

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
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Bridge Power

- 215 MW – Q1 2027

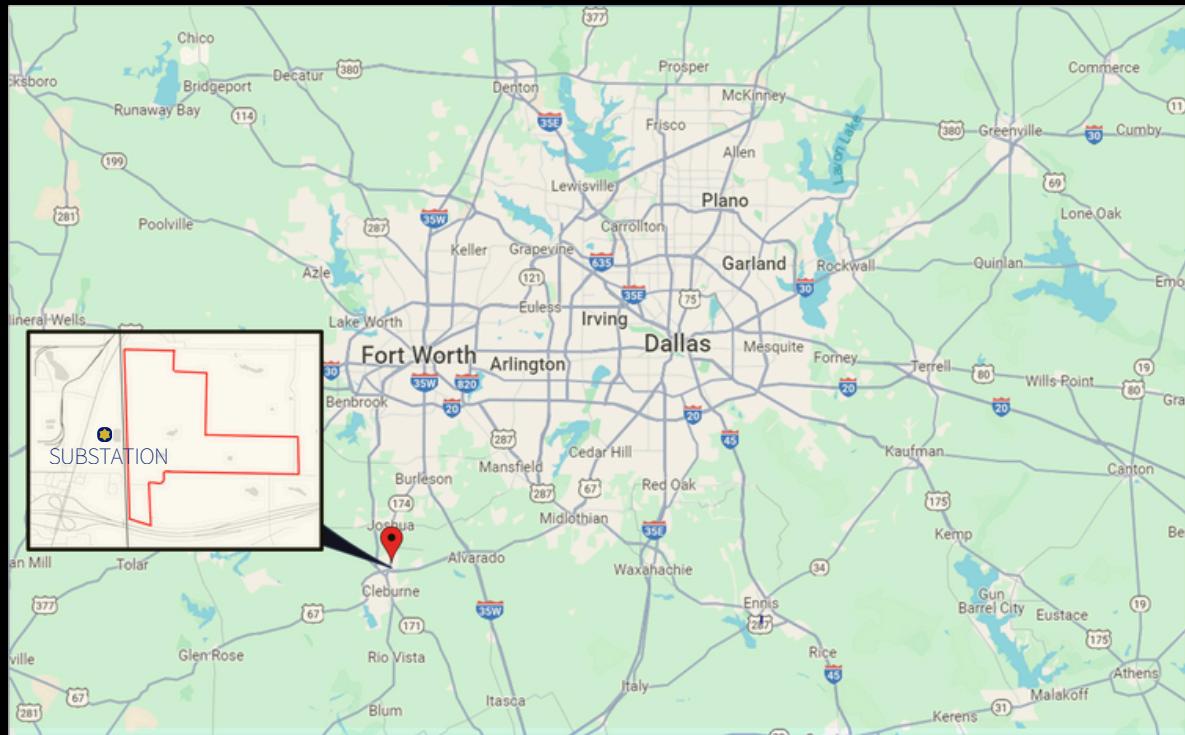
Oncor Power

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

Johnson County 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

Alndustrial /
Interim Holding



Size

2,000 ac net



Fiber

Redundant



Speed To Market

Bridging Power Q1 2027



Utility

Oncor

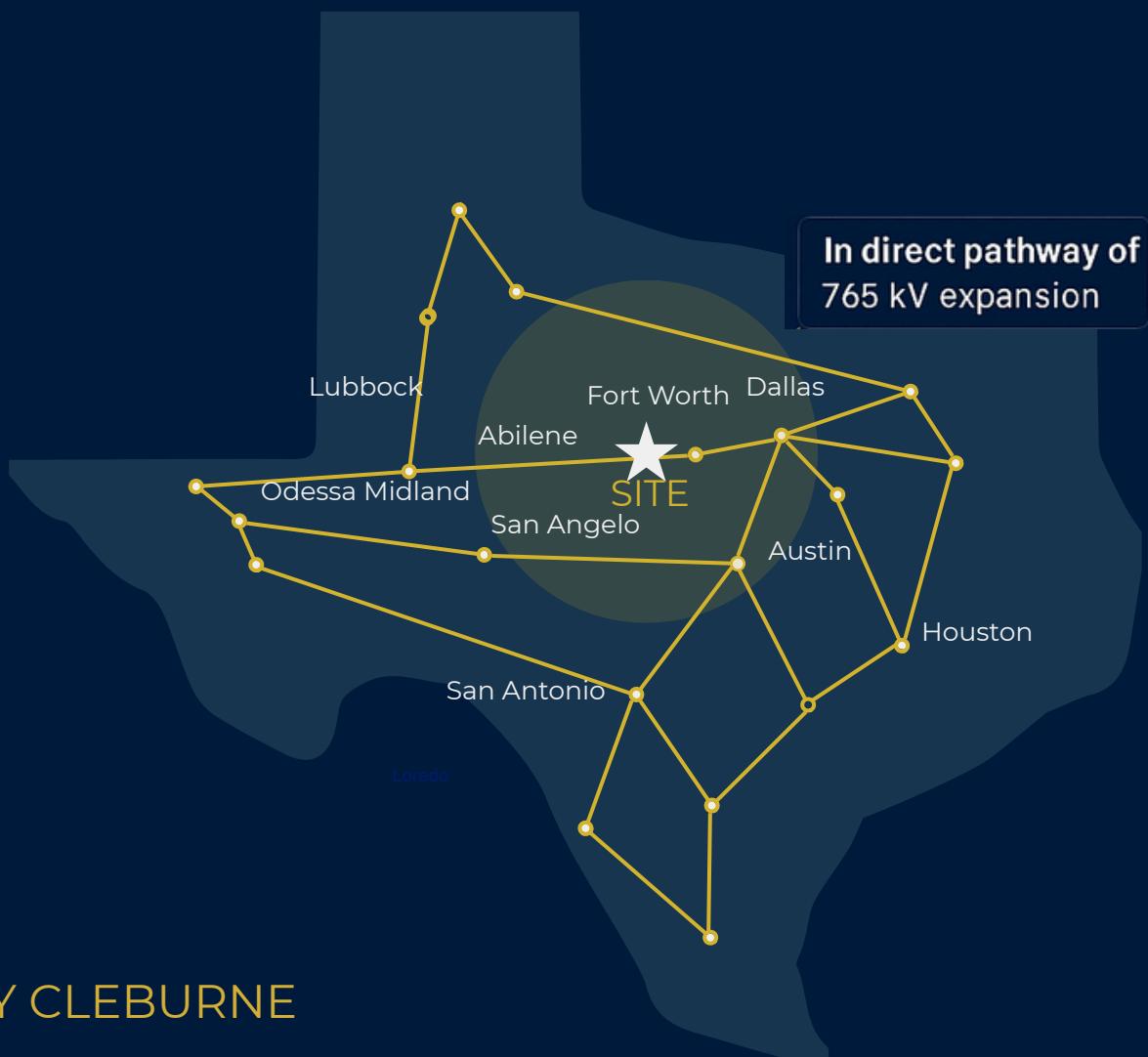
Bridge to Grid

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CLEBURNE: DFW SOUTH GATEWAY IN ONCOR AND ERCOT

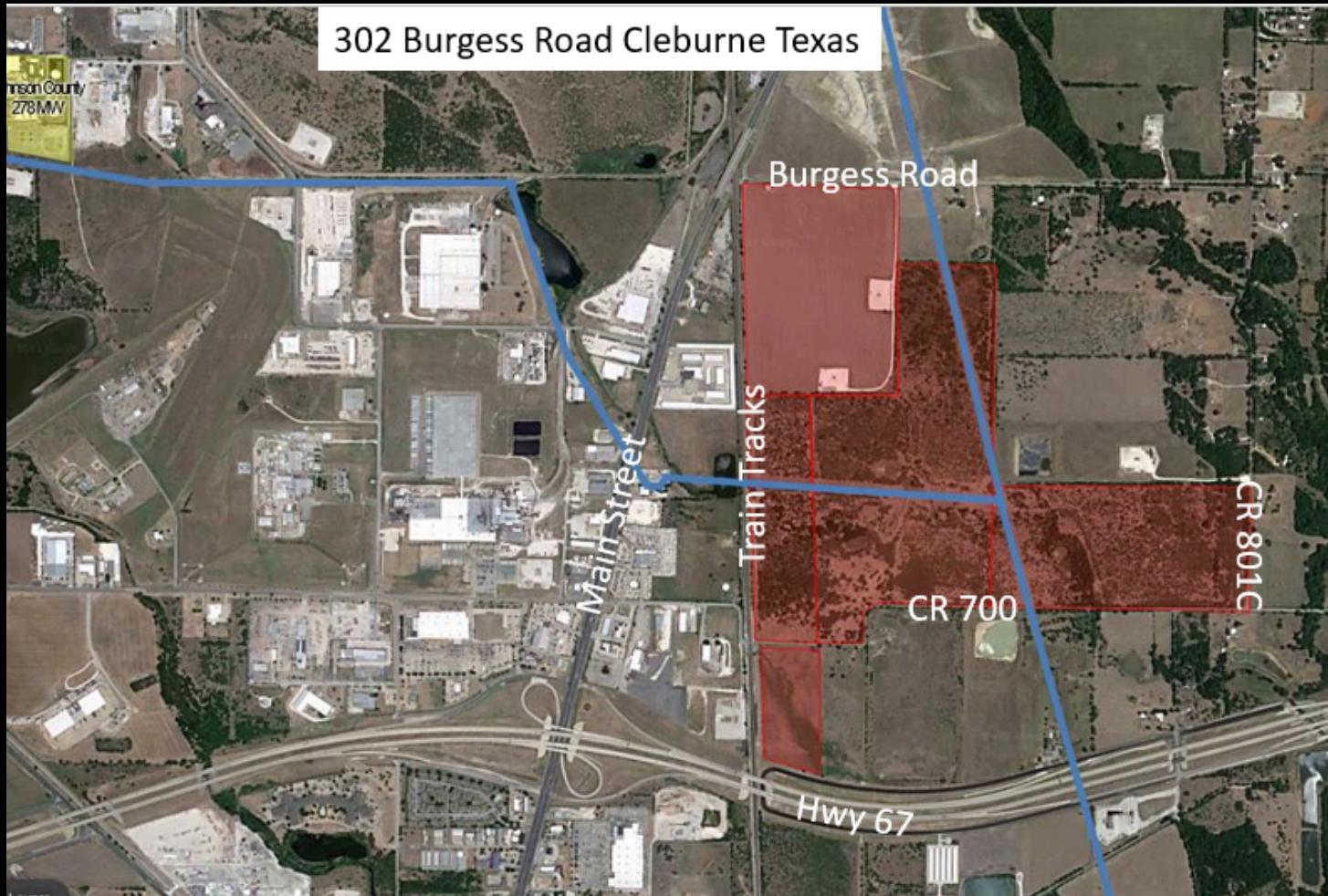
Positioned directly in the pathway of the next generation backbone expansion



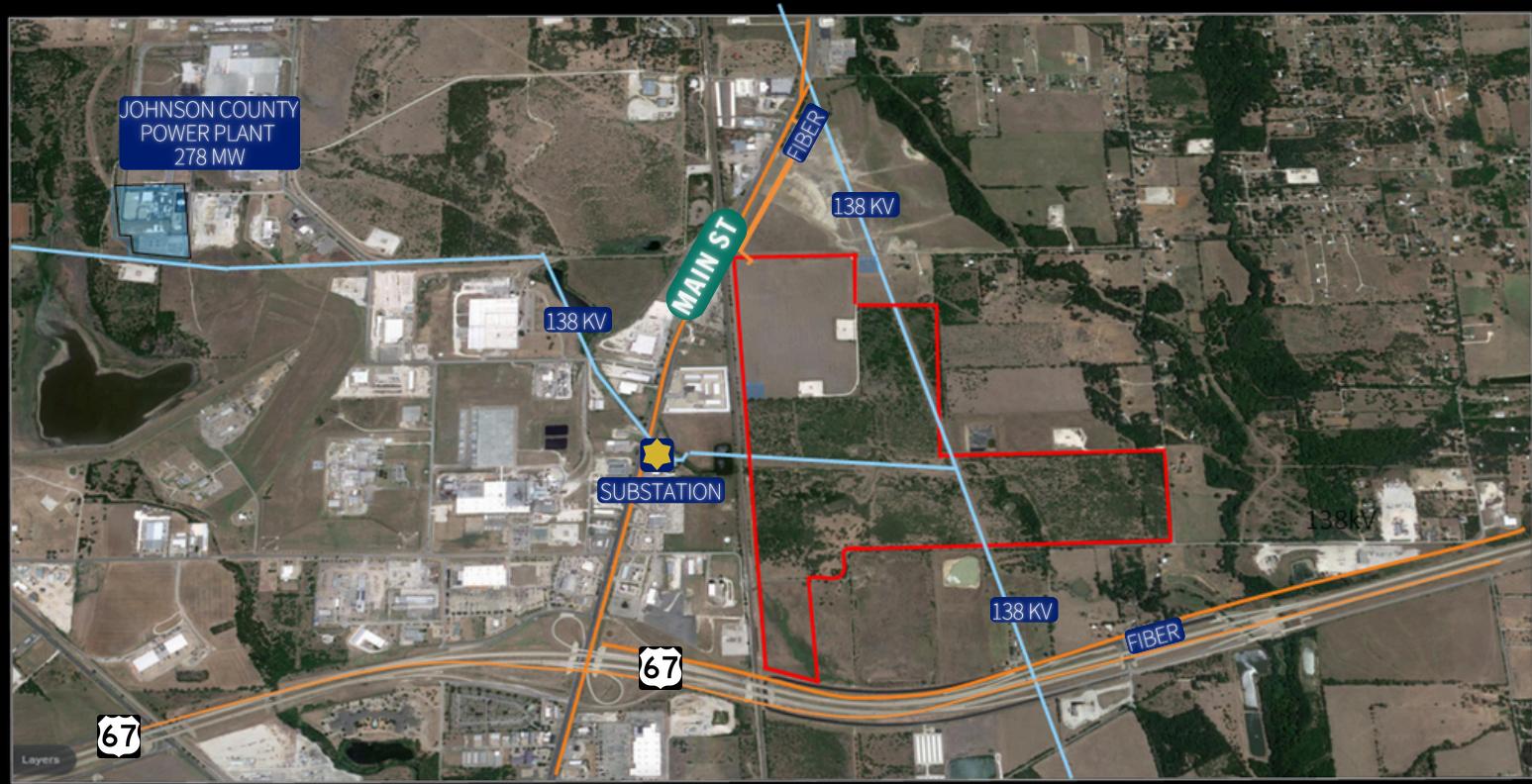
WHY CLEBURNE

- 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.

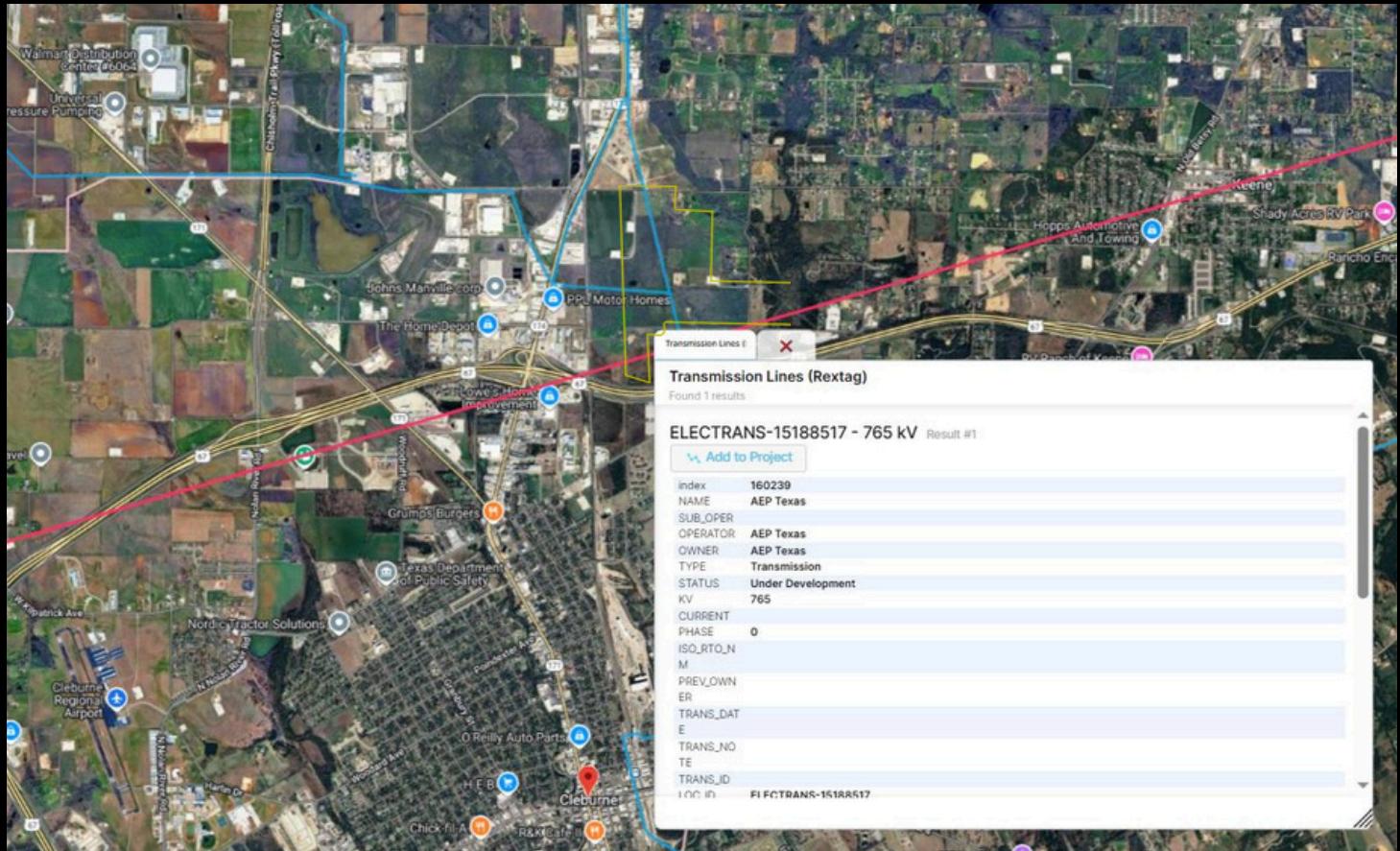
MAP



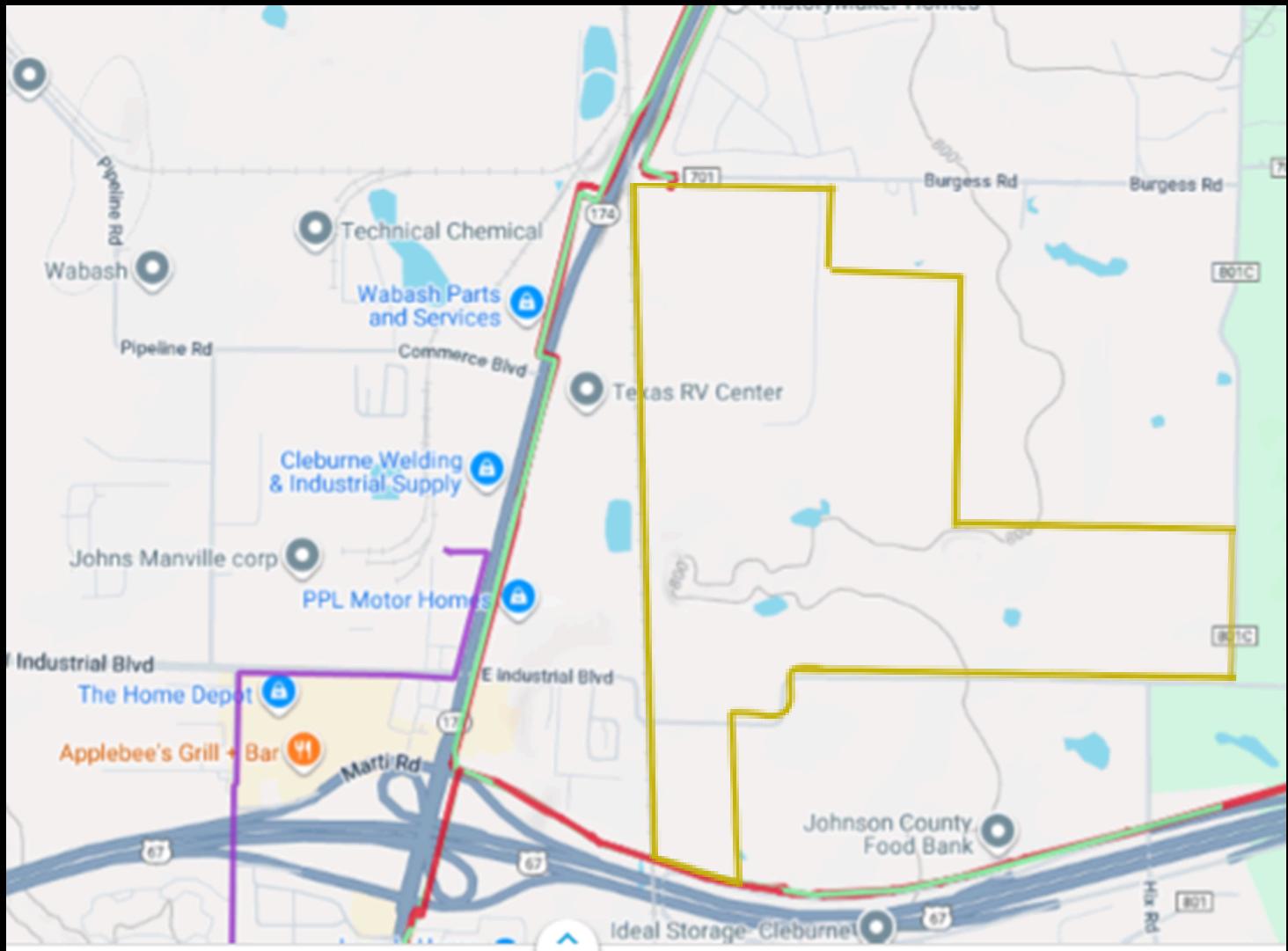
MAP - UTILITY 138KV & SUBSTATION



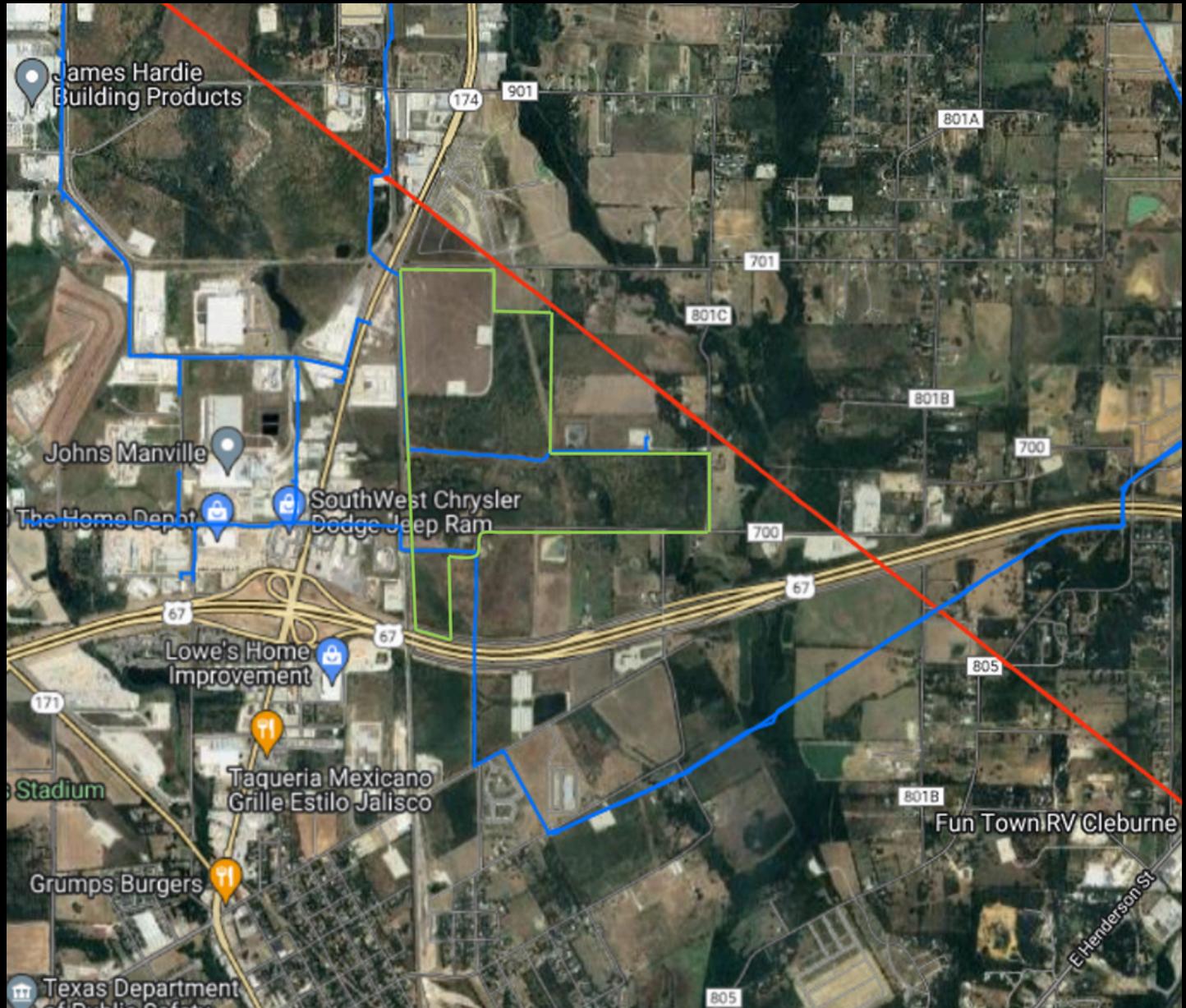
MAP - FUTURE 765KV



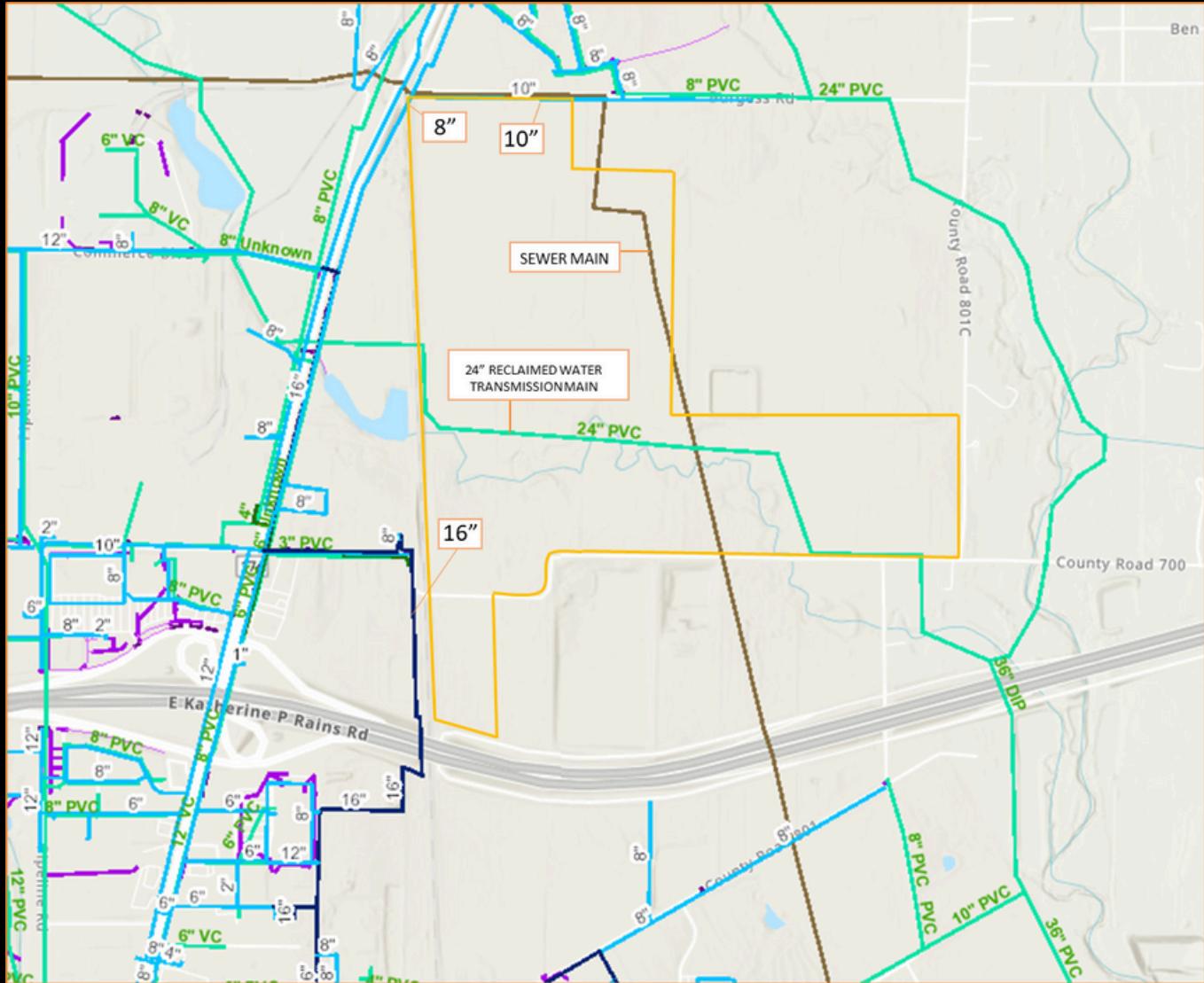
MAP - FIBER



MAP - GAS LINES

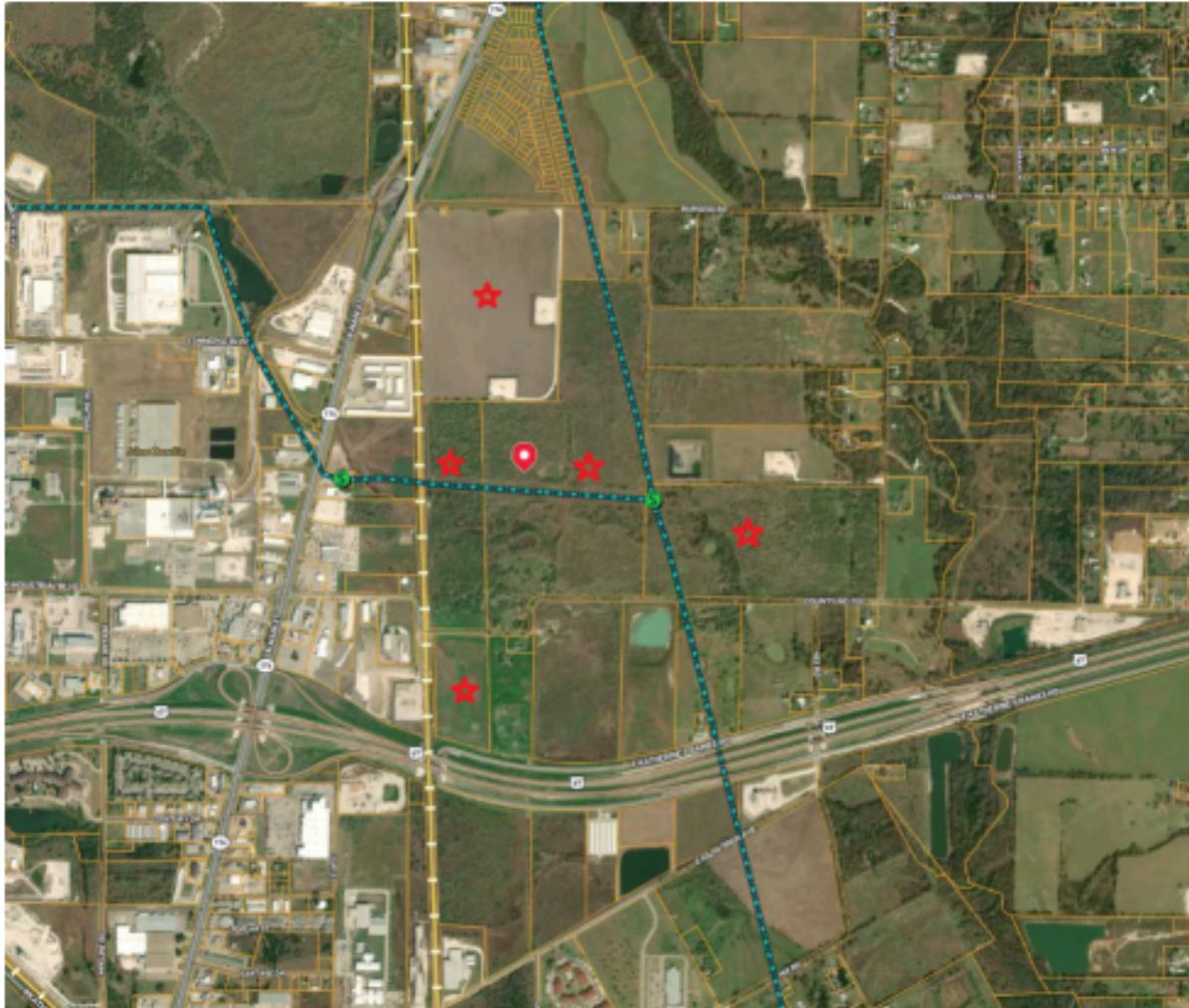


MAP - SEWER AND CITY WATER



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**



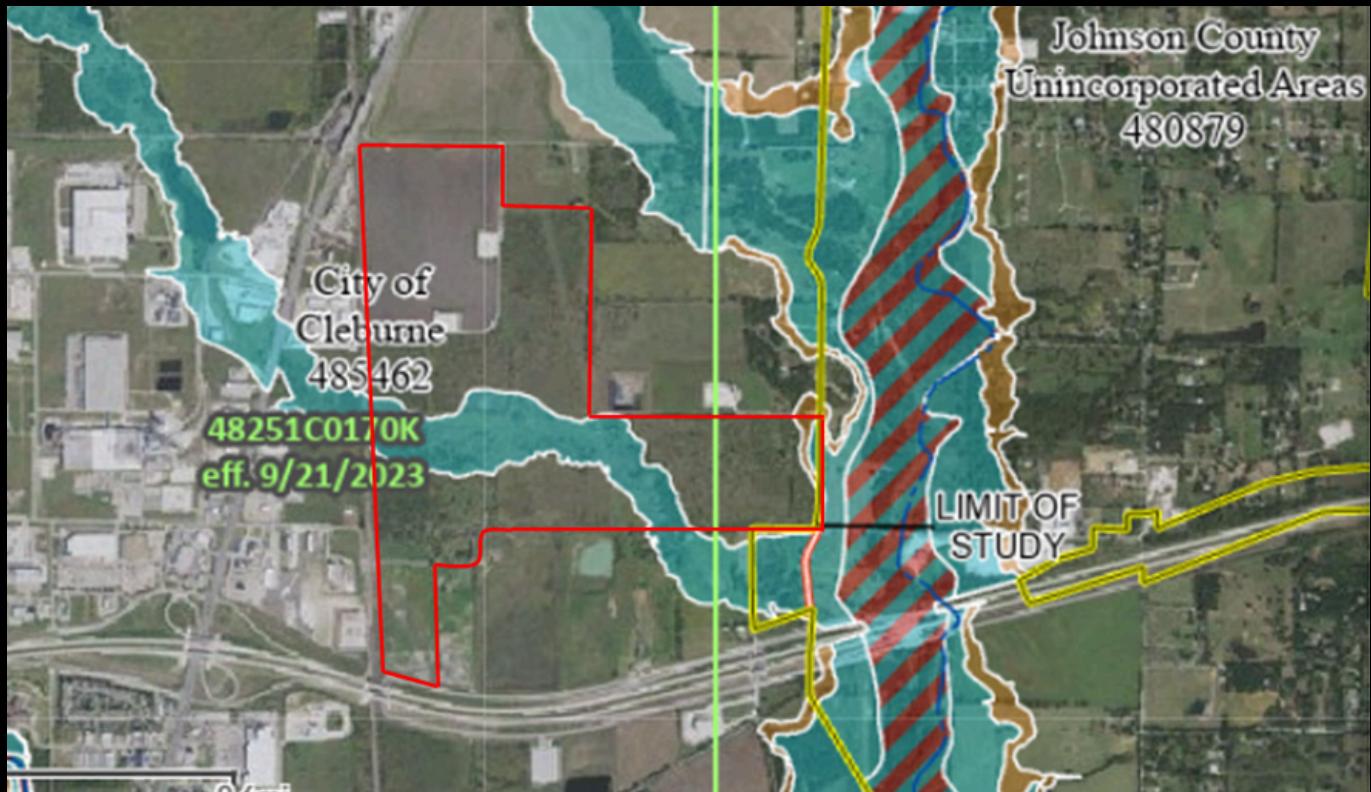
c. If distribution voltage (less than 69 kV), please provide the following:

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

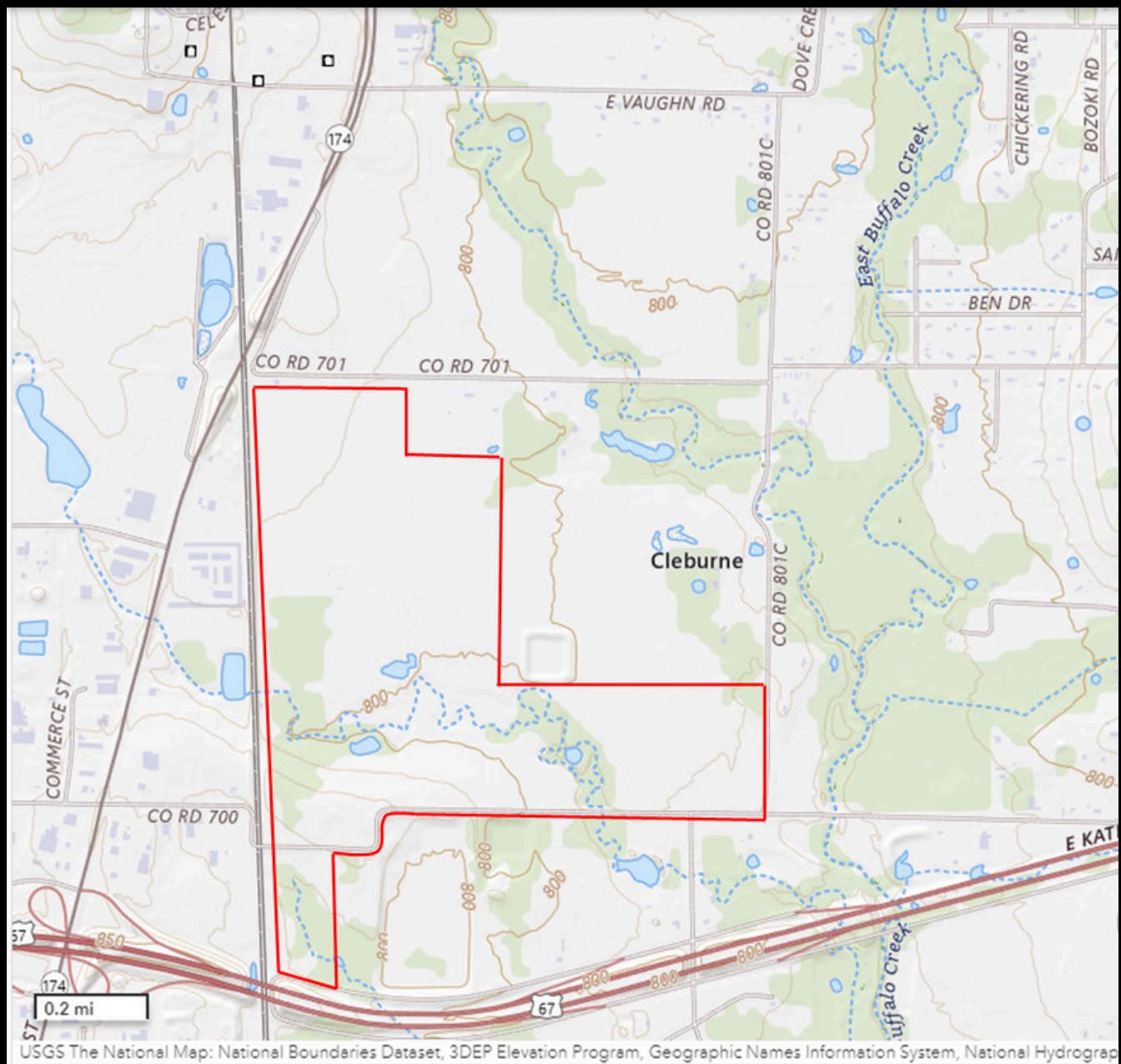
ZONING



MAP - FLOOD



MAP - TOPO



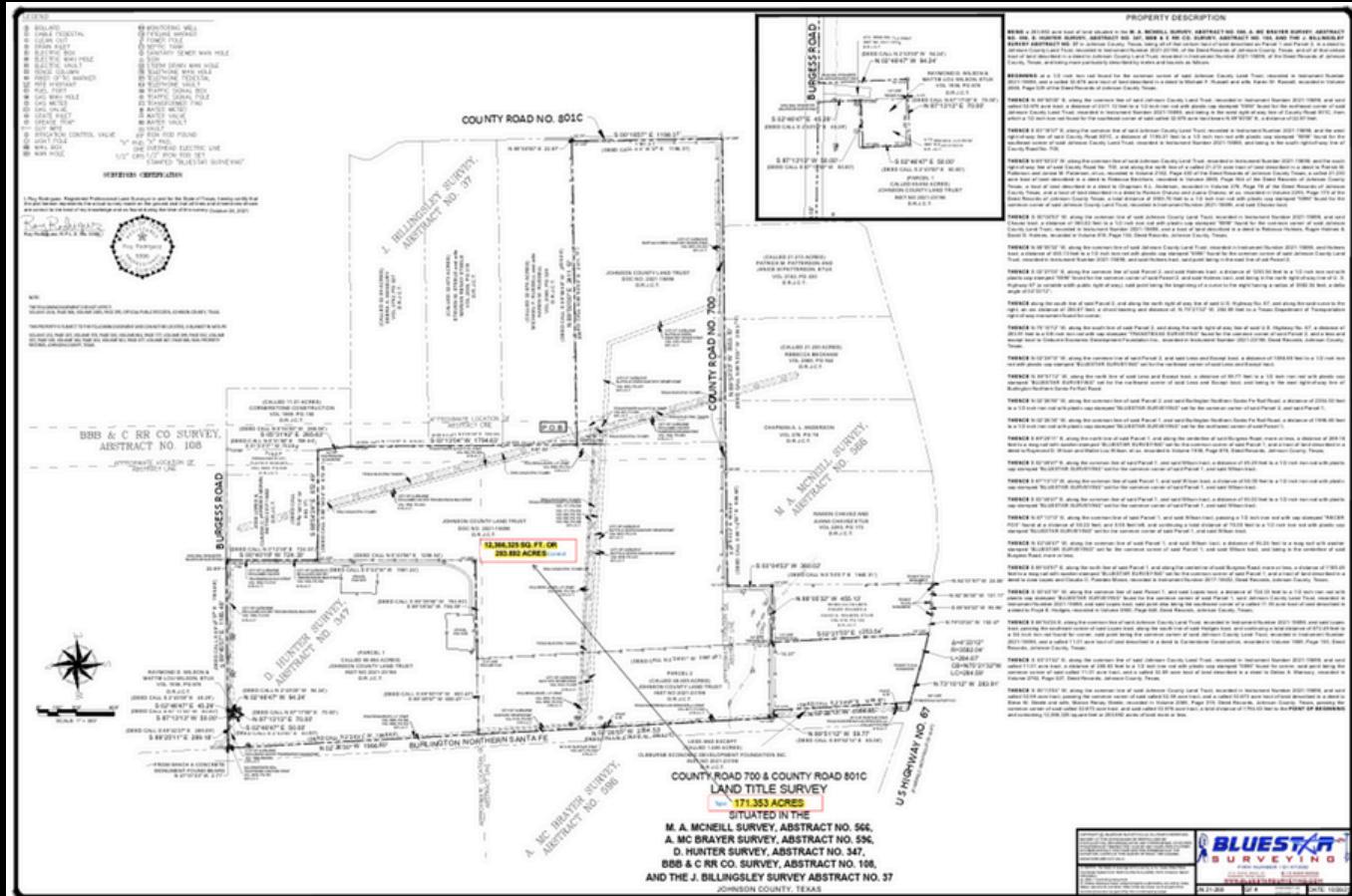
LOAD RAMP REQUESTED

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



SURVEY



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

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