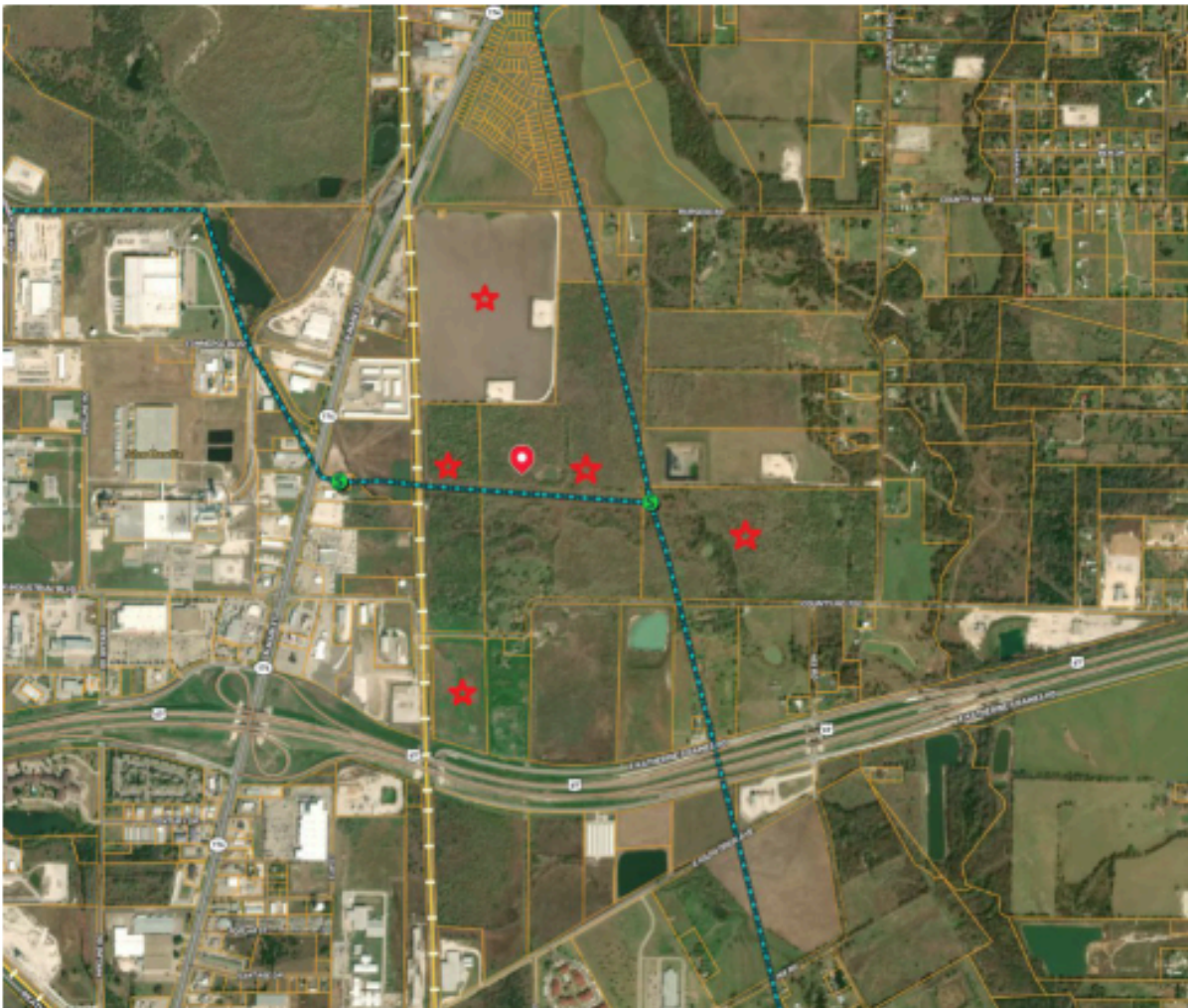


MAP - SEWER AND CITY WATER



POINT OF INTERCONNECTION

- iii. Any available maps showing Customer substation location, Oncor transmission line(s), and proposed POI. 302 Burgess Rd, Cleburne, TX 76031 32.3890, -97.38338



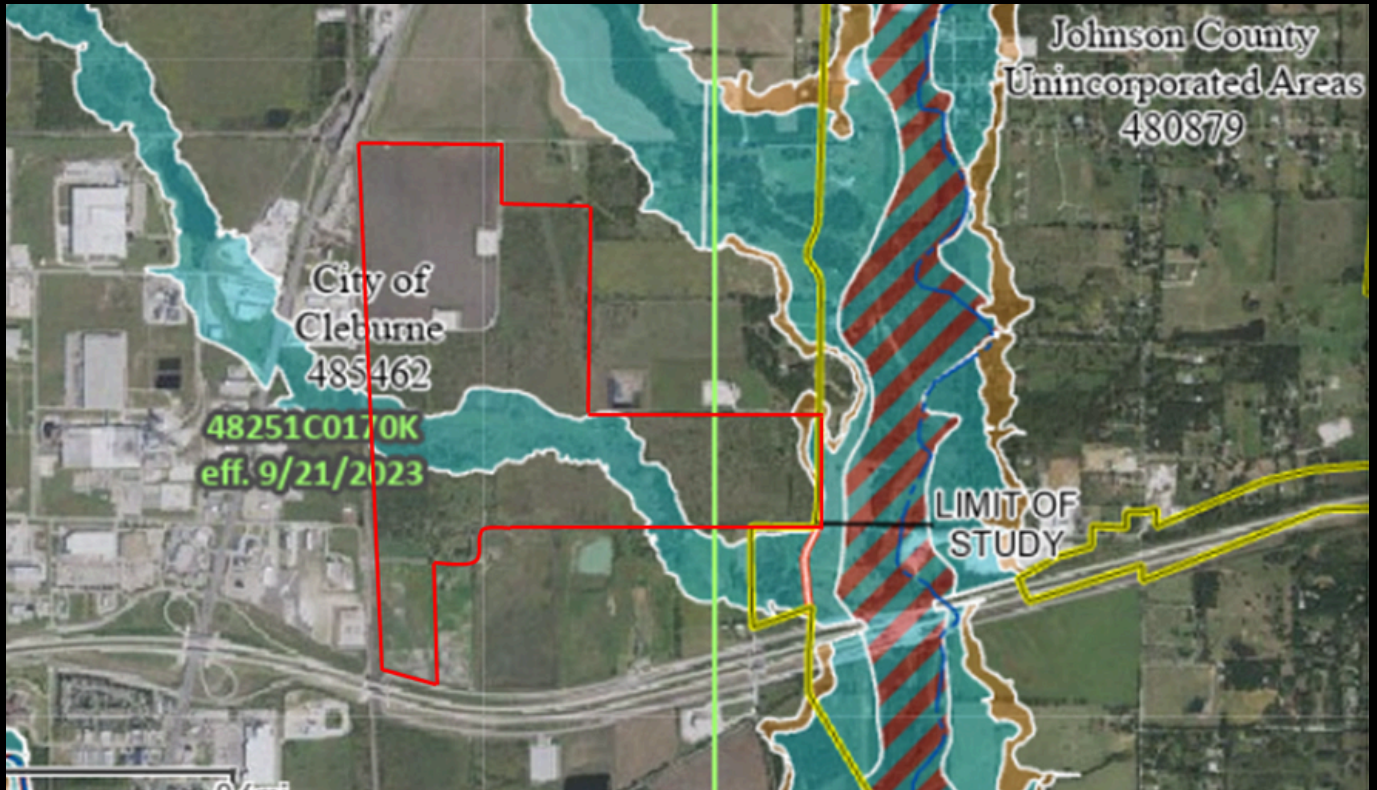
c. If distribution voltage (less than 69 kV), please provide the following:

- iv. Requested location of POI (include County and City, if applicable, and Lat/Long):

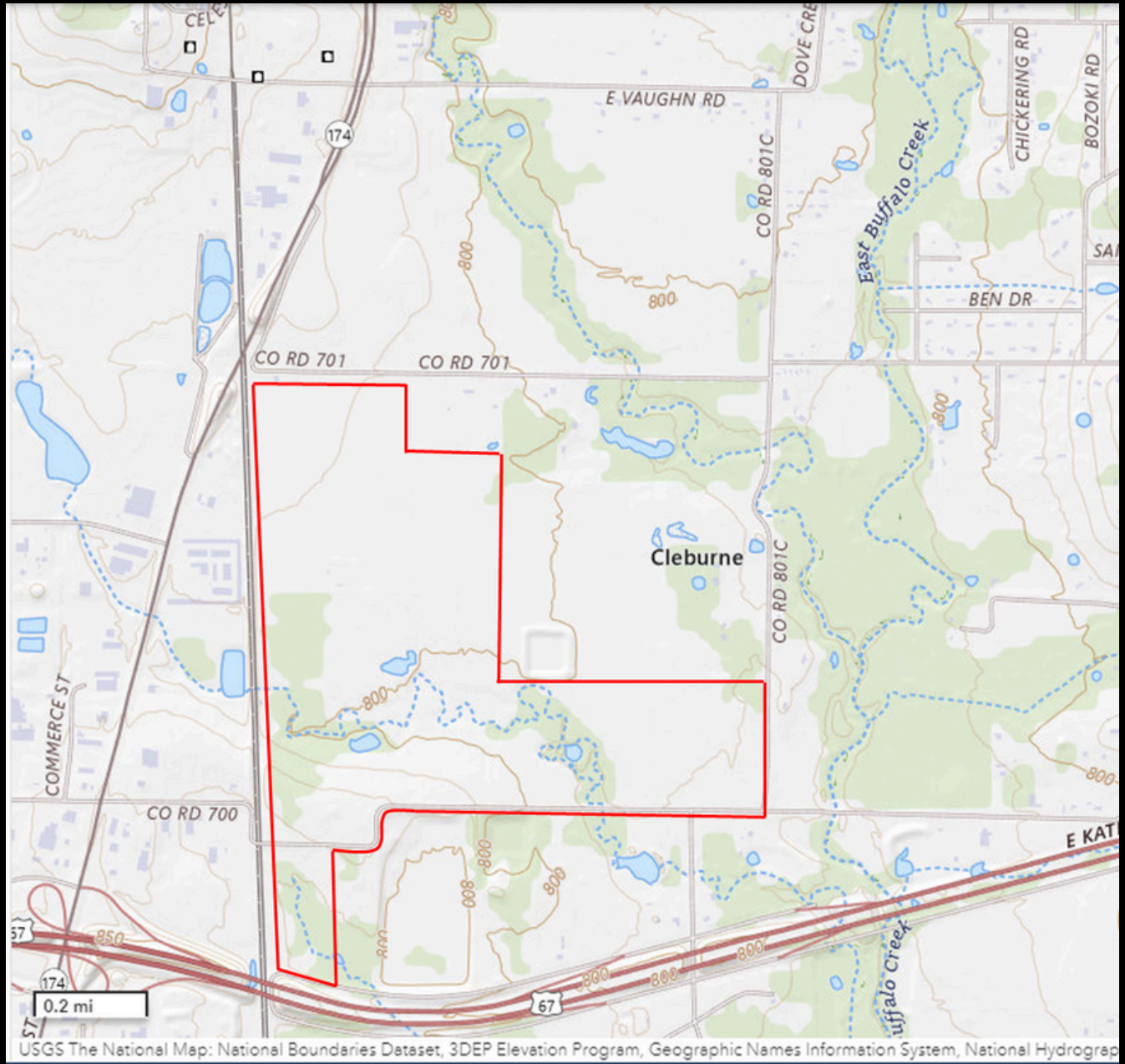
ZONING



MAP - FLOOD



MAP - TOPO



LOAD RAMP REQUESTED

Cleburne, TX Load Ramp						
Revised 12/3/2024						
						95%
						0.98
						1.25
Building IT Load (MW)	60	60	60	60	60	300
Building Total Load (MW)	75	75	75	75	75	375
Building Names	1	2	3	4	5	All Buildings Total Load (MW)
Jun-27	0	0	0	0	0	0
Jul-27	0	0	0	0	0	0
Aug-27	0	0	0	0	0	0
Sep-27	20	0	0	0	0	20
Oct-27	20	0	0	0	0	20
Nov-27	20	0	0	0	0	20
Dec-27	40	0	0	0	0	40
Jan-28	40	20	0	0	0	60
Feb-28	40	20	0	0	0	60
Mar-28	60	20	0	0	0	80
Apr-28	60	40	0	0	0	100
May-28	60	40	0	0	0	100
Jun-28	75	40	20	0	0	135
Jul-28	75	60	20	0	0	155
Aug-28	75	60	20	0	0	155
Sep-28	75	60	40	0	0	175
Oct-28	75	75	40	0	0	190
Nov-28	75	75	40	0	0	190
Dec-28	75	75	60	20	0	230
Jan-29	75	75	60	20	0	230
Feb-29	75	75	60	20	0	230
Mar-29	75	75	75	40	0	265
Apr-29	75	75	75	40	0	265
May-29	75	75	75	40	0	265
Jun-29	75	75	75	60	20	305
Jul-29	75	75	75	60	20	305
Aug-29	75	75	75	60	20	305
Sep-29	75	75	75	75	40	340
Oct-29	75	75	75	75	40	340
Nov-29	75	75	75	75	40	340
Dec-29	75	75	75	75	60	360
Jan-30	75	75	75	75	60	360
Feb-30	75	75	75	75	60	360
Mar-30	75	75	75	75	75	375
Apr-30	75	75	75	75	75	375
May-30	75	75	75	75	75	375

VIDEO LINK



TRANSACTION GUIDELINES

Key Offer Considerations

This offering of Data Center land is being distributed exclusively by Roxanne Marquis and 8888CRE to select group of pre-qualified investors. The prospective investor will be selected by the Owner in its absolute discretion on the basis of variety of factors, including, but not limited to:

- Financial Strength
- Proof of Closing Funds
- Level of discretion to invest funds
- Ability to close in an efficient manner
- Experience in closing similar transactions
- Absence of contingencies

DISCLAIMER

Although the information used in this presentation was taken from sources believed to be reliable, there is no representation, warranty or endorsement (expressed or implied) made as to the accuracy, reliability, adequacy or completeness of any information or analysis contained herein. Broker expressly disclaims any and all liability that may be based on such information, errors therein or omissions there from. Materials contained in this Offering Memorandum are confidential, furnished solely for the purpose of considering an investment in the Property described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of broker. The material is based, in part, upon information supplied by the Owner and, in part, upon information obtained by Broker from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker, its agent or any of their related entities as to the accuracy or completeness of the information contained herein. It is expected that prospective investors will conduct their own independent due diligence, projections and conclusions concerning the Property including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials used in the construction or maintenance of the Property. The only party authorized to represent the Owner is Broker, and the Owner and its agent shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with Owner shall be obligated to pay any fees or commissions due any legal advisors, brokers or representatives, other than Presenting Broker, dealing with such party. The Owner and Broker reserve the right to negotiate with one or more prospective investors at any time and to enter into a definitive agreement without prior notice to you or other prospective investors. Owner and Broker also reserve the right, at any time, and without notice, to terminate further participation by any party in the review and proposal process and to modify procedures without disclosing the reason for such modifications and without liability. Furthermore, such right includes the termination altogether of the offering process.