



POTENTIAL BEHIND THE METER DATA CENTER OPPORTUNITY! 182.59+/- NET MINERAL ACRES WITH 149.67 ACRES OF LAND DERRY TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA



LAND & OGMs



POWER & UTILITIES



INFRASTRUCTURE



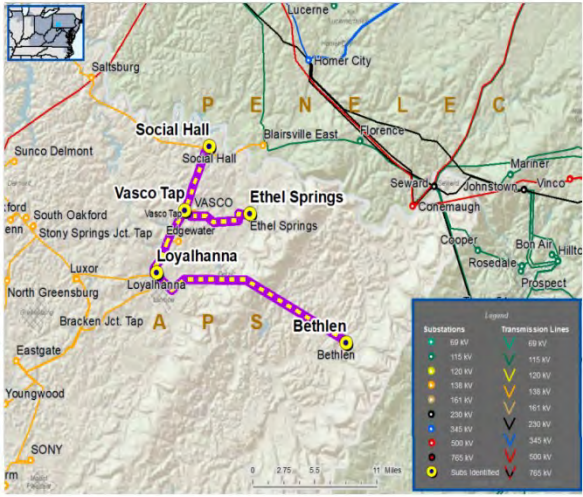
WATER/ COOLING



LOCAL SUPPORT

**BETHLEN-ETHEL SPRINGS 138-KV
TRANSMISSION LINE PROJECT
INSERVICE Q2 2028**

APS Transmission Zone M-3 Process
Ethel Springs – Bethlen 138 kV Network



15 MILES

**LARGEST US GAS-FIRED POWER PLANT
PLANNED FOR DATA CENTERS IN
PENNSYLVANIA**

HOMER CITY, PA—INDIANA COUNTY

The 4.5-GW, \$10 billion project at the former Homer City coal-fired power plant could start operating by 2027, according to the project's developers.

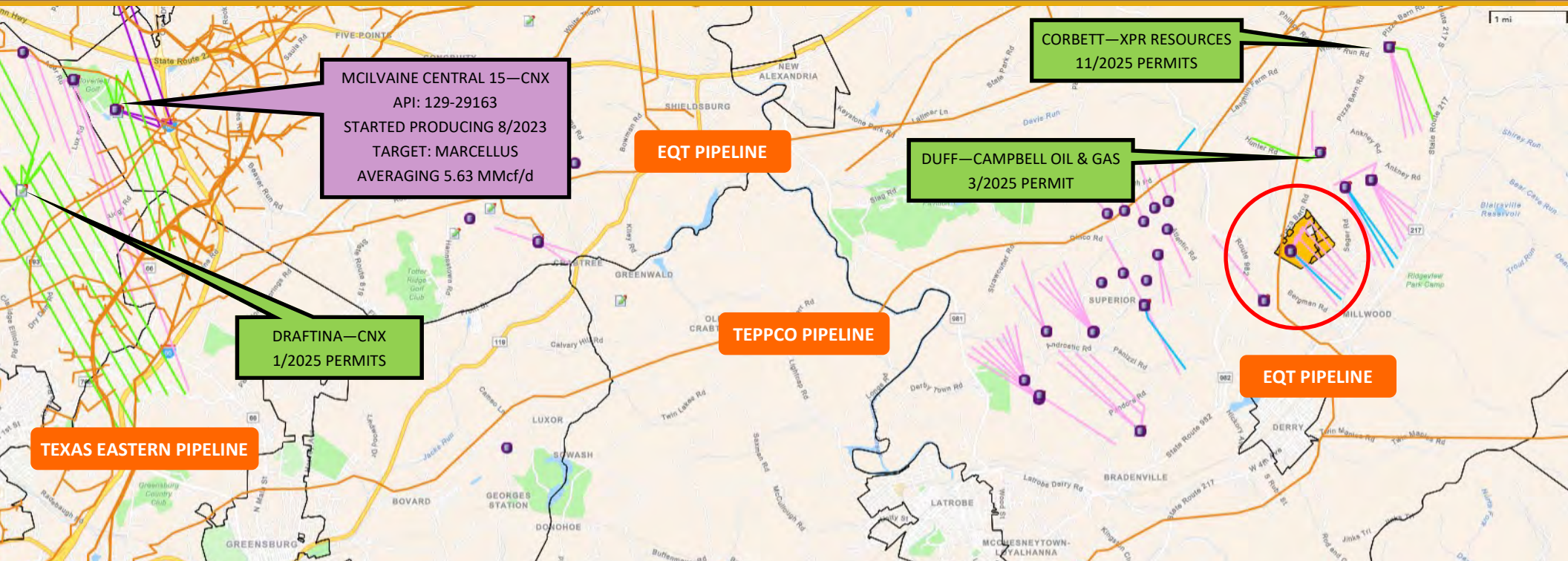
The 3,200-acre site, about 50 miles east of Pittsburgh, includes interconnections to the PJM Interconnection and New York Independent System Operator grids. The site interconnects with FirstEnergy Pennsylvania Electric's system in PJM.

The planned power plant will be supplied with fuel from the Texas Eastern gas pipeline system.

OPPORTUNITY



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EQT—ADDITIONAL GAS SUPPLIER IN THE AREA

EQT Corporation acquired the upstream and midstream operations of Olympus Energy in 2025 for \$1.8 billion, which included approximately 90k to 100k net acres of production footprint, primarily in Westmoreland and Allegheny counties in Pennsylvania.

Production & Assets: The assets included 500 million cubic feet per day (MMcf/d) of production and over 10 years of high-return drilling inventory.

Supply & Strategy: The acquisition strengthens EQT's position to supply natural gas to power generation and data center developers in the region.

In 2025, EQT entered into multiple deals to supply gas to Pennsylvania power plants and data centers, including a massive facility at the former Homer City Energy Campus.

Additional Capacity: Following the acquisition, EQT raised its 2025 production guidance by 100 billion cubic feet equivalent (Bcfe).

Unconventional Producing	Unconventional Drilled
Unconventional Permit	Net Mineral Acres



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This is the ideal location to build your next hyperscale data center. Located in Westmoreland County, Pennsylvania, this 150 acre site features direct road frontage, access to water, fiber, grid upgrades/expansion projects and potentially on-site power generation using natural gas, enabling dual utility and microgrid capabilities.

FOR SALE:

- 149.67 +/- acres of surface land for sale in Derry Township, Westmoreland County, Pennsylvania. Road frontage—Pizza Barn Road
- 182.59+/- net mineral acres, leased with XPR
- Royalty Income! The XPR Resources—McBroom Well Pad is on this property. 5 producing Marcellus wells are at this location. 2025 royalty income was over \$50,000.
- 3 Natural Springs on the 142 acre parcel
- Seller has been approached for a solar lease

AREA INSIGHTS:

- This opportunity is ~ 15 miles from Homer City, Pennsylvania. Plans are in place to redevelop the former Homer City Generating Station into hyperscale data centers and AI/high-performance computing (HPC) facilities —anchored by on-site power generation. A natural gas-fired power plant up to ~4.4—4.5 GW in capacity will be built on the site to supply electricity. An agreement with EQT Corporation is expected to secure natural gas supply, drawing from major regional pipeline systems. Construction and infrastructure work is already underway.
- Bethlen-Ethel Springs 138-kV Transmission Line Project: This project is ~2 miles from this opportunity. This project consists of constructing a new 138-kV transmission line to connect the existing Ethel Springs Substation to the existing Bethlen Substation. This project should be complete and placed in service 2nd quarter of 2028.
- EQT can supply additional gas if needed.
- Westmoreland County is actively positioning itself as a hub for data center development.
- ~ 1 hour drive from Pittsburgh, Pennsylvania.

Land Acres: 149.67 +/-

Net Mineral Acres Available: 182.59 +/-

Unitized: Yes

Well/Unit Name: McBroom Unit

Producing: Yes

Lessee: XPR

Royalty Rate: TBD

Royalty Type: TBD

Lease Date: HBP

Primary Term Length: HBP

Extension Term Length: HBP

Extension Payment Amount: HBP

Offered At: \$5,750,000

Parcel #s:

45-30-00-0-179, 45-30-00-0-181, 45-30-00-0-182

45-30-00-0-165, 45-30-00-0-110

45-30-00-0-017—includes 142.1 acres land

45-30-00-0-183—includes 2.3 acres land

45-30-00-0-180—includes 5.27 acres land

VP of Land and Managing Broker

Bill Smith

wsmith@cx-energy.com

cell: 412-999-7612

office: 724-933-1311

www.cx-energy.com

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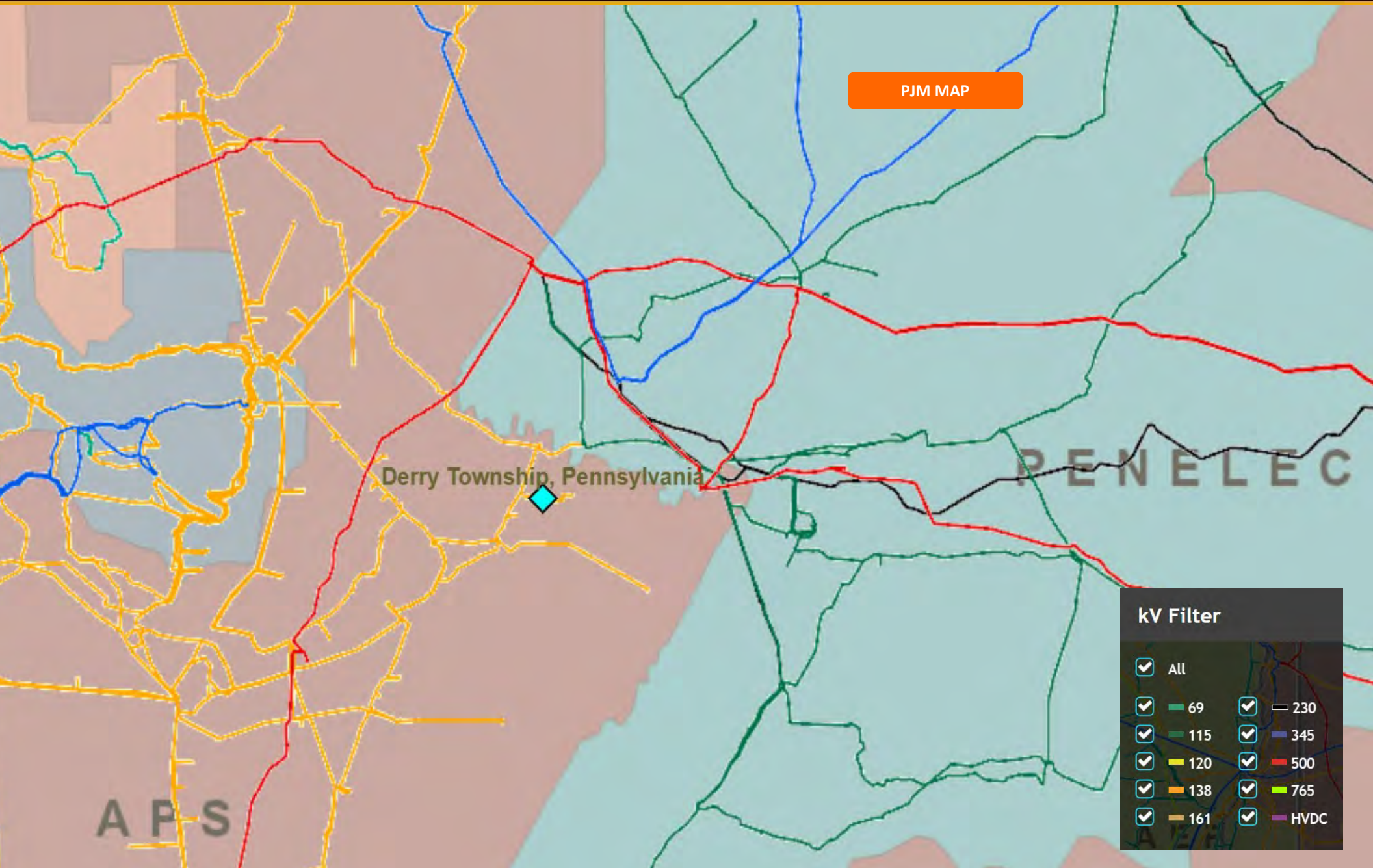
www.cx-energy.com

All information furnished regarding this property for sale, or lease is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior sale, lease, or financing or withdrawal without notice.

CX-Energy will make no representations and assume no obligation regarding the accuracy of this data and assumes no risk for hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.

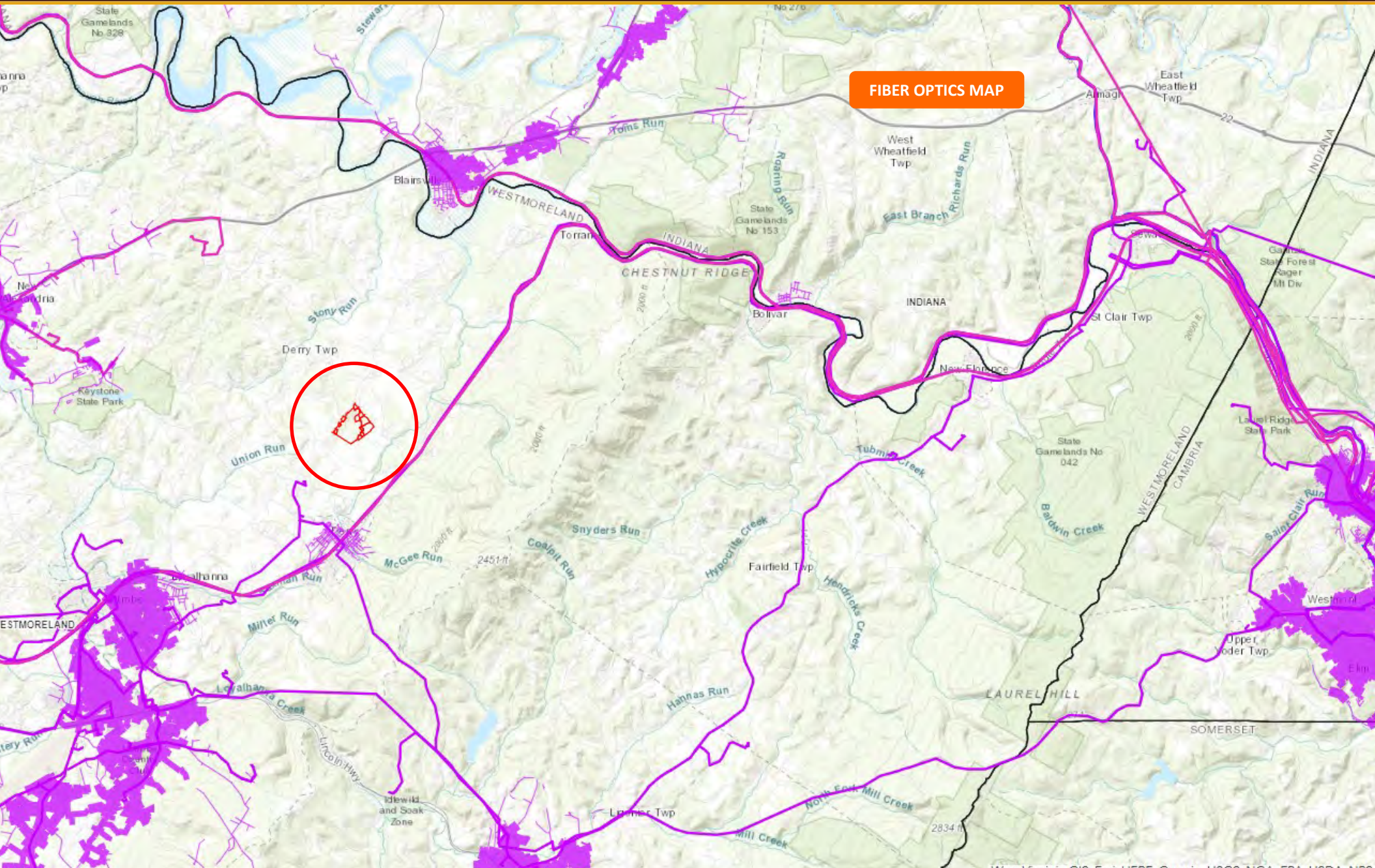


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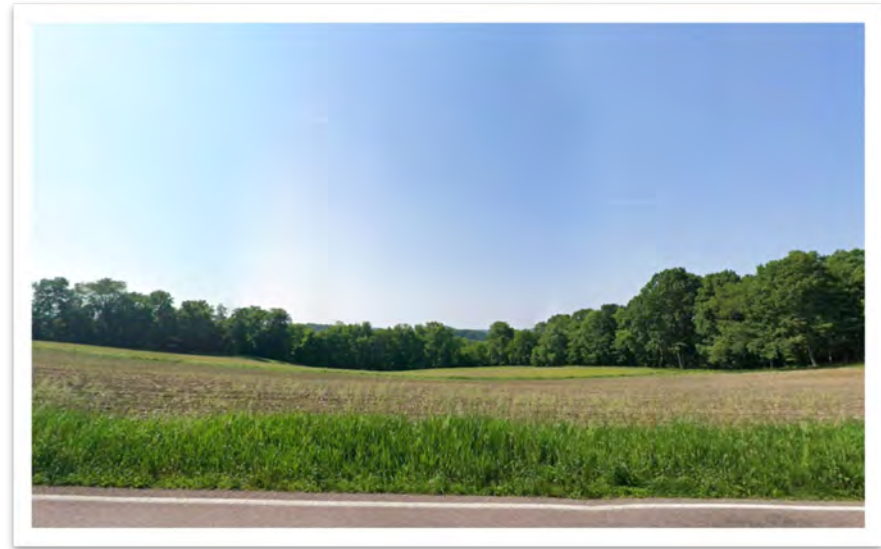




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ROAD FRONTAGE



3 NATURAL SPRINGS ON PROPERTY



WELL PAD ON PROPERTY

