



PROXIMITY PARK

440MW
data center
development
opportunity



250± acres

CBRE

NWC of Montana Road & Kingman Road, Ottawa, KS

property highlights



250± acre site



Proposed **440MW GAS TURBINE**
powered stand alone power plant on site



Site laid out for **6 DATA HALL BUILDINGS**



DEVELOPMENT AGREEMENT in place with city,
county and state



TAX INCENTIVES in place and transferable
to purchaser

440MW behind the meter

natural gas turbine powered
stand alone power plant

- 110MW of power within 14 months
- see project timeline for power ramp up
schedule

20MW of dedicated grid power

from the local utility provider

Purchase Power Agreement (PPA) through Lightfield Energy

The site will be served with
Natural Gas via the **Southern
Star pipeline**. The gas will
be coming from Panhandle
Princeton – 79,050 Dth/d,
Production Market Interface
(PMI) – 17,000 Dth/d, TIGT Glavin
– 6,310 Dth/d

35 - Baker Hughes NovaLT16 turbines will be installed.

- 11 - Simple cycle
- 24 - Combined cycle

powerplant overview

current utilities



Abundant Water

- Current plant capacity is 4.8 MGD
- Water rights from the Marals des Cygnes River are 897 million gallons a year
- Three water towers
- Water reclamation facility daily design flow is set at 2.68 million gallons per day with a peak flow up to 5.36 million gallons



Ample Existing Electric in Place

- Electric production is currently capable of 18MW with 4 units
- SE substation has 20MW transformer to solely serve Lightfield Data Campus, currently 1 circuit is complete, and 2nd is across the interstate
- Electric utility has earned an RP3 designation for excellence in all aspects of our operation from the American Public Power Association

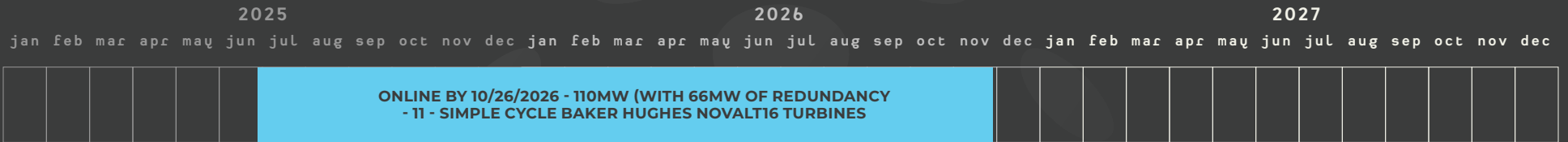


Broadband

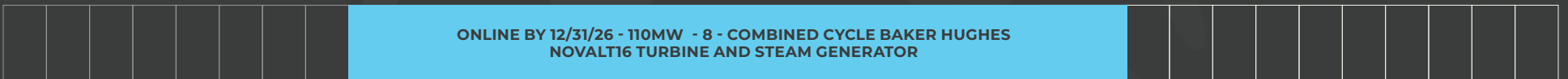
- 144 strand fiber is on the electric poles in Lightfield Data Campus
- Currently have a Gigabyte available
- Redundant connections possible
- Can obtain more bandwidth if there is demand



project timeline



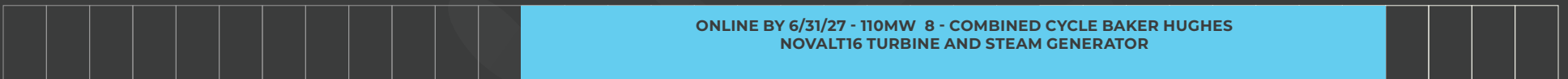
phase 1



phase 2

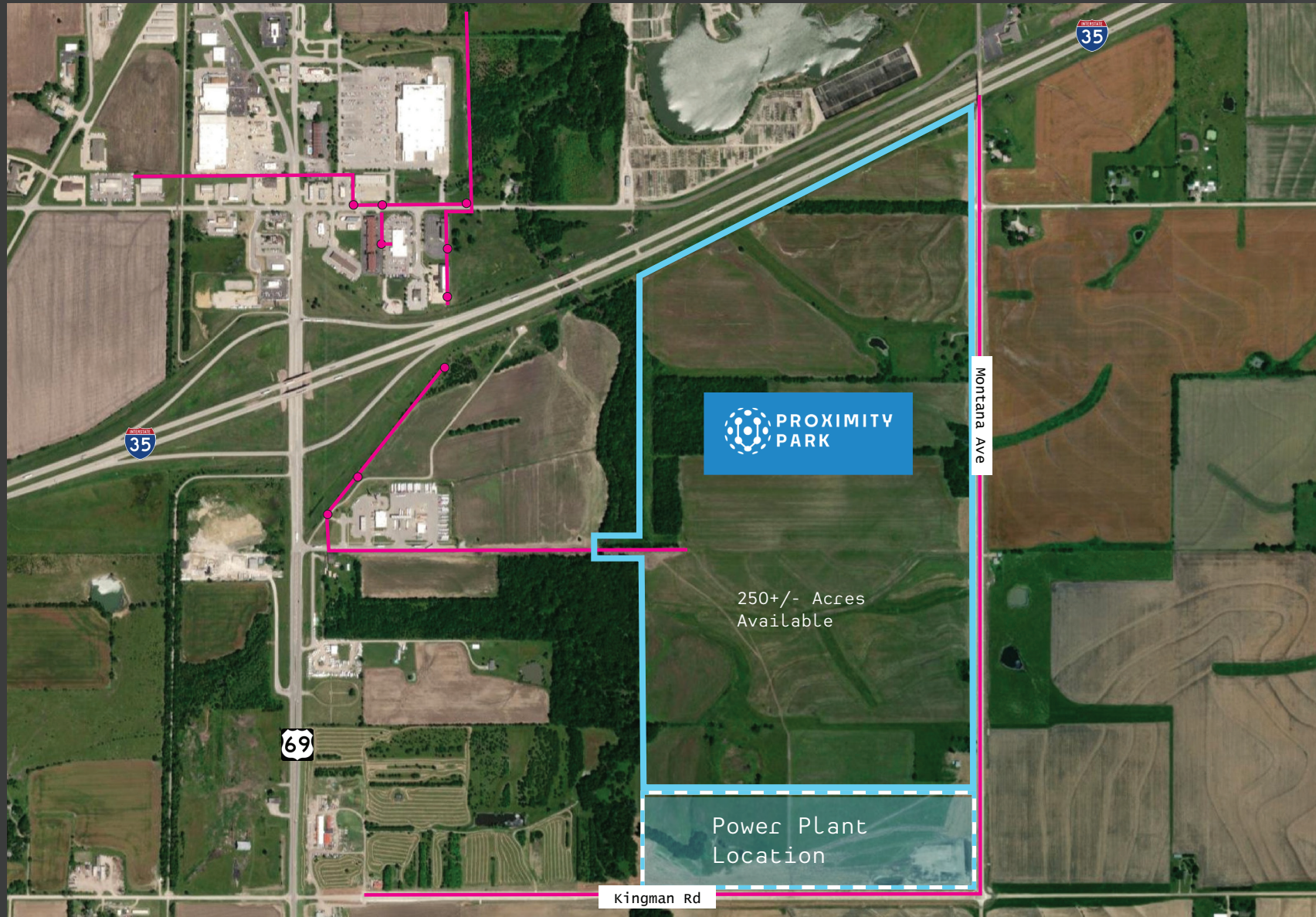


phase 3



phase 4

fiber aerial map



gas pipeline aerial map

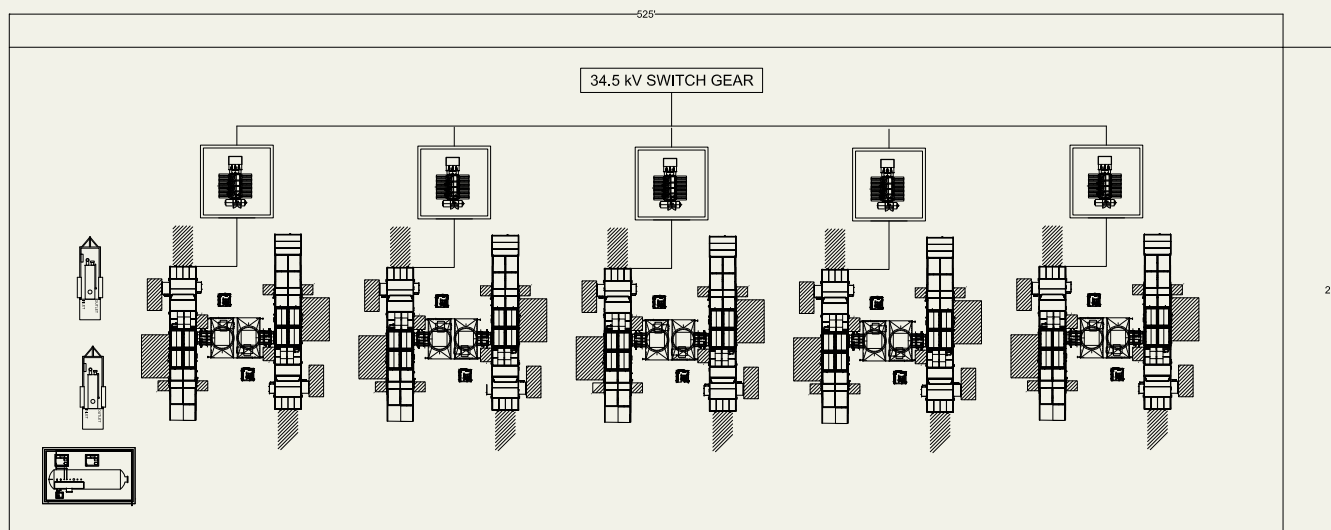


site plan



generator powerblock layout

Phase I - Typical 110MW Powerblock Layout



LIGHTFIELD
ENERGY

WILLAMETTE
POWER
ENGINEERING



PROXIMITY PARK
OTTAWA, KANSAS
TYPICAL GENERATOR LAYOUT

ENGINEER:
M BEANLAND

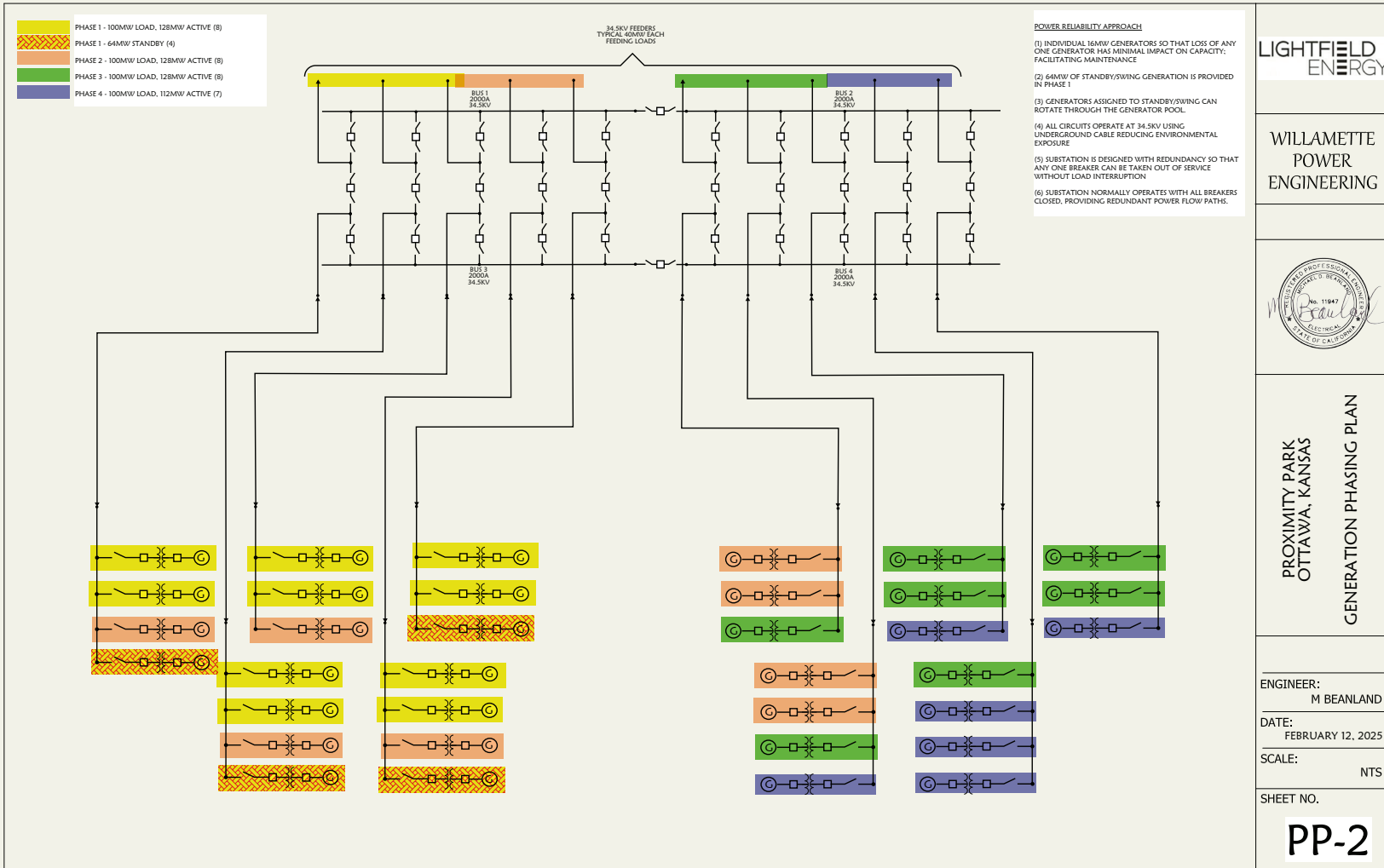
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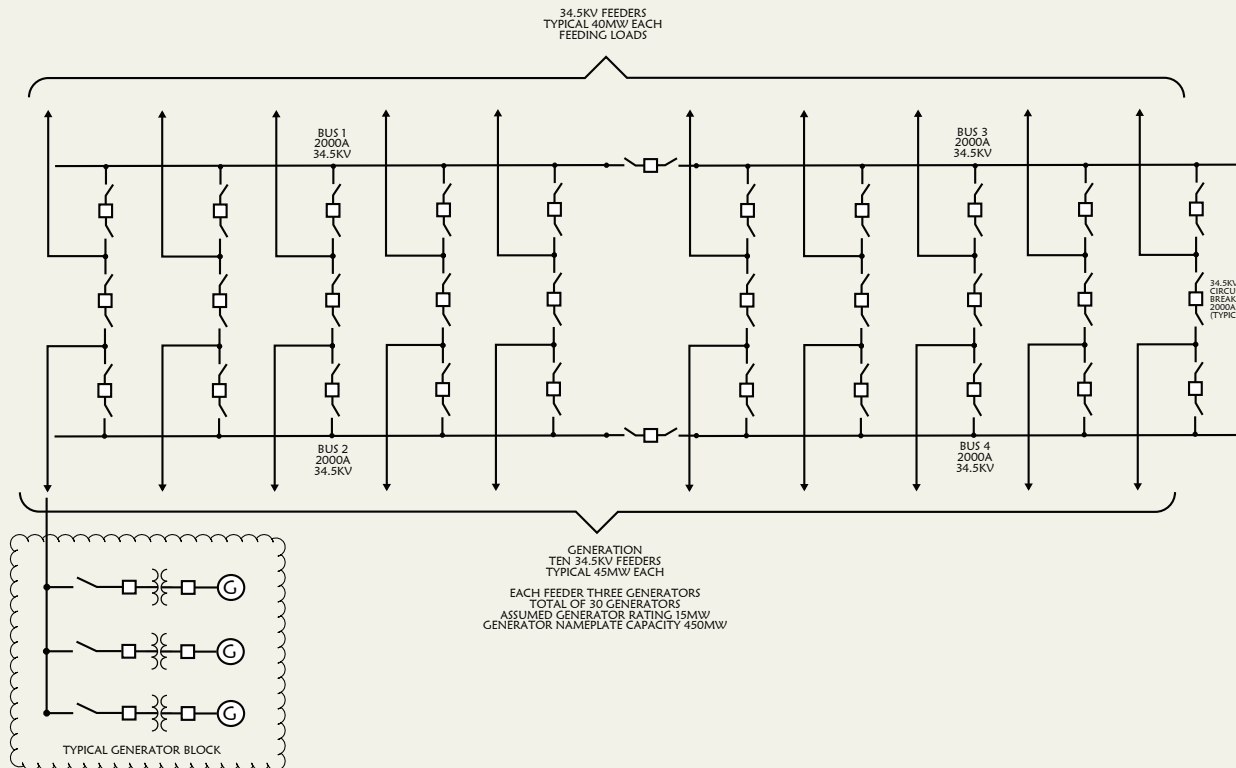
SHEET NO.

PP-3

generation phasing plan



conceptual single line diagram



LIGHTFIELD
ENERGY

WILLAMETTE
POWER
ENGINEERING



PROXIMITY PARK
OTTAWA, KANSAS
CONCEPTUAL SINGLE
-LINE DIAGRAM

ENGINEER:
M BEANLAND

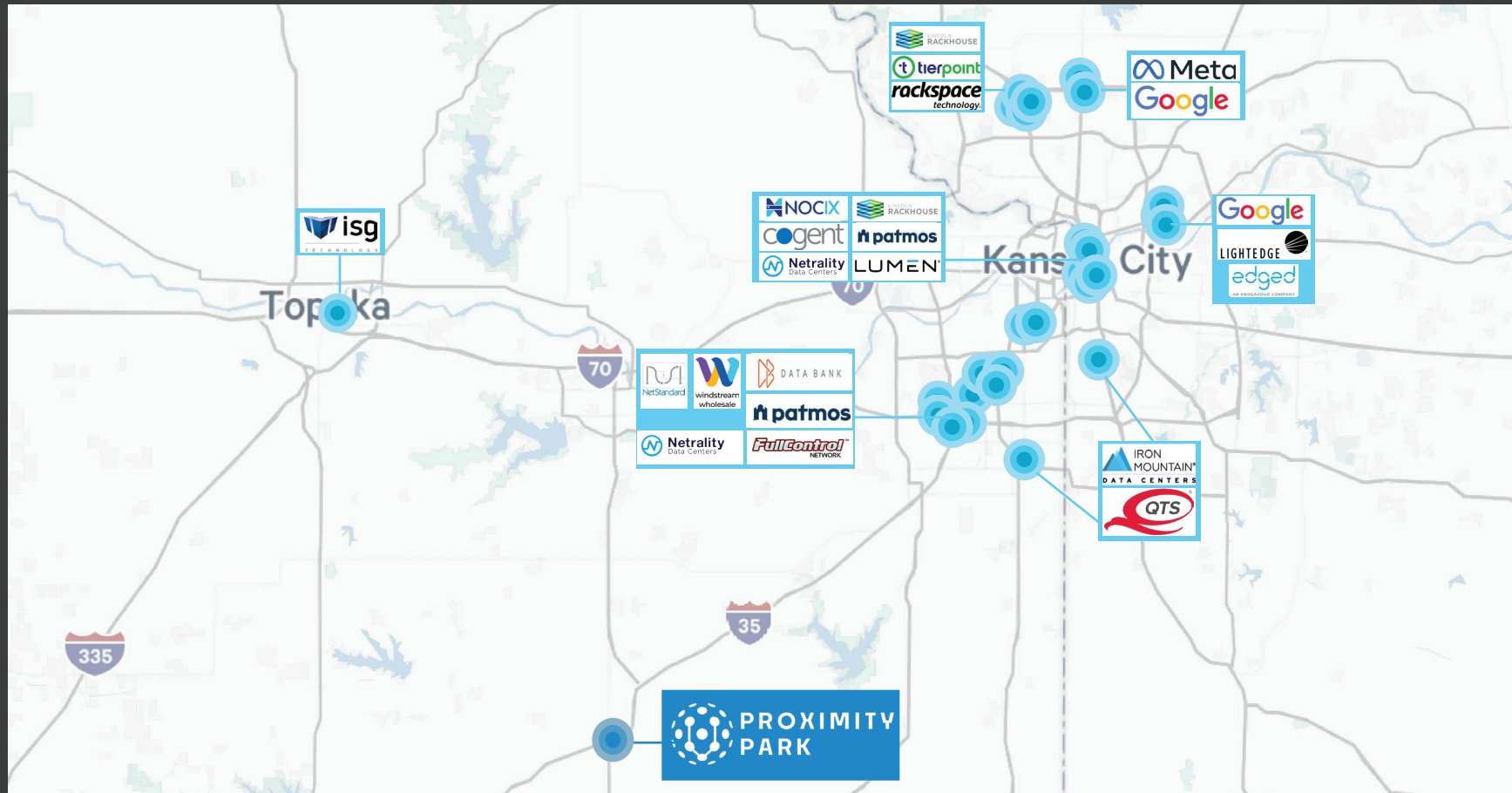
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PP-1

datacenter Locations



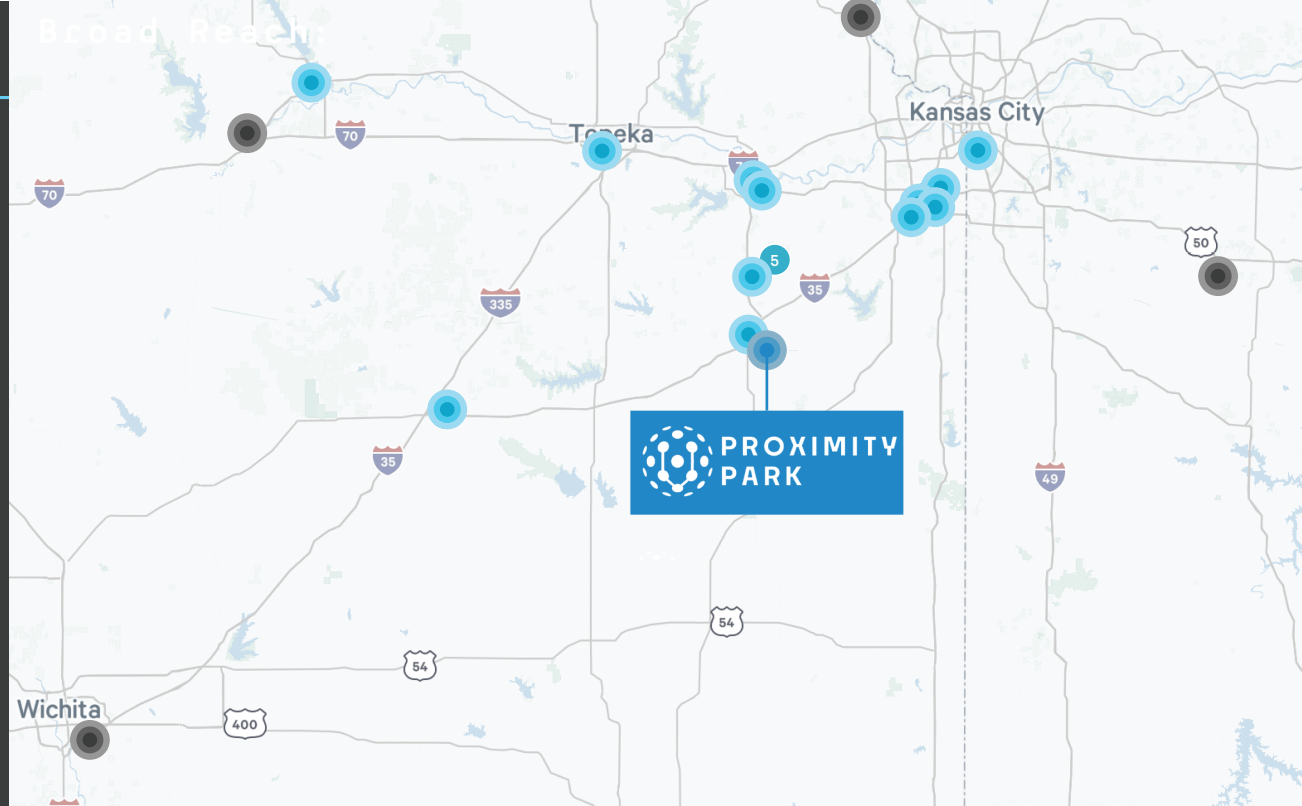
strong workforce presence

Broad Reach:

Franklin County has a labor pool of 175,000+ people across a 10 county region including the KC Metro area, according to a Dockings Institute study.

Educated and Hard Working:

Raised with a strong mid-western worth ethic, 97% of Franklin County residents hold a high school diploma and 82% hold some college experience.

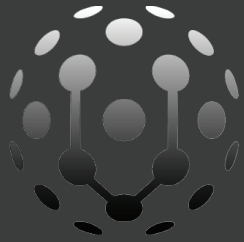


Colleges & Universities

- Franklin University
- Ottawa University
- MidAmerica Nazarene University
- National American University
- Baker University
- Washburn University
- University of Kansas
- Haskell Indian Nations University
- Johnson County Community College
- Emporia State University
- UMKC
- Kansas State University
- Metropolitan Community College

Military Installations

- Fort Leavenworth (Army)
- Fort Leonard Wood (Army)
- Fort Riley (Army)
- McConnell Air Force Base
- Whiteman Air Force Base



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For More Information, Please Contact:

Joe Orscheln, SIOR, CCIM
Executive Vice President
+1 816 820 1013
joe.orscheln@cbre.com

Mikey Jaillet
Senior Vice President
+1 512 810 1997
mikey.jaillet@cbre.com

Jordan Thompson
Executive Vice President
+1 315 416 3063
jordan.thompson@cbre.com

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