100MW On-Grid Data Center RTB Development Site

PRINTED ON: *September 1, 2026, 7:21 AM (EST)* **PUBLISHED ON:** *August 30, 2026, 2:07 PM (EST)* **UPDATED ON:** *August 30, 2026, 2:10 AM (EST)*

MERGERSCORP

MERGERSCORP

100MW On-Grid Data Center RTB Development Site

A shovel-ready data center development opportunity offering **100MW of immediately available on-grid power** on a **20-acre parcel**. The site is pre-designed for modular infrastructure and targeted at high-density compute applications, including Artificial Intelligence (AI), High-Performance Computing (HPC), hyperscale cloud facilities, and digital asset mining. By eliminating standard multi-year utility interconnection delays, the site provides a rapid route to energization and operation.

TARGET PRICE
$45,000,000

GROSS REVENUE
$78,000,000

EBITDA
$70,000,000

BUSINESS TYPE
Data Centers

COUNTRY
Canada

BUSINESS ID
L#20261130

Key Asset & Commercial Terms

Parameter	Details
Power Capacity	100MW (Immediate on-grid availability)
Power Rate	$0.07 / kWh
Land Area	20 acres
Site Plan	Designed for 100MW modular data center infrastructure
Land Tenure	99-year long-term lease
Development Status	Ready for immediate development & energization
Included CapEx	**$10,000,000 substation transformer** included in the purchase price

Key Investment Highlights

- **Immediate Speed-to-Market:** Access to energized large-scale grid capacity significantly bypasses standard queue times for power allocation and transmission buildout.

- **Long-Term Site Control:** Secured under a 99-year lease structure, supporting extended institutional holding periods and multi-phase deployments.

- **Pre-Funded Major Infrastructure:** The inclusion of the $10M substation transformer directly offsets initial capital expenditure and mitigates long-lead equipment procurement risk.

- **Competitive Operating Costs:** An on-grid power tariff of $0.07/kWh ensures attractive operational cost profiles for high-load workloads.

Technical documentation, engineering layouts, and due diligence packages are available upon request for qualified buyers.

Metric	Model A: Wholesale AI / Hyperscale Colocation (Triple-Net / NNN)	Model B: Powered Shell / Infrastructure
Description	Turnkey data center facility; tenant pays base rent + pass-through power	Long-term lease of powered land, trans shell structure
Pricing Benchmark	$130 – $165 per kW / month (base capacity rent, power passed through)	$45 – $65 per kW / month (pure infrastr capacity lease)
Annual Gross Revenue	**$156M – $198M**	**$54M – $78M**
Estimated EBITDA Margin	**65% – 75%**	**85% – 92%**
Estimated Annual EBITDA	**$105M – $145M**	**$48M – $70M**
Estimated Development CapEx Required	High ($700M – $900M+ for turnkey modular buildout)	Low–Moderate ($80M – $150M for site c shell)

Informational & Preliminary Nature Only This summary is provided for informational and preliminary evaluation purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation to enter into any transaction or purchase any securities, real property, or assets. Any transaction will be subject to the negotiation and execution of definitive, legally binding documentation.

Forward-Looking Statements & Projections

Any financial projections, estimates, benchmarks, revenue ranges, or EBITDA forecasts contained herein are forward-looking statements based on current industry assumptions, market conditions, and hypothetical operating models. These statements involve substantial risks, uncertainties, and assumptions, including but not limited to:

- Fluctuations in local and national power markets, regulatory tariffs, and utility interconnection rules.

- Variations in construction timelines, supply chain availability, and capital expenditure costs for modular, powered-shell, or turnkey builds.

- Shifting demand, pricing dynamics, and vacancy rates in the data center, AI/HPC, and cloud infrastructure sectors.

- Macroeconomic factors, including interest rates, tax laws, and general financing market conditions.

Actual operational and financial results may differ materially from those expressed or implied in these projections. Past performance and illustrative scenarios are not guarantees of future performance.

Independent Due Diligence & Verification Neither the seller, broker, advisors, nor their respective affiliates, officers, or representatives make any express or implied representation or warranty regarding the accuracy, completeness, or reliability of the information provided herein (including utility availability, zoning, environmental conditions, site acreage, or equipment specifications).

Prospective purchasers, investors, and developers are solely responsible for conducting their own independent technical, legal, engineering, financial, environmental, and tax due diligence. Recipients are strongly advised to consult with their own professional legal, financial, and technical advisors before committing capital or executing binding agreements.

The information contained herein does not constitute an offer to sell or a solicitation of an offer or a recommendation to purchase securities under the securities laws of any jurisdiction, including the United States Securities Act of 1933, as amended, or any US state securities laws, or a solicitation to enter into any other transaction

The projected financial information contained in the Memorandum is based on judgmental estimates and assumptions made by the management of the target Company, about circumstances and events that have not yet taken place. Accordingly, there can be no assurance that the projected results will be attained. In particular, but without prejudice to the generality of the foregoing, no representation or warranty whatsoever is given in relation to the reasonableness or achievability of the projections contained in the Memorandum or in relation to the bases and assumptions underlying such projections and you must satisfy yourself in relation to the reasonableness, achievability and accuracy thereof.

By delivering this Memorandum, neither MergersUS Inc., nor its authorized agents are making any recommendations regarding the acquisition or strategies outlined herein. Interested parties shall exercise independent judgment in, and have sole responsibility for, determining whether an acquisition of the Company is suitable for them, and neither MergersUS Inc, nor its authorized agents have responsibility to, and will not, monitor the condition of interested parties to determine that an acquisition is or remains suitable for them. Among other things, suitability of an acquisition will depend upon an interested party's investment and business plans and financial situation.

This document is prepared for information purposes only. It is made available on the express understanding that it will be used for the sole purpose of assisting the recipients to decide whether they wish to proceed with a further investigation of the Proposed Transaction.

The recipients realize and agree that this document is not intended to form the basis of any investment decision or any other appraisal or decision regarding the Proposed Transaction, and does not constitute the basis for the contract which may be concluded in relation to the Proposed Transaction.

All information contained in this document may subsequently be updated and adjusted. MergersUS Inc. has not independently verified any of the information contained herein or on which this document is based. Neither the Company, nor its management or shareholders, nor MergersUS Inc. , nor any of their respective directors, partners, officers, employees or affiliates make any representation or warranty (express or implied) or accept or will accept any responsibility or liability regarding or in relation to the accuracy or completeness of the information contained in this document or any other written or oral information made available to any interested party or its advisers. Any liability in respect of any such information or any inaccuracy in or omission from the document is expressly disclaimed.

MERGERSCORP

MERGERSCORP