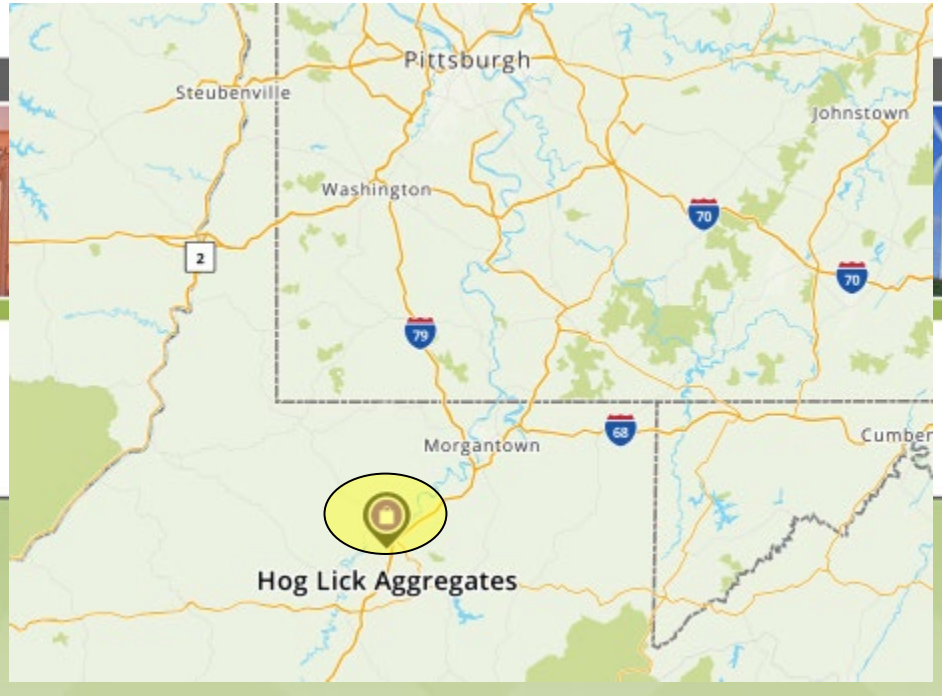
HOG LICK
AGGREGATES






Hog Lick Data Center
Fairmont, West Virginia

Q3 2025

HOG LICK AGGREGATES

Value Proposition: Hog Lick Aggregates ("HLA")

- **HLA is developing a scalable data center on HLA-owned land in Fairmont, WV:**
  - 300 acres are immediately available, with 1,500+ surrounding acres available for expansion.
- **Line-of-site to 1GW of power capacity – first power to be online 24 from months of start:**
  - **Phase I: 150MW**:
    - The "FirstEnergy 138kV Conceptual Load Study" indicated that 150MW of power can be provided to the site through the 138kV transmission system with limited 138kV system upgrades.
    - Hope Gas and EQT have submitted proposals to supply natural gas to the site through separate pipelines that would support 1GW of generation.
    - HLA is in discussions with a power developer interested in financing, constructing, and operating 200MW (Phase 1) and then 500MW (Phase 2) of "behind-the-meter" power.
  - **Phase II: 500MW:** The "FirstEnergy 500kV Conceptual Load Study" indicated that 1GW of power can be provided to the site through the 500kV transmission system without requiring upgrades.
  - **Phase III: 1GW:** 1GW can be provided by either grid power and/or on-site generation.
- **Local data center customers with nearby fiber capacity:**
  - 3 miles from large internet users (NASA, NOAA, FBI) in the I-79 Technology Park in Fairmont, WV.
  - 1/2 mile from a 400Gbps fiber port available from Segra.

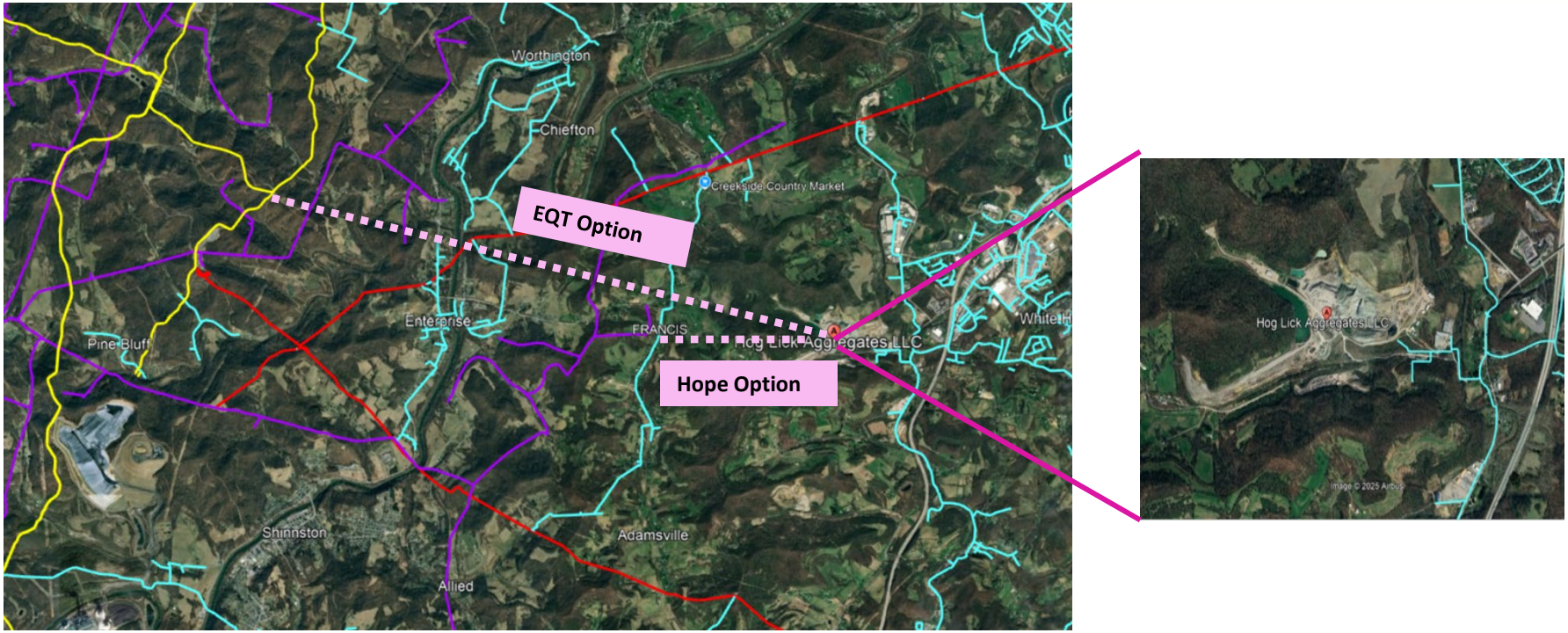
HOG LICK AGGREGATES

Site: 200MW Expandable to 1.5 GW

- The operating HLA Quarry can provide construction material and equipment at a significant cost savings.
- The 1,500+ acres surrounding the site are sparsely populated with a significant amount of undeveloped land.

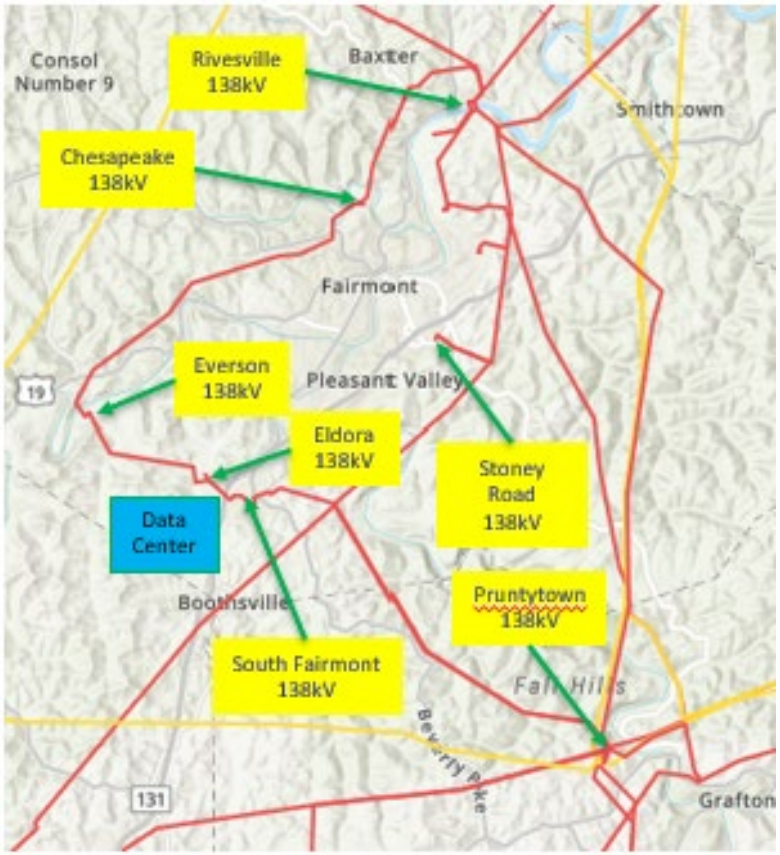
Site Summary		
Gross Site Area	31,630,418 SF	726.13 AC
Total Building Area(s)	Gross Floor Area	3,080,000 SF
	Footprint	3,080,000 SF
Coverage	Gross	10%
	Net	10%
FAR	Gross	0.10
	Net	0.10
Building Data - Owned Land		
Typ. Building Area(s)	Footprint	220,000 SF
MW Load	@500 watts per SF	110 MW
Number of Buildings		8
	Total Gross Floor Area	1,760,000 SF
	Total MW Load	880 MW
Building Data - Acquisition Land		
Typ. Building Area(s)	Footprint	220,000 SF
MW Load	@500 watts per SF	110 MW
Number of Buildings		6
	Total Gross Floor Area	1,320,000 SF
	Total MW Load	660 MW

Site: Supply of Natural Gas and Hydrogen

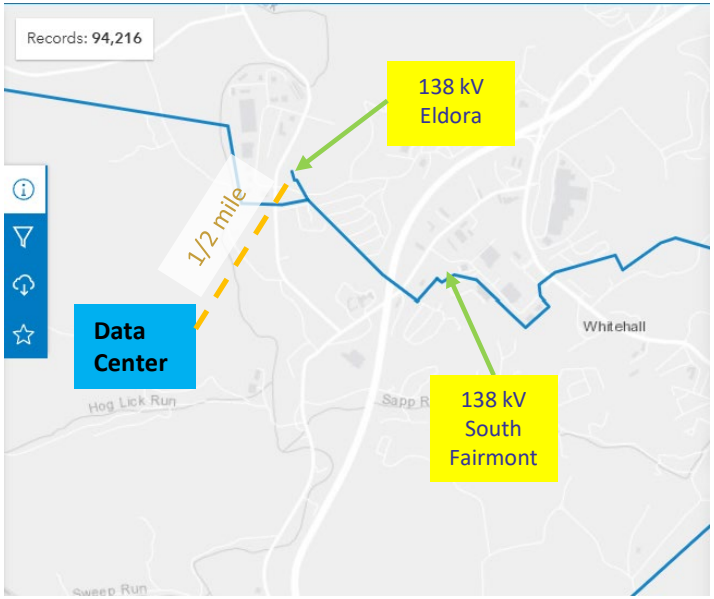


- Two primary options to deliver natural gas to supply 1.0GW of power via EQT and Hope Gas pipelines.
  - Option 1: A new 3-mile Hope Gas pipeline delivering gas from a local producer to the HLA site (bypassing EQT).
  - Option 2: A new 10-mile pipeline to delivering gas from EQT directly to the HLA site (bypassing Hope Gas).
- Implementing both Options 1 and 2 would maximize supply options and delivery system redundancy

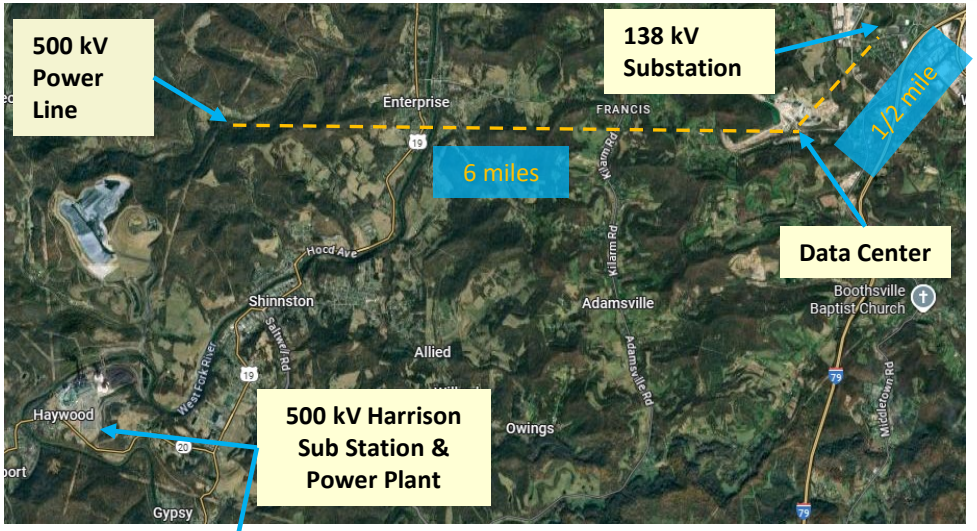
Phase 1: 200MW Grid Interconnect and/or Onsite Generation

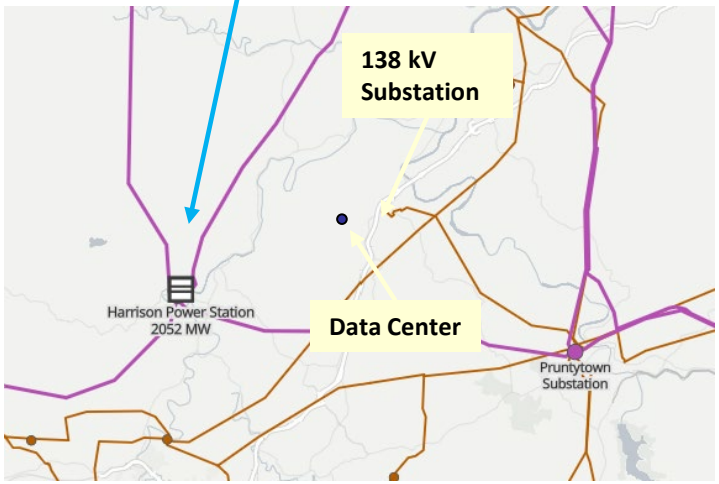


- FirstEnergy has two 138 kV substations within ½ mile of the site that can provide 200MW power with limited system upgrades to the 138kV system.
- HLA is in discussions with a private power developer to finance, build, own, and operate 200MW "behind-the-meter" power generation with an initial operation 24 months from construction start.



Phase 2 & 3: 500MW to 1GW On-Site Gen and/or Grid Interconnection

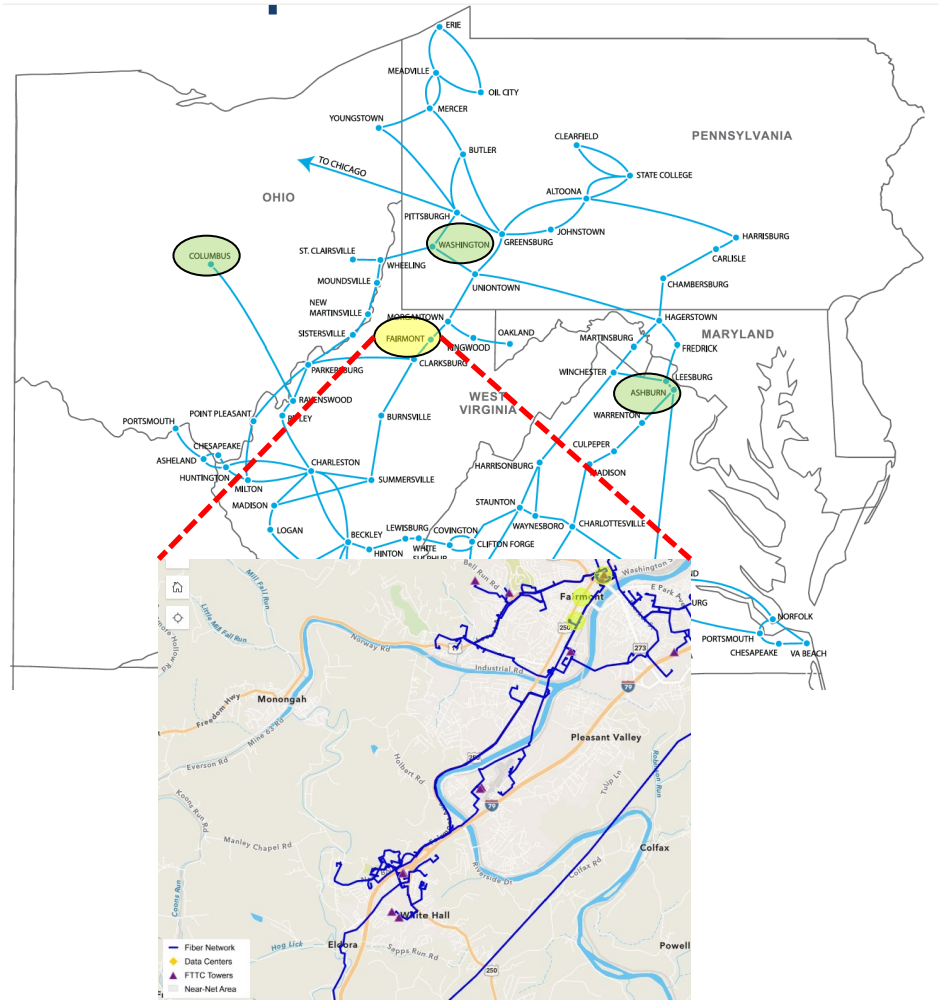




- The site is approximately 6 miles from the 500kV transmission system and 10 miles from the 2.0 GW Harrison Power Station.
- The EQT Mountain Valley Pipeline is approximately 10 miles from the site and can provide sufficient natural gas for 1GW of power generation.
- Right-of-Way across undeveloped land to the west is available to connect to the 500 KV system and/or the EQT natural gas system.
- 4 to 5 Mgpd of cooling water supply is available from the City of Fairmont with pipeline / pumping station upgrades.
- 1,500 acres of surrounding undeveloped land lies within an existing TIF district can be purchased for data center expansion

HOG LICK AGGREGATES

Fiber: Regional Segra Network Map

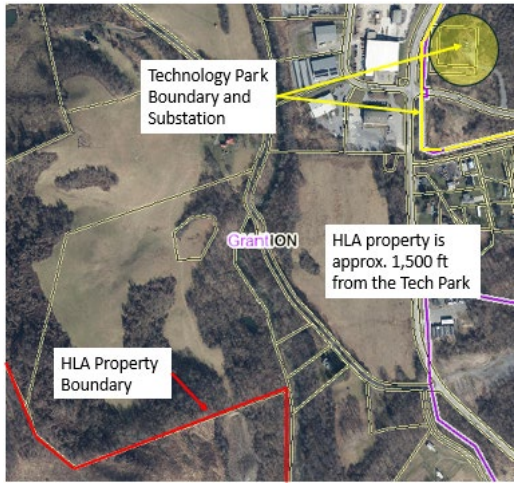


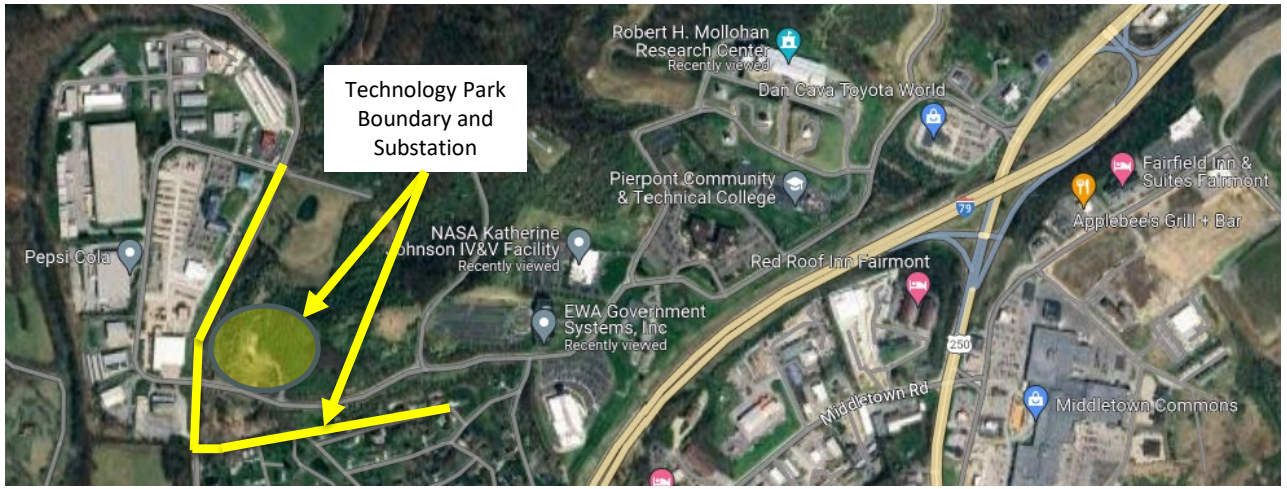
- The site is ¼ miles from one of the main Segra trunk lines.
- Segra has confirmed that 400Gbps ports are available.
- The Segra fiber system provides direct connect to DC, MD, VA supporting government and commercial customers.
- The in-land and elevated site location reduces potential impacts from hurricanes, floods, and coastal weather events.
- The site is mid-way between large data center clusters in Ashburn VA, Pittsburgh, PA, and Columbus, OH.
- There is growing interest in WV data center sites given the close location to existing data centers, grid availability, and natural gas for power generation.

HOG LICK AGGREGATES

Fiber: Local Large Data/Compute Users

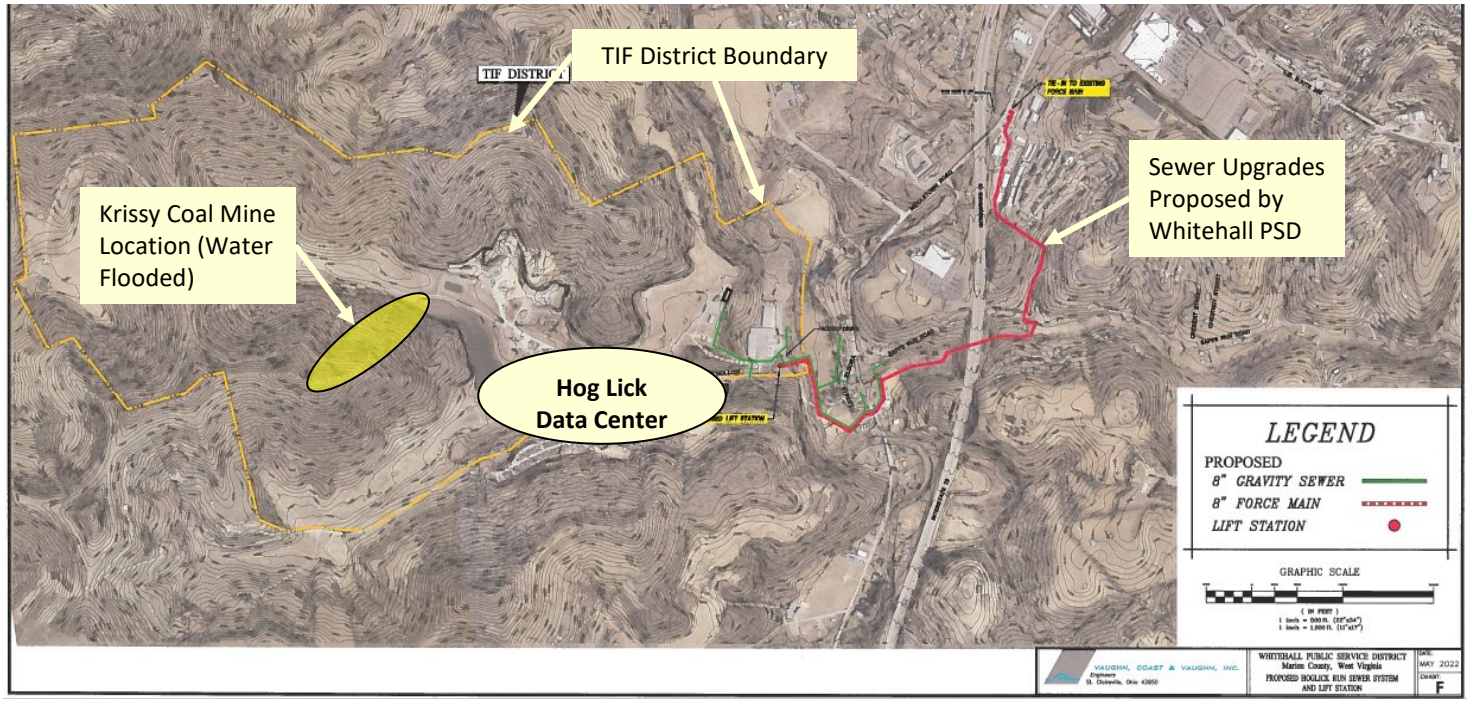
- The data center site is less than 2 miles from large internet and data users at the I-79 Technology Park in Fairmont https://wvhtf.org/i-79-technology-park/
  - Robert H. Mollohan Research Center (NOAA)
  - The National White Collar Crime Center (FBI)
  - EWA Government Systems, Inc. (Electronic Warfare)
  - NASA Katherine Johnson IV&V Facility (NASA)
  - Pierpont Community and Technical College (State of WV)
- NOAA is constructing a $100MM computer system to process climate data and NOAA is seeking to increase its data access and redundancy given the disruption that incurred during Hurricane Helene.





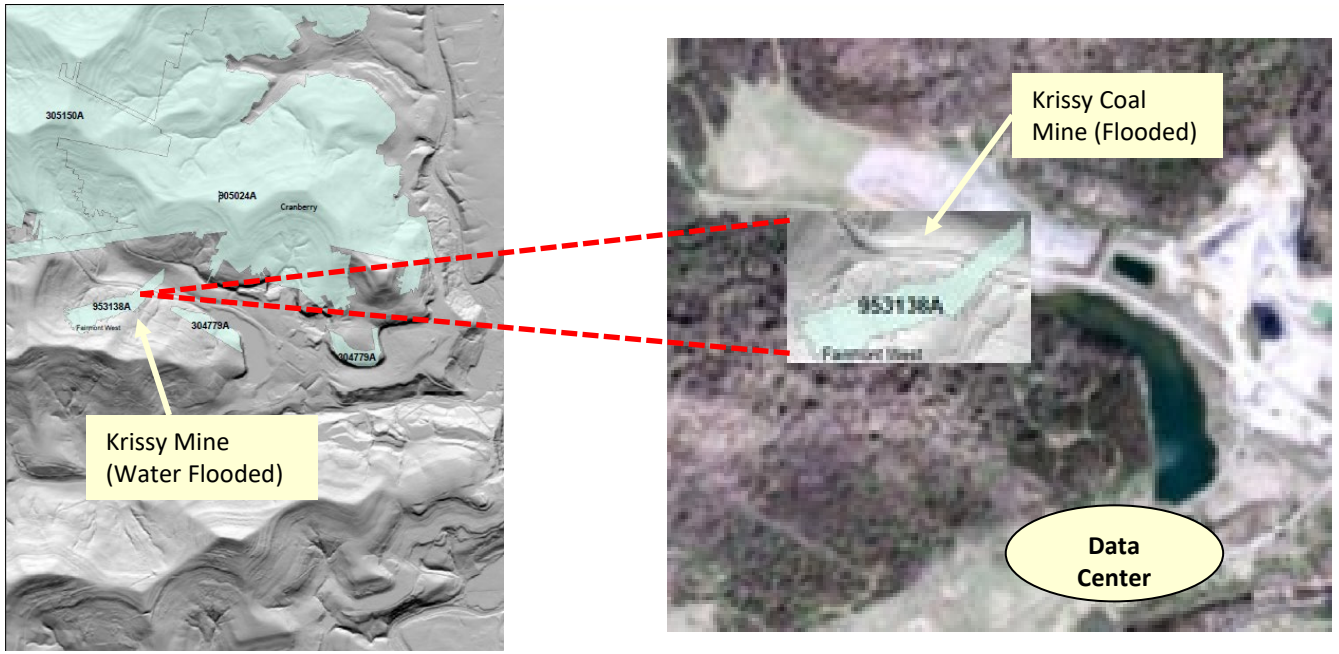
HOG LICK AGGREGATES

Expandable Industrial Site with Geothermal Cooling



- The site is within an existing Tax Increment Financing (TIF) District for industrial development.
- WV is actively promoting data center development, and the site has no county zoning restrictions.
- Marion County is upgrading the access road and sewer system using federal, state, and TIF funding.
- Preliminary calculations indicate there is 300MW of geothermal cooling capacity at the site by using an adjacent water-filled coal mine as a closed-loop geothermal heat sink.

Geothermal Cooling Provides Savings and Environmental Benefits:



- Geothermal cooling provides significant capex/opex cost savings and showcases efficiency and environmental benefits in line with data center customer objectives.
- The entrance to the water-filled Krissy Mine (coal) is 2/10th mile from the site at a depth of 40 ft and the portals have a gradual slope.
- HLA has engaged an engineering firm to assess the cost/benefits of developing the Krissy Mine as a closed loop geothermal heat sink for a data center.

Summary

- The HLA quarry and surrounding property is an attractive location for a data center that can be scaled from 150 MW to 1.5 GW+.
- HLA is working with Marion County to upgrade the roads and infrastructure using TIF, state, and county financing.
- HLA seeks to leverage existing activity and infrastructure at the site:
  - Leverage the on-site construction equipment and materials to prepare the site and construct the data center.
  - Leverage the water available in the Krissy Mine to create a geothermal cooling loop.
  - Leverage the hydrogen that can be supplied as part of the ARCH2 hydrogen hub to reduce air emissions from on-site generation.
- HLA is in discussion with NOAA, FirstEnergy, Hope Gas and potential data center customers to define the optimal size of Phase 1.
- HLA is seeking to either sell the site or partner with a data center developer.
- HLA is flexible as to a sale or lease of the real estate.

HOG LICK AGGREGATES

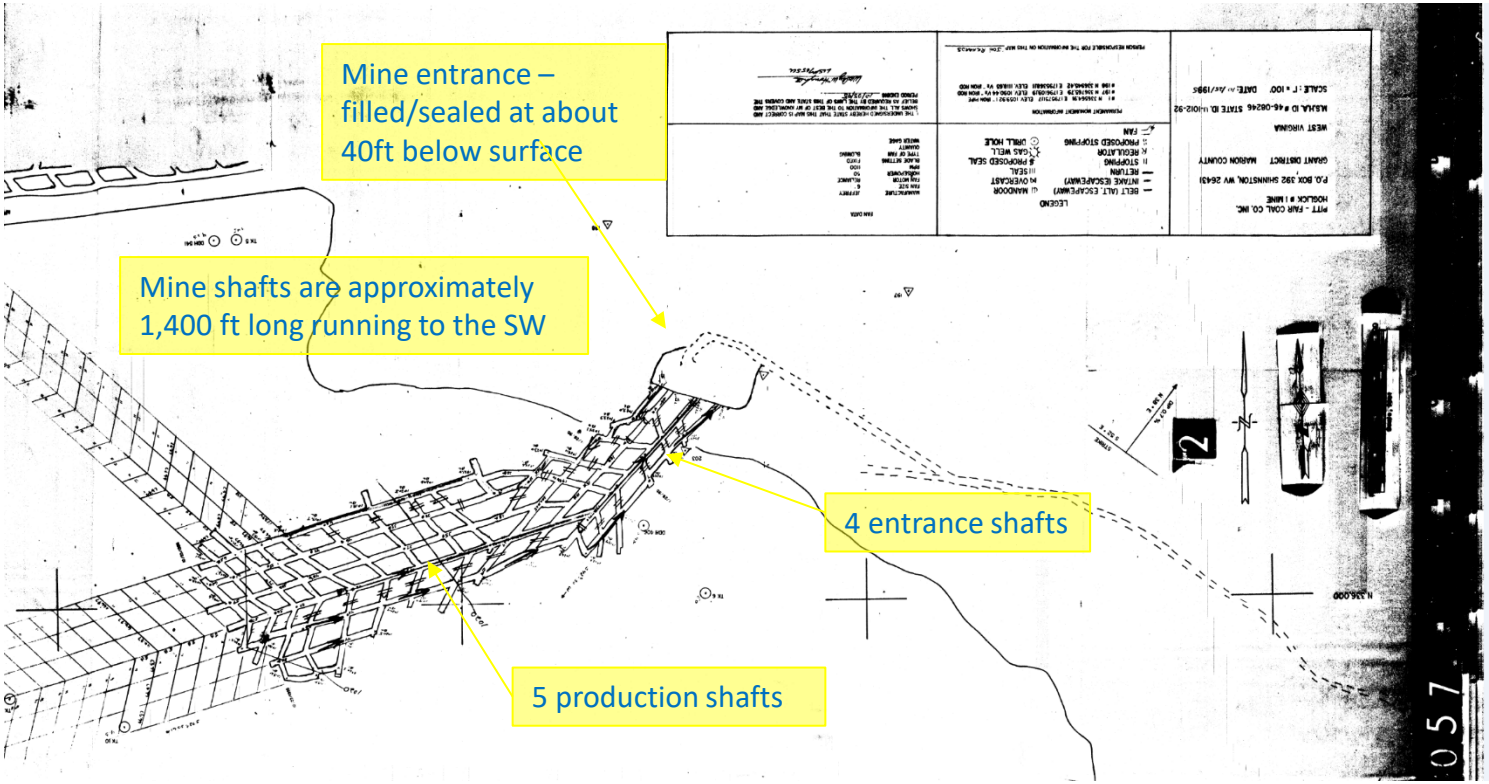
For additional information contact:

Brian Redmond
brian@hlaggregates.com
(713) 705-4591

Appendix: Geothermal Cooling

HOG LICK AGGREGATES

Geothermal Heat Sink: Water-Flooded Krissy Mine



- The Krissy Mine is approximately 1,400 ft long and has 4 entrance shafts connecting to 5 production shafts.
- The floor of the Krissy mine slopes to the south causing water to collect in the mined portals.
- HLA is in planning to drill 40ft test wells to determine how much water is in the mine