

Hyper-scale Data Center Land Opportunity near Pittsburgh, PA

Brookville, Pennsylvania | 4,600 Acres | Direct I-80 Access

Presented by Acquire Land Company

- **Location:** Near Brookville, PA, adjacent to I-80
 - **Acreage:** 4,600 contiguous acres
 - **Power:** 345 kV & 138 kV transmission lines on-site
 - **Water:** On-site wells & river; public water 2.2 miles away
 - **Fiber:** About 2 miles from fiber optic lines via a FirstEnergy ROW
 - **Zoning:** Unzoned township (minimal entitlement risk)
 - **Ownership:** Single-owner parcel
 - Strategically positioned just off **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.
 - Minimal residential presence—ideal for industrial-scale development
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Power & Infrastructure

- **345 kV & 138 kV Transmission Lines** cross the property
 - **FirstEnergy** confirms ability to supply hyperscale-level power
 - **400+ acre solar farm** in final permitting phase
 - **Multiple natural gas wells**, including a **Marcellus pad** that we've been told has a >1M gal/day capacity
 - Viable for on-site microgrid / natural gas generation
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Water Access & Utilities

- **Multiple on-site wells** and a **river** flowing through the land
 - **Public water** available 2.2 miles away
 - Ideal for evaporative or liquid cooling
 - Opportunities for private wastewater treatment
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Regulatory Advantages

- **No zoning restrictions**
 - Permitting-friendly jurisdiction, with the 400+ acre solar array as a great recent example.
 - Streamlined development timeline
 - Reduced political and entitlement risk
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Expansion & Buildout Potential

- 4,600 acres = massive scalability for phased development
 - Topography: some flat, mostly rolling, partially cleared and can clear as much as needed.
 - Ample buffer zones and setbacks available
 - Opportunity for master-planned data/tech campus
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Investment Highlights

- Hyperscaler power infrastructure secured with FirstEnergy
- Dual fiber potential + solar + natural gas = resilience
- 4,600 acres in a lightly **regulated, build-ready zone**
- Among the largest contiguous parcels available in the East Coast market
- Significant cost/time savings vs. urban/suburban sites