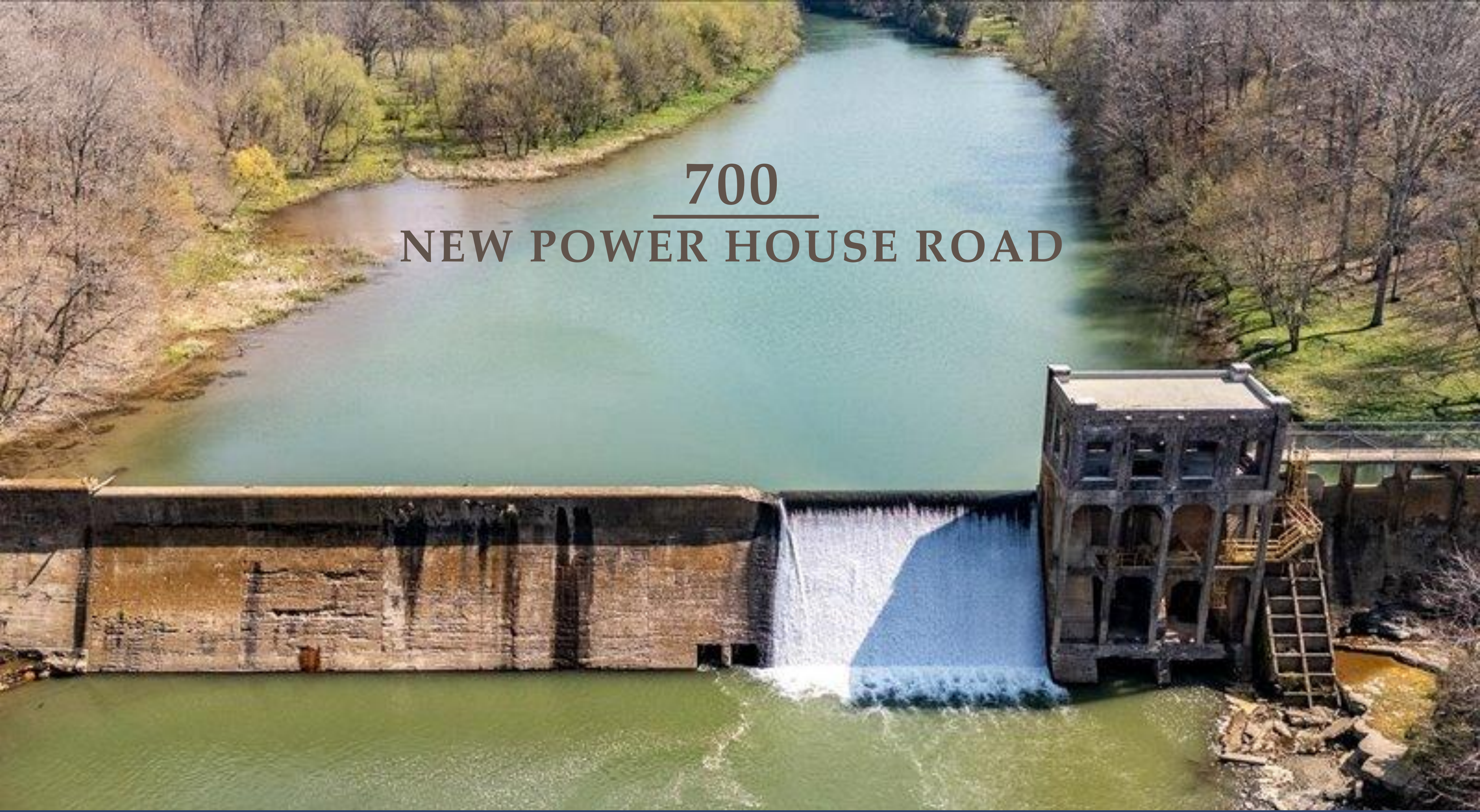


700 NEW POWER HOUSE ROAD

Raw Land & Fee-Simple Water Rights For

Data Center, Investment and Water Resource Management

FOR SALE

700 New Power House Rd
Lawrenceburg, TN

CBRE

The *Offering*

CBRE presents a rare 261 acre raw land site, that includes a 1 of 1 opportunity to own 26 acres of Spring Sourced water (1.5 Miles Long). One of the largest privately owned spring water sources in a strategically located greenbelt area.

The 26 of dedicated flowing Spring Water is unusually expansive for private land in the region and flowing at 100 Million Gallons per day. This qualifies it as a first-magnitude spring which places it among the biggest in the United States. Making its centralized location an advantage to distributors to bottle and source throughout the United States.

This 261-acre industrial campus represents a vanishingly rare opportunity to own both the land and the non-navigable riverbed, granting absolute private control over a massive 75,000 GPM water resource. Featuring a decommissioned hydroelectric dam with 1MWbaseload potential, this is the Mid-South’s only self-contained ecosystem capable of supporting mission-critical cooling and behind-the-meter renewable power in a premier tax-shielded jurisdiction.

Property *Overview*

261 Acres of Raw Land with 26 Acres of Water for a one of one opportunity.

Parcel	096-036.05 and 096-036.01
Price	Contact Broker for Pricing
Address	700 New Power House Rd
County	Lawrence County
Land Acres	261 Acres
Water Acres	26.86 Acres
Zoning	Timber Tract
Water Power	1 MW
Water Discharge	100 Million Gallons Per Day

Investment Highlights

Water Positive:

Tech Giants looking for Water Positive or Carbon Negative mandates can obtain an operational win with this asset.

Middle Tennessee Advantage:

80% of the country can be reached by truck in 1-2 days from Nashville and 50% of the country lives within 650 miles of Middle, TN.

Scaling Potential:

Can acquire additional adjacent Acres. Setting the site up for a premier Data Center Location.

Bottling Potential

100 Million Gallons per Day of privately owned flowing Spring Water

Lawrenceburg, Tennessee

Data Center

Industrial/ Manufacturing

Survivalist

and more...

Demographics

Miles	5	10	20
Population	18,078	31,800	77,108
Avg HH Income	$75,870	$78,742	$81,733
Businesses	858	1,087	2,207
Housing Units	7,883	13,573	33,986

Drive Times

650 MILES

TO REACH OVER 50%
OF POPULATION

1-2 DAY

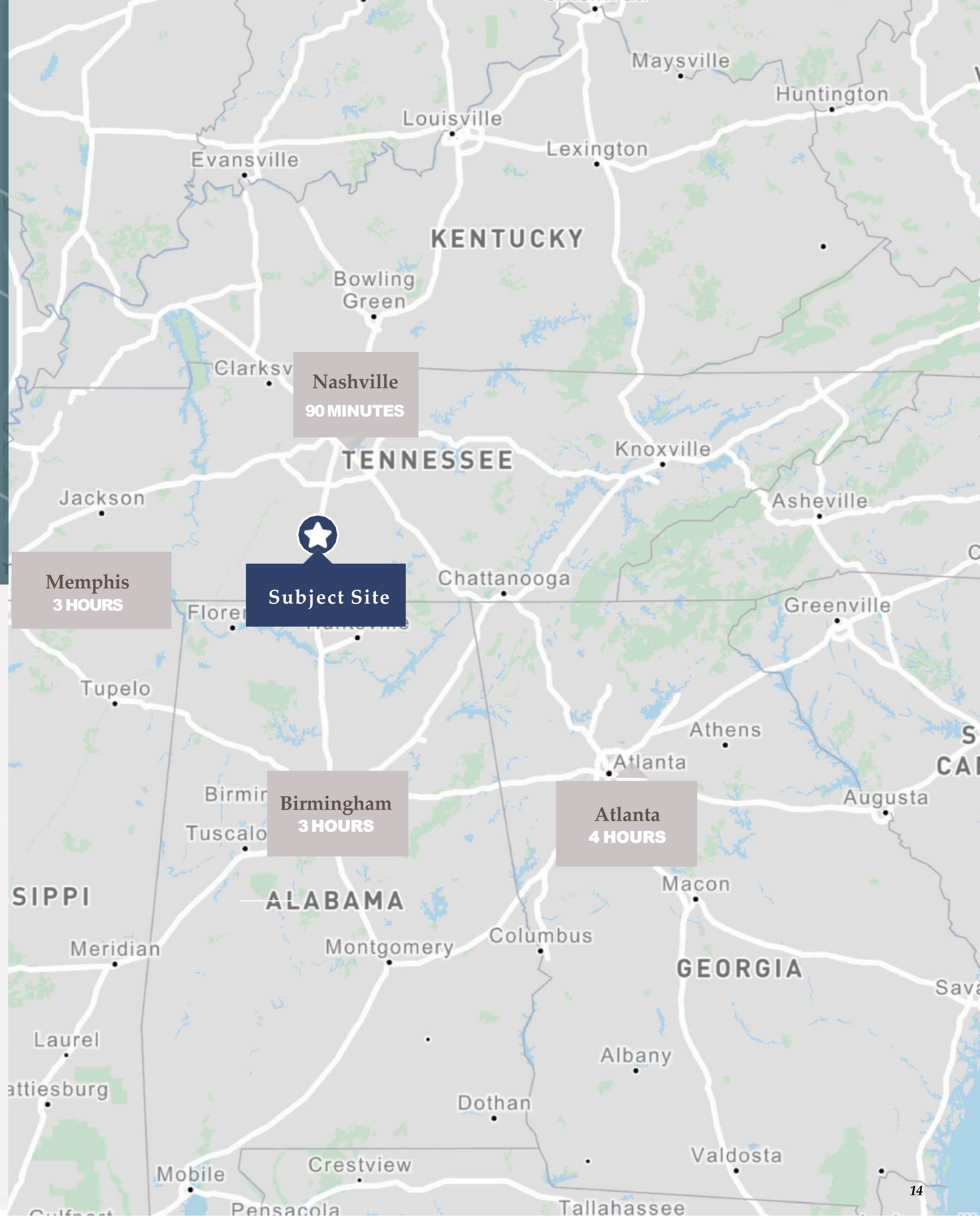
DRIVE TIME TO REACH 75%
OF USA

6 HOURS

TO REACH 30 MILLION
PEOPLE

90 MIN

TO NASHVILLE
INTERNATIONAL AIRPORT



CBRE

Affiliated Business Disclosure

CBRE, Inc.("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

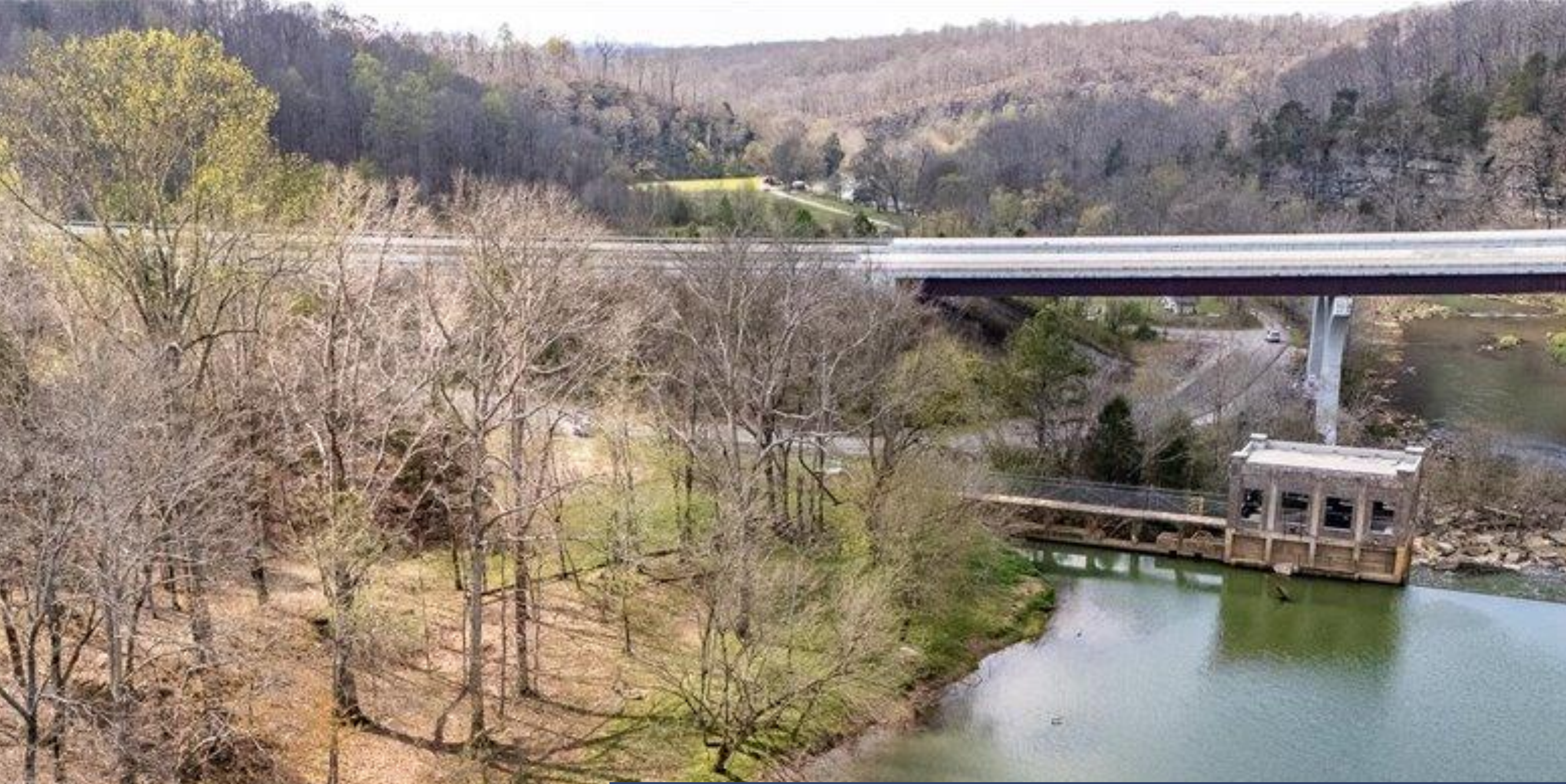
Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property,(ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc.("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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NEW POWER HOUSE ROAD

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