GRENADA BUSINESS & TECHNOLOGY PARK

459 AC | 2 GW+ BEHIND-THE-METER VISION
TIER IV / 2N INTENT

AI DATA CENTER DEVELOPMENT

CROSSDOCK® DEVELOPMENT

I-55 EXIT 211 TO AMERICAN WAY | GRENADA, MS

IS THIS THE MOST POWER-DENSE DATA CENTER SITE IN THE U.S.?

- Columbia Gulf on-site; ~484k Dth/day deliverability *(per TC Energy)*
- Power path: buyer-provided recips
  200 MW ~14 mos post-close; +300 MW +12 mos (→ 500 MW)
- $4.3M grading grant → bench-ready pads; corridors reserved

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Affordably Priced - Regional momentum:
AWS $10B in MS; NVIDIA-aligned workforce ramping

Behind-the-meter campus; no utility export assumed. Deliverability per TC Energy correspondence; subject to contract & operations. Buyer procures generation (recips) and gas.

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ACCESS

- Two I-55 interchanges nearby for heavy-haul ingress/egress
- American Way frontage with dual gated entries (visitor + employee)
- Truck staging & laydown areas reserved inside the perimeter

LOCATION, ACCESS & UTILITIES

Own Your Own Fiber

Behind-the-meter campus; no utility export assumed. Deliverability per TC Energy correspondence; subject to contract & operations. Buyer procures generation (recips) and gas.

MUNICIPAL UTILITIES

- ***Standardized buildings • Copy-exact utility kit***
- ***American Way ROW: industrial-scale water | sewer | electric in place***
- ***Natural Gas: on-site Columbia Gulf (3 mains); ~484k Dth/day deliverability (per TC Energy)***
- ***Grid (optional/supplemental): ~15 MW total (Entergy ~15 MW), ~8–12 months from end-user agreement***
- ***BTM primary; private-wire corridors reserved (no utility export assumed)***

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HIGH-EFFICIENCY, LOW-WATER, INTEGRATED DESIGN

Low-Water Central Plant (CHW S/R)

- ***Low-water by default. Central plant loops CHW S/R; secondary chiller heat reused where it helps. Dry/Hybrid cuts chemicals and visible plumes.***
- ***Water Quality Plant. On-site polishing and reuse; reserved expansion pad enables blowdown recovery to reach the upper water-savings range.***

Conceptual ranges. Figures reflect standard kit/duty assumptions; upper water range assumes WQP expansion + blowdown recovery. Actual results depend on final selections, load factor, and climate. Energy shown at $70/MWh (utility parity typically $110–$130/MWh).

Energy & Water Impact

Cooling Energy Cut	***~10% cooling-energy reduction***
Annual Energy Value	***≈180 GWh/yr • ≈$12.6M/yr @ $70/MWh***
Potable Water Reduction	***–~30–60% (with WQP expansion + blowdown recovery***
Water Avoided Annually	***≈~780M gal/yr***

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PATH TO POWER — Illustrative Ramp (BTM)

Timeline

- *Phase A: ~200 MW ≈ 14 months post-close (gas lateral complete)*
- *Phase B: +300 MW ≈ +12 months → ~500 MW total*
- *Air Quality: PSD-aware ramp with BACT controls*

Schedules are indicative and depend on OEM lead times, contracts, and approvals. Gas deliverability per TC Energy correspondence; subject to contract & operations.

Power

- *Standardized buildings and utility details enable repeatable phases, shorter runs, and easier maintenance across the campus.*
- *Recips in 20–50 MW blocks provide ~100 MW per building (N+1) while CCPP builds*
- *A/B private-wire kept off pavement in grass-first corridors; switchable nodes & islandable sections; no utility export assumed.*
- *Grid (optional/supplemental): ~15 MW total (Entergy ~ 15 MW ~15 MW), ~8–12 months from EU agreement*

Conceptual only. Delivery, ownership, and funding of utilities/facilities to be defined in commercial agreements. No utility export assumed.

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RESERVED UTILITY CORRIDORS (Concept) — Multi-Utility

What the Private Utility Loop Supports

- *Gas to M&R and recip yards (~484,000 Dth/day per TC Energy)*
- *3 on-site Columbia Gulf (TC Energy) pipelines; looped recip header; CCPP M&R dual-fed*
- *Power (private-wire) feeders/substation corridors*
- *CHW S/R ring to data halls and chiller halls*
- *Fiber/controls in common duct*
- *Fire loop with hydrants/FDC stubs.*

How it's Configured (Concept)

- *Grass-first utility corridors with selective stone where loads/code require; primary drives and yard aprons paved*
- *Sectionalized ring with valves/switches at nodes*
- *Outside pads for 24/7 access and safe hot-work*
- *N+1 intent (pumps/feeders); islandable sections*
- *Supports recip ramp to ~500 MW*
- *BTM primary; no utility export assumed*

Conceptual only. Delivery, ownership, and funding of utilities/facilities to be defined in commercial agreements. No utility export assumed.

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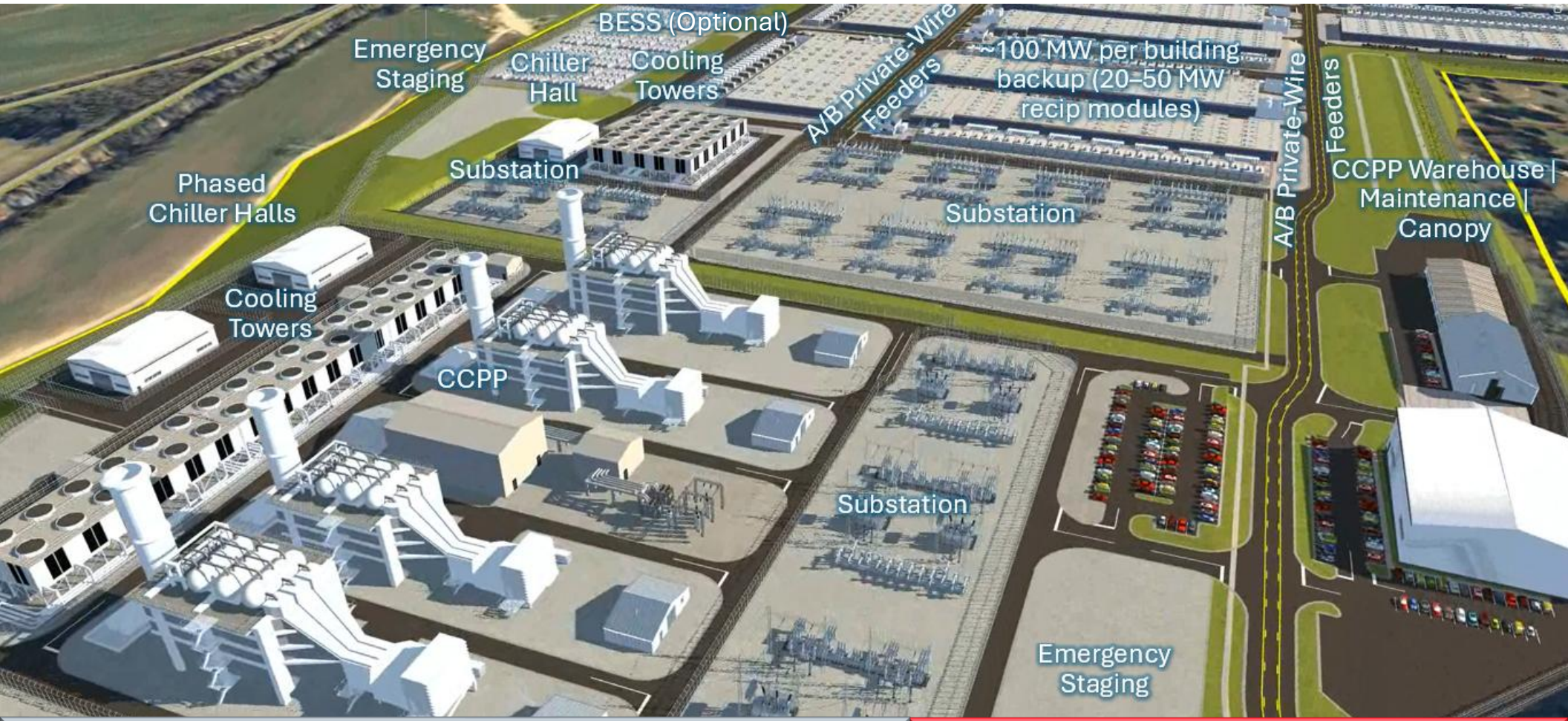
SUBSTATIONS & PRIVATE WIRE (Concept)



Operations & Protection (Concept)

- Islandable sections; coordinated relays and SCADA.
- Ring/tie topology with sectional breakers for maintenance without downtime.
- BTM primary; no utility export assumed (grid ~15 MW optional/supplemental; ~8–12 months from EU agreement).

Power Backbone (what's shown)

- *A/B private-wire in grass-first corridors*
- *Switchable nodes; sectional ring; islandable*
- *SCADA/relays coordinated*
- *Recip ramp ~500 MW → backup*
- *BTM primary; no export*

Conceptual only. Delivery, ownership, and funding of utilities/facilities to be defined in commercial agreements. No utility export assumed.

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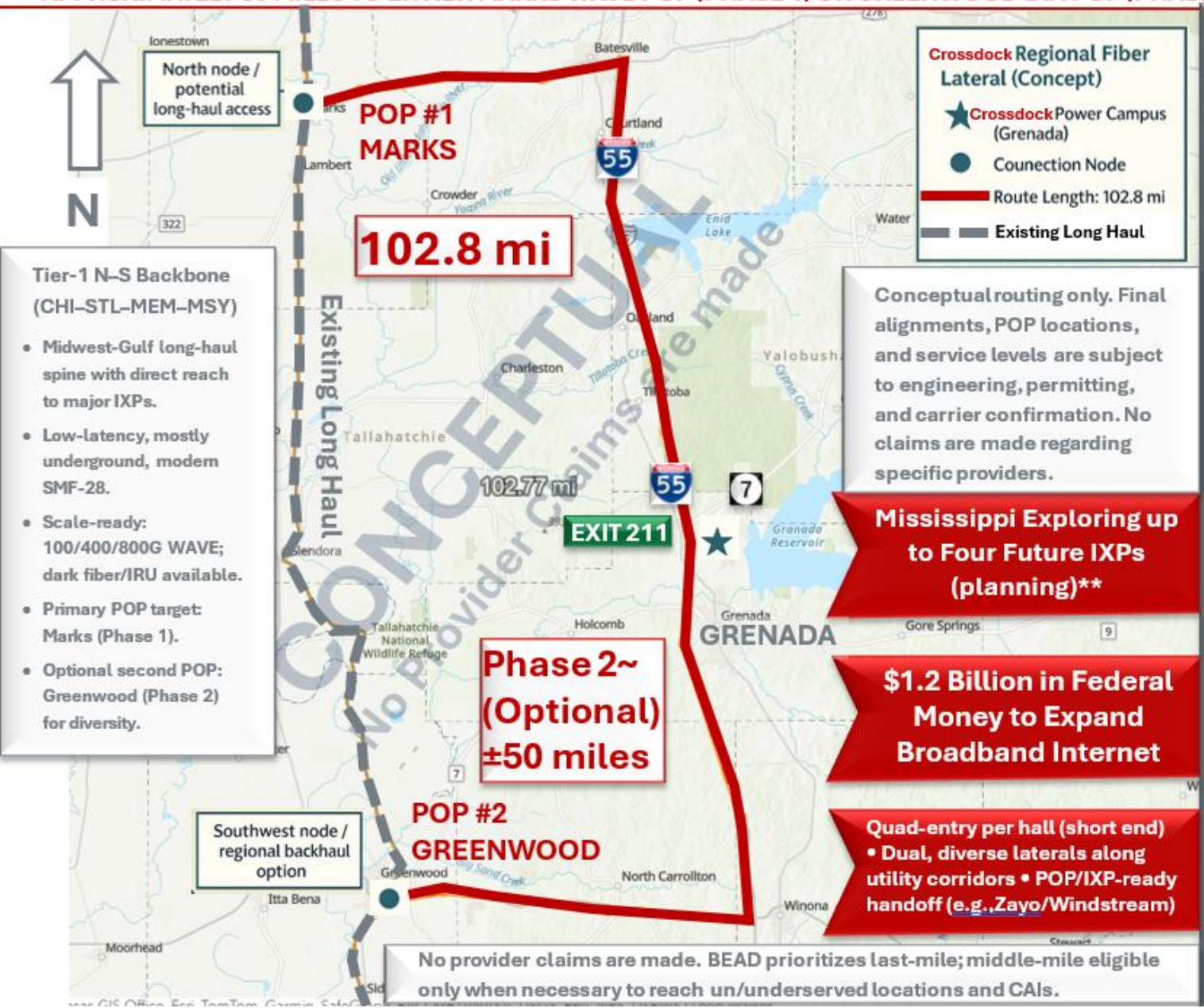
NEW FIBER CONCEPT ROUTE

Abbrev.: DIA = Dedicated Internet Access; WAVE = optical wavelength.

APPROXIMATELY 50 MILES TO EITHER MARKS WAVE POP (PHASE 1) OR GREENWOOD DIA POP (PHASE 2) = REDUNDANCY



Tier-1 N–S Backbone (CHI–STL–MEM–MSY)

- Midwest-Gulf long-haul spine with direct reach to major IXPs.
- Low-latency, mostly underground, modern SMF-28.
- Scale-ready: 100/400/800G WAVE; dark fiber/IRU available.
- Primary POP target: Marks (Phase 1).
- Optional second POP: Greenwood (Phase 2) for diversity.

Conceptual routing only. Final alignments, POP locations, and service levels are subject to engineering, permitting, and carrier confirmation. No claims are made regarding specific providers.

Mississippi Exploring up to Four Future IXPs (planning)**

$1.2 Billion in Federal Money to Expand Broadband Internet

Quad-entry per hall (short end) • Dual, diverse laterals along utility corridors • POP/IXP-ready handoff (e.g., Zayo/Windstream)

No provider claims are made. BEAD prioritizes last-mile; middle-mile eligible only when necessary to reach un/underserved locations and CAIs.

Why it matters

- Two physically diverse laterals engineered for 4-9s uptime target with minimal mid-span splices.
- Carrier-neutral POP/MMR handoffs; 100/400G today, 800G on request (subject to carrier).
- BEAD-aligned design enables last-mile to community anchors and nearby underserved areas.

What we can activate today

- Lit transport/WAVE services at regional POPs near the corridor (subject to carrier feasibility).
- Cross-connect options: meet-me room, 100/400G handoffs; rack/power on request.
- Regional long-haul reach via multiple networks (agreements required).

Build plan

- Phase 1: Primary lateral to POP #1 (Marks); campus handoff established.
- Phase 2 (optional): Second lateral to POP #2 (Greenwood) for diversity; optional dark fiber/IRU where supported.
- CAI drops added where feasible to strengthen BEAD eligibility.

Ops & SLA

- Target availability 99.99%+ with route diversity; protected/unprotected service options.
- Acceptance testing (OTDR/IOLM) with documented loss budgets; as-builts delivered.
- Restoration SLAs available from carriers; A-to-Z terms vary by provider.

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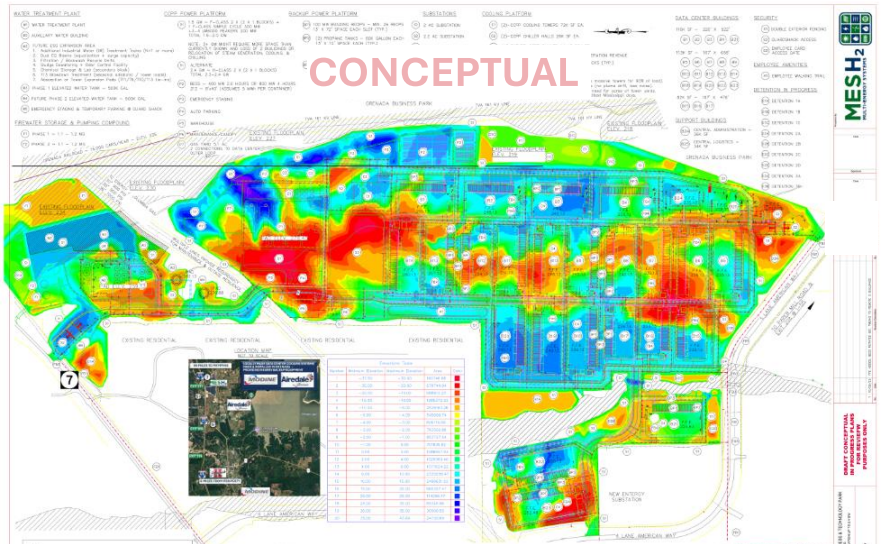
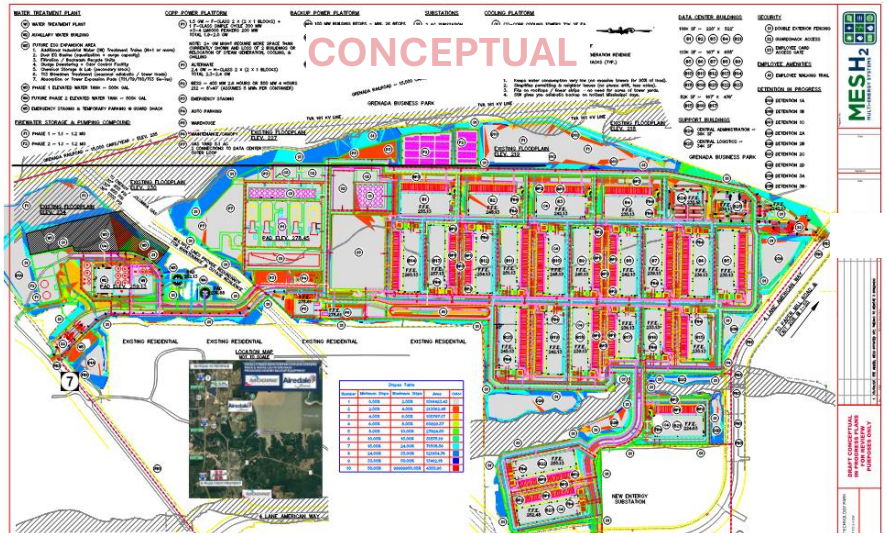
GRADING & CAMPUS FRAMEWORK (Concept • Not to Scale)



Cut/Fill Thematic & Volumes (Concept) —
red = deepest cuts; purple = deepest fills.

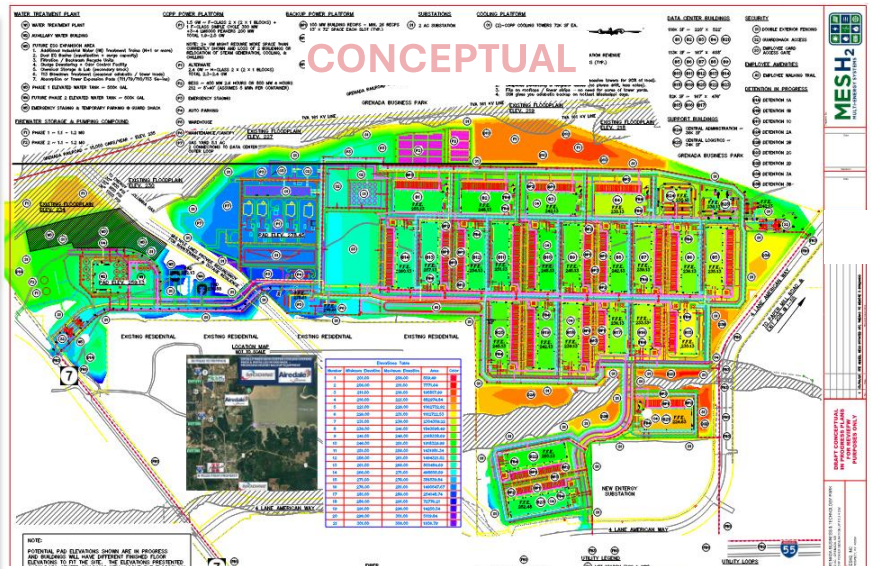


Grading Slopes (Concept) —
grey bands show 1–2% paved slope targets.

Grading & Campus Framework (Concept)

- $4.3M grading grant secured; supports bench-ready pads and storm routing.
- Balanced earthwork approach with reserved haul routes; detentions sited (dry or wet).
- Follows existing drainage patterns; detention sized to ≤ existing release toward the neighborhood.
- Grass-dominant corridors reduce heat-island and improve infiltration vs. continuous pavement; selective stone/paved sections handle heavy vehicles and transitions.
- Reserved private corridors along perimeter/medians for gas, CHW S/R, power (A/B), fire, controls, and fiber.
- Preliminary engineering available at close; final pad count/sequence by buyer.
- Full CAD/PDF set available under NDA at PSA or start of due diligence.

Conceptual exhibits shown at intentionally reduced resolution, without scale.
Final design, quantities, and sequencing by buyer; approvals required.



Elevation Bands (Concept) — low (red) to high (purple).

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DILIGENCE READY + INCENTIVES SNAPSHOT

What we have on file (under NDA):

- Prior Jurisdictional Determination (2012) for the broader industrial park; updated 2025 streams/wetlands delineation aligned to current regs.
- Cultural resources (park-wide Phase I): archaeological sites were identified elsewhere in the park; no recorded sites within the subject tract.
- Utility letters, incl. TC Energy daily deliverability correspondence; local grid notes.
- Survey, geotech, and environmental summaries.
- Balanced earthwork plan & bench strategy (see grading exhibits in brochure).
- Preliminary engineering transferable at close; final pad counts/sequence by buyer.

Why it matters for a buyer:

- Clear path to confirm JD status specific to this tract with minimal re-work.
- No known archaeological constraints on the subject tract based on prior park-wide work (buyer can verify via targeted Phase I addendum).
- Faster DD: organized data room; grading/bench plan shortens sitework scoping.

Conceptual exhibits shown at intentionally reduced resolution and not to scale. Final design, quantities, and approvals by buyer.

Incentives Snapshot

- Regional momentum: AWS announced a $10B Mississippi data-center program; state offered a benchmark package (public record) including corporate income-tax exemption, sales/use tax relief, and workforce programs.

  Note: incentives are project-specific and subject to approvals.
- State-level tools for data centers: corporate income-tax relief, sales/use exemptions, workforce programs (per MS benchmarks).
- Local options (subject to approvals): TIF / PILOT/FILOT-style mechanisms.
- Workforce: NVIDIA-aligned upskilling and regional programs growing quickly.
- Momentum: recent hyperscale wins in central Mississippi support AI growth narrative.

Incentives shown as benchmarks from public announcements; actual awards depend on project scope and approvals. No guarantees are implied.

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COMMUNITY-SMART SITING & OPERATIONS

Neighborhood-Facing Highlights

- *Inward-facing recips*
- *Chillers opposite neighborhood*
- *Stacks centralized • High-ground*
- *Quiet-edge substations*
- *Detention ≤ existing release*
- *Grass-first corridors*

Conceptual siting shown. Final acoustics/dispersion, drainage sizing, and routing to be validated in detailed engineering and permitting.

Community-Smart Siting & Operations

- *Low-water by default. Central plant loops CHW S/R; secondary chiller heat Chiller halls opposite the residential edge, facing inward; low-sound fans; natural setbacks via grass-first corridors.*
- *Stacks centralized on the site's highest ground, oriented inward for improved dispersion and reduced line-of-sight to the edge.*
- *Recip yards face inward; warehouse/maintenance form a built buffer between neighborhood and substations/CCPP.*
- *Substations present the "quiet side" to the edge; short pulls to the grid pads.*
- *Drainage follows existing patterns; detention sized to ≤ existing release toward the neighborhood.*
- *Grass-dominant corridors reduce heat-island and improve infiltration vs. continuous pavement; selective stone/paved sections handle heavy vehicles and transitions.*
- *Sanitary by gravity to American Way; IWW via on-site WQP (reuse); permitted surplus only per final design.*
- *Walking-trail greenbelt frames an orderly, quiet, resilient campus.*

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DATA CENTER CAMPUS – YOUR TOUR BEGINS HERE

Video Flyover

Video Utilities

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POWER • ACCESS • SPEED — Summary

At-a-Glance Highlights

- 459 AC contiguous | single-tract sale preferred.
- ~2.5M SF campus concept (≈20 × 125k SF buildings).
- Behind-the-meter AI campus engineered for 2 GW+ delivery; ~100 MW per building backup via modular recips (20–50 MW blocks).
- Gas on-site: 3× Columbia Gulf transmission lines; ~484k Dth/day deliverability (per TC Energy correspondence).
- Power ramp: ~200 MW ~14 months post-close; +300 MW +12 months (to ~500 MW); CCPP to 2.4 GW thereafter; recips transition to backup.
- Private multi-utility corridors reserved (gas, CHW S/R, private-wire A/B feeders, fire/controls) kept outside building pads.
- Access: two nearby I-55 interchanges; controlled entries; laydown/staging inside perimeter.
- Grading grant: $4.3M secured → bench-ready pads; balanced earthwork & storm routing.
- Low-water, heat-assist central plant; chiller halls opposite the residential edge.
- Grass-first corridors; selective stone; primary drives/aprons paved for reliability.
- A/B off-pavement feeders with switchable nodes; organized, sectionalized distribution.
- Sanitary → American Way (gravity); IWW via on-site WQP (reuse); permitted surplus only per final design.
- Fiber (concept): private owned lateral to regional POP/IXP (Zayo/Windstream) with dual-path routing along existing utility corridors.
- Incentives: Mississippi DC toolkit; AWS $10B state announcement sets public benchmark (programs are project-specific/approval-based).
- Diligence-ready: prior park-wide JD; updated 2025 streams/wetlands; survey, geotech, and environmental summaries available under NDA.

One of the most power-dense, execution-ready AI campuses in the United States

Why teams are calling Grenada uniquely power-dense

- On-site gas at scale: 3× Columbia Gulf transmission lines across the tract; ~484k Dth/day deliverability (per TC Energy correspondence).
- 2 GW+ BTM platform: 2.4 GW CCPP with modular reciprocating engines; ~100 MW per building backup (N+1) via 20–50 MW recip blocks.
- Fast ramp to load: ~200 MW in ~14 months, then +300 MW +12 months (~500 MW) while CCPP builds out.
- Campus density by design: ~2.5M SF across ~20 buildings on 459 AC with private multi-utility corridors kept outside pads.
- Access that scales: two nearby I-55 interchanges, controlled entries, and internal laydown/staging.
- Standardized buildings and copy-exact utility kits deliver repeatable phases, shorter runs, and easier maintenance.
- Incentive momentum: MS data-center toolkit; AWS $10B state announcement provides a public benchmark for programs (project-specific/approval-based).

Decide for yourself.

Ask for the engineering packet and data-room invite:

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Conceptual only. Behind-the-meter campus; no utility export assumed. Delivery/ownership/funding of utilities/facilities to be defined by buyer/seller/power owner. Incentives are program-specific and subject to approvals.