STREAM | McNulty Group Incorporated

Illustrative development concept

STREAM REALTY | MCNULTY GROUP

40 MW Data Center / High-Power Industrial Opportunity

13± Acres | Central Florida Energy Node | I-4 Corridor

Data Center / HPC · Advanced Manufacturing · High-Load Industrial · Energy Infrastructure

POWER & SITE SNAPSHOT

13± acre industrial development site	Mid-size AI/HPC wholesale or heavy-power industrial (advanced industrial, energy storage, etc.)	40 MW Delivery (per preliminary power assessment letter)	Est. 10 MW 12/31/28; Full Ramp to 40 MW 12/31/29

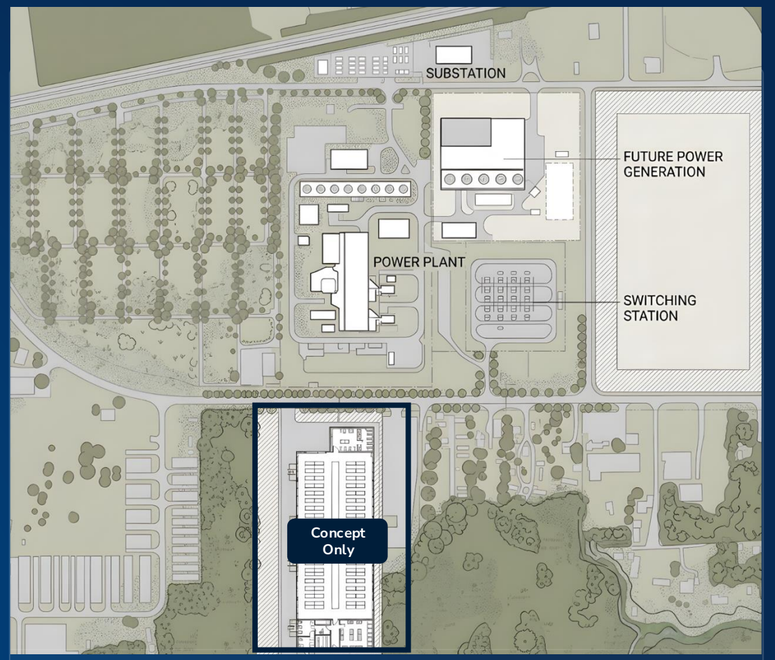
324 Recker Highway · Auburndale · Polk County, Florida

OPPORTUNITY

13± Acres at an Energy Node

324 Recker is a 13± acre industrial-zoned site immediately adjacent of the Osprey Energy Center with a site-specific preliminary assessment letter for a 40 MW facility with a dated ramp schedule.

This site offers a low-risk, high-velocity entry into Florida's growing AI/HPC market: adjacent power generation, industrial zoning, low natural disaster risk, and prime fiber corridor connectivity — all on a 13-acre, ready-to-build footprint.



Illustrative Concept

SITE

13± acres; industrial rezoning approved, outside FEMA flood zones.

UTILITY ASSESSMENT

40MW total facility load via preliminary service letter: 10 MW by 12/31/2028 and 40 MW by 12/31/2029, subject to System Study and definitive CSA.

ENERGY-NODE CONTEXT

Adjacent to Osprey Energy Center and the Osprey 230kV Substation; multiple 230kV transmission lines serve the node.

MARKET ACCESS

Auburndale sits between Tampa and Orlando near the I-4/US-92 corridor. On-net carriers, route diversity and low latency for two major metros.

RISK PROFILE

Inland Polk County location reduces direct coastal storm-surge exposure. Flood, drainage, wind and insurance remain buyer diligence items.

THE UTILITY ASSESSMENT

A Site-Specific 40 MW Ramp, *With a Defined Path to Service*

The energy company's service letter provides a preliminary assessment for electric service to the proposed 40 MW facility at 324 Recker, with an estimated ramp-up to 10 MW by December 31, 2028 and 40 MW by December 31, 2029.

A System Study is expected to take approximately six months, after which a Contractual Service Arrangement ("CSA") will outline pricing, collateral requirements, and the projected in-service schedule. Final capacity and service terms remain subject to completion of the System Study and standard engineering review.

Subject site relative to adjacent generation, substation and switching infrastructure.

WHAT THE LETTER IDENTIFIES

40 MW total facility service level	Estimated 10 MW by December 31, 2028	Estimated 40 MW by December 31, 2029	System Study: $500,000 non-refundable fee; approximately six months	CSA to set price, collateral, facilities and binding service schedule

PATH TO SERVICE

Convert Feasibility Into *Power-Heavy Operation*

1

2026-2027

Diligence, interconnection study, design and permitting.

2

By EOY 2028

Initial 10MW* energized. Modular or containerized deployment can generate revenue on this tranche alone.

3

By EOY 2029

Full 40MW* online, ramp-up complete, and full operation.

Illustrative development concept

**The utility company's preliminary assessment defines the target. A qualified end user must complete the utility process that determines engineering, cost, collateral and the binding in-service schedule.*

POWERED LAND / HIGH-LOAD USE

A Flexible 40 MW-Scale Opportunity

1

Data Center & HPC *Compute Infrastructure*

Potential users: wholesale/colo · AI/GPU infrastructure · enterprise HPC · regional cloud and edge. Final IT load depends on PUE, redundancy and reserve.

2

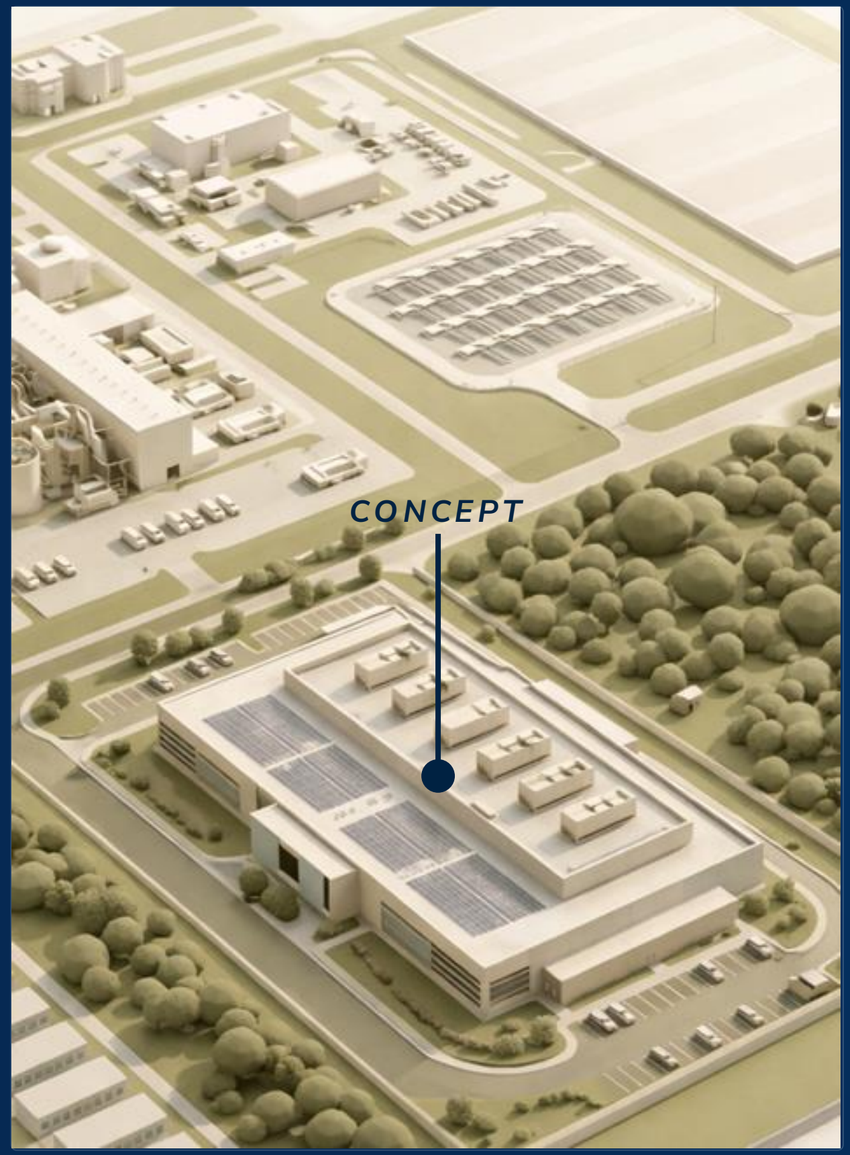
Advanced Manufacturing & Processing

Potential users: electronics · aerospace/defense · composites · automated production · cold storage/food processing · recycling and materials recovery.

3

Industrial Energy, Storage & Microgrid

Potential users: battery charging · microgrid-enabled loads · grid services · hybrid industrial/compute campuses.



Illustrative concept only - not a site plan, approved design or definitive utility commitment.

ILLUSTRATIVE DATA CENTER FIT

Mid-Size AI Data Center

POWER BASIS

The 40 MW figure is total facility service - not critical IT load. At an illustrative 1.25 PUE, it equates to approximately 32 MW of IT load before redundancy or reserve.

SITE YIELD

A 13± acre parcel may support a compact single-building or modular scheme. Buyer studies must confirm setbacks, stormwater, access, generators/fuel and substation area.

PHASE STRATEGY

The estimated initial 10 MW tranche could support a modular first phase. Capacity and dates remain preliminary until the System Study and CSA are complete.

BUYER-CONTROLLED DESIGN

Final square footage, rack density, redundancy, cooling and network architecture belong to buyer engineering.

TOTAL FACILITY SERVICE

40 MW

ILLUSTRATIVE IT LOAD AT 1.25 PUE

~32 MW

ENERGY-NODE CONTEXT

Adjacent Generation
Direct Proximity

Next-to-fence to 540 MW Power Plant
Next-to-fence to Switching Station
~0.25 Miles to Substation

OSPREY ENERGY CENTER

Florida DEP lists the adjacent Osprey Energy Center as a 540 MW nominal natural-gas combined-cycle facility. An additional natural gas power plant is planned on the adjacent property.

OSPREY SUBSTATION

The new 230kV GIS (gas insulated) Osprey Substation was completed in fall 2023.

REDUNDANCY

Dual 230 kV transmission lines, providing alternate energy paths for redundancy.

324 RECKER

The site sits immediately south of the energy complex – fence-to-fence with the existing power node energy infrastructure and generation.

IDEAL FOR LARGE-LOAD USERS

Access to high-capacity, reliable power minimizes interconnection cost, accelerates development, and supports the uptime and scalability large loads require.

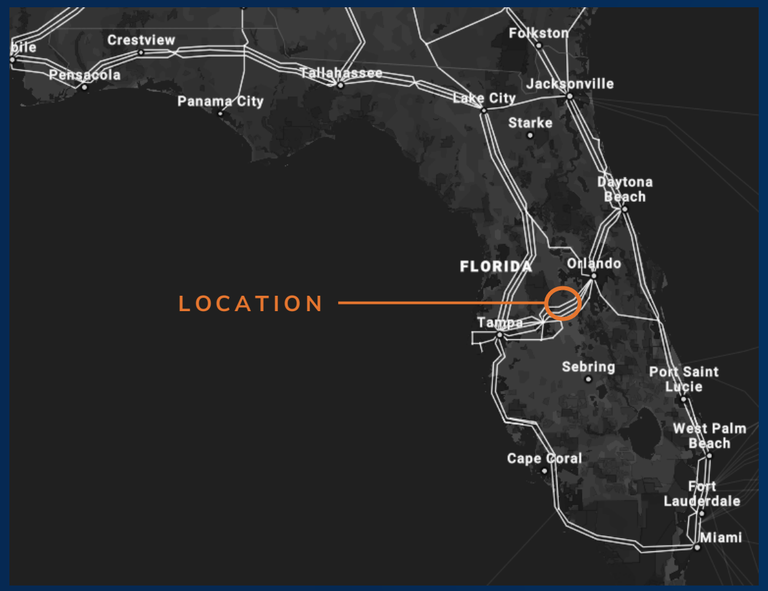
THE REAL ADVANTAGE

A grid-dense location gives the utility more existing infrastructure to evaluate than an isolated greenfield parcel.

Sources: Florida DEP. Service remains subject to utility study and definitive agreement.

FIBER CONTEXT

Low Latency To *Major Metro Areas*



Fiber Map: Approximate Site & Central Florida Corridor

STRATEGIC CENTRAL LOCATION

Orlando (~46 miles driving / ~41 miles straight-line) and Tampa (~49 miles driving / ~42 miles straight-line) provides excellent fiber connectivity with ultra-low network latency. Ideal for edge computing, low-latency applications, and serving Central Florida's growing data demands.

ESTIMATED ROUND-TRIP LATENCY (RTT) VIA FIBER OPTIC NETWORKS

To Orlando: ~5-10 ms

(Based on real-world ping data between Orlando and nearby cities; fiber propagation at ~5 µs/km one-way adds minimal delay over the short ~66-74 km distance. Actual RTT often 5-6 ms in optimized backbone routes.)

To Tampa: ~5-10 ms

(Direct backbone connections yield similar low latency; WonderNetwork global ping statistics show Orlando-Tampa RTT averaging ~5.3 ms as of January 2026, with historical averages around 4.8 ms and lows as low as 3.5 ms.)

EXISTING INFRASTRUCTURE

Multiple 100+ Gbps fiber providers on-site, plus proximity to major hubs enable direct, high-capacity, low-latency peering to Orlando and Tampa metros.

COMPETITIVE EDGE

Supports real-time applications (AI inference, gaming, financial services, content delivery) with minimal delay compared to sites farther from these metros.

Buyers should verify carrier identity, physical diversity, capacity, construction schedule and measured latency.

INLAND LOCATION

Resilience:
The Inland Advantage

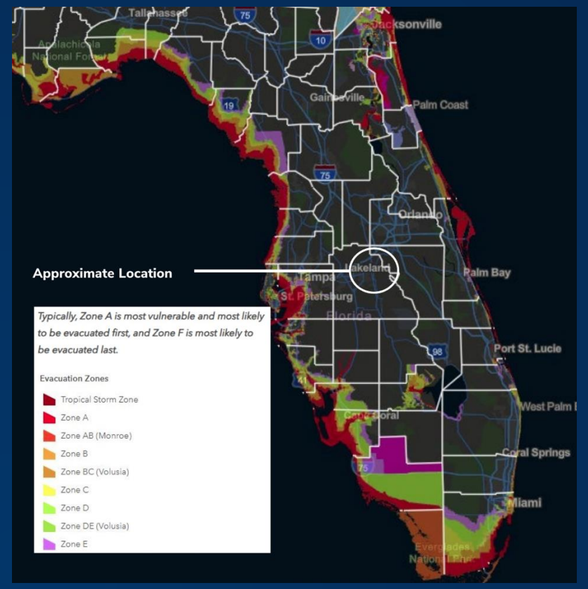
Central Florida's interior position gives this site a natural buffer against the events that drive downtime, insurance cost, and site-selection risk in Florida's coastal markets.

Preliminary review indicates the parcel is outside the Special Flood Hazard Area; confirm with the current FEMA map and ALTA survey.

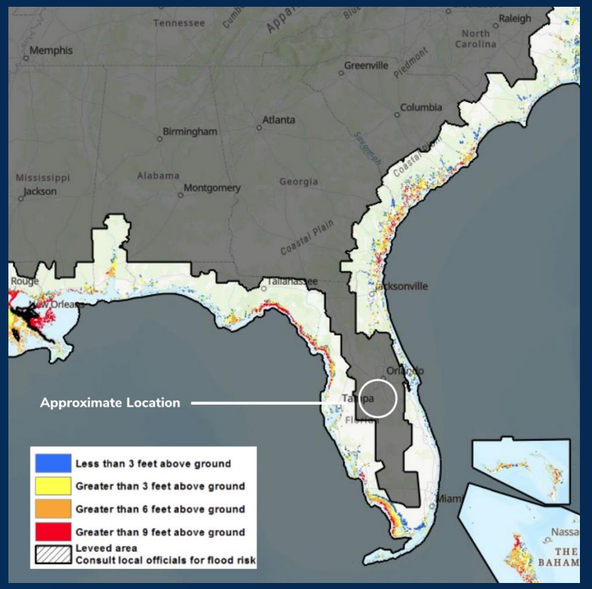
Available storm-surge mapping places the site outside coastal surge areas.

Outside all Florida Disaster Evacuation Zones (A–F).

Lower risk profile for natural disaster and force majeure exposure than coastal Florida alternatives.



Florida Evacuation Zones
Subject site sits in a non-evacuation zone (A–F).



National Storm Surge Map
Subject site sits outside all surge hazard zones.

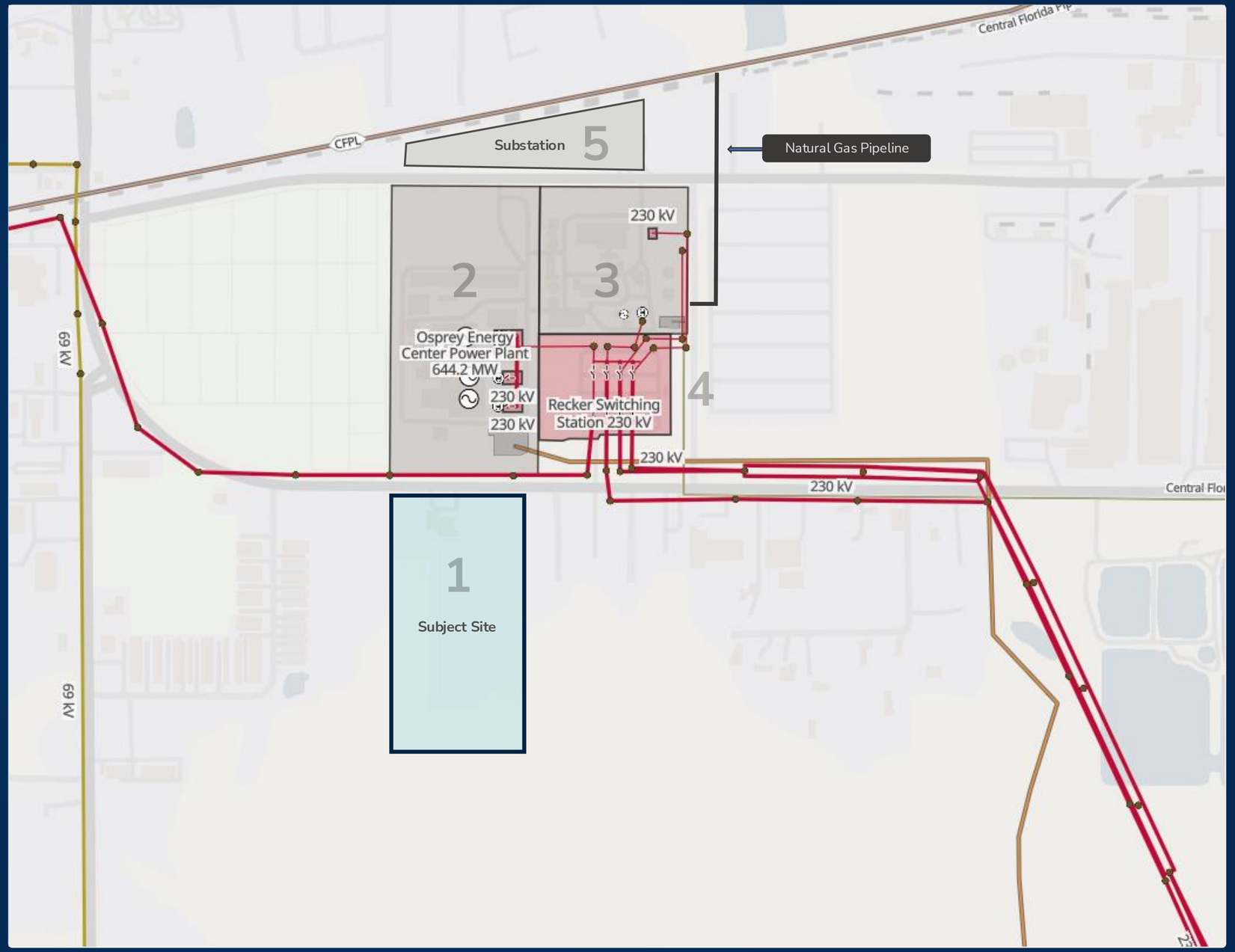
Inland positioning is a comparative advantage compared to coastal Florida alternatives

OSPREY NODE

Power Infrastructure Map

Existing plant, new generation, substation, switching station and natural gas transmission.

1. Subject Site
2. Existing Power Plant
3. New Planned Nat Gas Plant
4. Switching Station
5. Substation



ADDITIONAL SITE PICTURES

Current Site

OFFERING PROCESS

Submit an IOI; *Advance to Diligence*

324 Recker is offered unpriced. Qualified parties should submit price, structure, and diligence & closing timeline. Following NDA, access to data room will be provided.

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