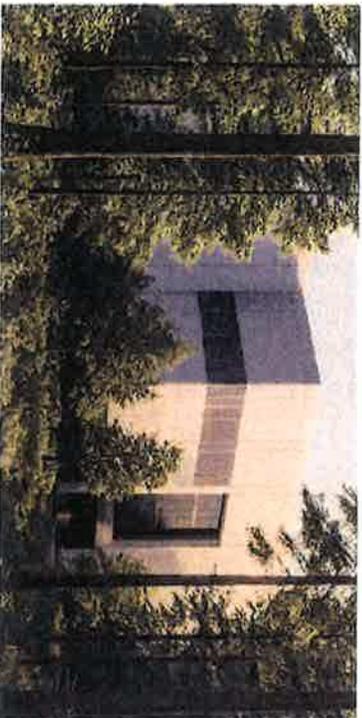


STRATEGIC LOCATION ENVIRONMENTALLY



ENGINEERED INVISIBILITY:

A substantial buffer of mature trees and open land will completely shield from adjacent road, ensuring the facility is neither seen nor heard. This natural barrier preserves privacy and the tranquil character of residential areas.



POOR FARM LAND:

The subject property contains low-productivity soils with limited agricultural yield, making it poorly suited for traditional farming uses. These characteristics make the land better suited for data center development, allowing productive use of an underutilized site while supporting modern infrastructure needs.