

# Hyper-scale Data Center Land Opportunity near Pittsburgh, PA

Brookville, PA | 1,000+ Acres | Easy access with property located on I80, potential for 1GW++ power to the site.

Presented by Acquire Land Company

- **Location:** Brookville, PA. Located at coordinates 41.169934, -79.012058.
- **Acreage:** 4,600 total contiguous acres available. Our optimal deal would have us selling about 1,000 acres of land, of which we estimate will accommodate about 6 million sq. feet of warehouse space based on the topography, or more if a developer is willing to engage in major excavation.
- **Power:** 345 kV & 138 kV transmission lines are on-site, as well as a national natural gas pipeline.
- **Water:** On-site wells & a large creek are likely the most feasible options, public water 2.2 miles away.
- **Fiber:** About 2.2 miles from Arelion Tier 1 fiber backbone.
- **Zoning:** Unzoned township for minimal entitlement risks.
- Strategically positioned on **I-80**
- Easy reach to major East Coast metros: Pittsburgh, Cleveland, Buffalo
- Quiet, rural setting surrounded by other large woodland tracts, so reduced risk for pushback from neighbors.

---

## Power

- The 138 kV line is owned by First Energy, who based on preliminary conversations believe they can supply 300 MW to the site.
- The 345 kV line is owned by NYSEG, whose planning team tells us that they expect to be able to deliver 600 MW to 1.1 GW to the site.
- Additional power sources include a 4" & 8" natural gas pipeline (part of a nationwide network) running through the property. There are also multiple active gas wells on the property, including a Marcellus well that may be capable of 1 million+ cubic ft per day. We're in talks with the line owner, TC Energy regarding offtake for our project and the amount of power they could provide. They're conducting a load study, we're preliminarily told that 60,000 DTH/day may be feasible, which would equate to about an additional 300 MW.
- There's also a permitted 95 MW solar project (expected to expand to 132 MW) set to be built on site in 2026.

## Water Access & Utilities

- **Multiple on-site wells** and a **large creek** flow through the land. The nearest public water supply serves the town of Brookville, and while we don't expect that to be the most feasible water supply that could be explored.
- Opportunities for private wastewater treatment.

## Regulatory Advantages

- **No zoning ordinance is in place, meaning that while state and federal restrictions still apply there is no need for local public hearings or township zoning approvals.**
  - Permitting-friendly jurisdiction, with the 700+ acre solar array as a great recent example.
  - Streamlined development timeline
  - Reduced political and entitlement risk
- 

## Expansion & Buildout Potential

- Topography: A couple hundred acres are relatively flat. Sellers can clear as much of the woods as needed.
- Ample buffer zones and setbacks available.
- Opportunity for master-planned data/tech campus.
- 1,000+ acres + up to 4,600 = scalability for phased development.

What we're currently working on and how that timing may play out;

1. First Energy's 138 kV line; we're been communicating with their economic development department regarding a conceptual load study. They tell us that a 300 MW load may be feasible, and that we should have the results from that study around mid October.
2. New York Electric & Gas's 345 kV line; their planning team tells us they may be able to provide 600 MW to 1.1 GW to the site. The next step on this is the NYISO study process, which we're exploring.
3. Gas from TC Energy's 4" & 8" lines; we're communicating with their economic development department; they're conducting a load study and we're preliminarily told that 60,000 DTH/day may be feasible, which would equate to about an additional 300 MW.
4. Solar; the PPA is still available for purchase, and provides a great opportunity on the "green" aspect of the project. The developer is committed to having First Energy offtake this, so the possibility of it being a behind the meter project has likely passed.

5. Purchasing natural gas directly that's being produced on site; we're told that this is likely possible, but anticipate tapping the TC Energy lines will likely be simpler and so haven't explored this beyond exploratory conversations.
6. Having fiber brought to the site; we've explored at a high level and don't expect that to be a major obstacle, so are not pursuing that at this time.