LandownerIntel

SITE BASICS

Land Intelligence Report

Independent, source-backed context for decisions about your land.

PREPARED FOR

PARCEL ADDRESS

Illustrative sample — fictional property

COUNTY

Example County, Example

REPORT DATE

October 2, 2026

REPORT ID

illustrative-public-sample

Independent. Neutral. No broker. No developer. No conflict of interest.

Verified place-level intelligence presented with clear limits on what the connected records can support.

Your Score at a Glance

SITE VIABILITY

TIER 1

Composite score 72 / 100

Illustrative screening summary. Review mapped infrastructure, available water observations and climate sources before speaking with advisers. Proximity does not confirm usable power or parcel viability.

SCORE COMPONENTS AT A GLANCE

Grid proximity		MODERATE
Water conditions		MODERATE
Climate context		MODERATE

01 Grid proximity

MODERATE

WHAT THIS MEASURES

Illustrative proximity signal. Utility capacity remains unverified.

WHAT WE FOUND FOR YOUR LOCATION

Nearest tracked development context	**Not available**
Nearest mapped substation	**Not available in this earlier report**
Nearest mapped transmission line	**Not available in this earlier report**
Available utility capacity	**UNVERIFIED — confirm directly with the serving utility**

WHAT IT MEANS FOR YOU

This is a regional screening signal, not a utility-capacity commitment. Ask the developer and serving utility for the parcel-specific load study, point of interconnection, upgrade scope, schedule, and responsible party.

02 Water conditions

MODERATE

WHAT THIS MEASURES

Illustrative context only. Does not establish water rights or future supply.

WHAT WE FOUND FOR YOUR LOCATION

Latest 30-day water balance	**Not available in connected observations**
Nearby river level	**Not available in connected observations**
Local watershed, gauge, and drought evidence	**Not available for this legacy report**
Facility water consumption	**Not available — no gallons in connected observations**
Proposed water source and rights	**Not available — requires project-specific documentation**

WHAT IT MEANS FOR YOU

Environmental water conditions are unavailable in this legacy report. They must not be treated as facility consumption, available withdrawal capacity, or a water-right determination. Require a disclosed water source, withdrawal limit, drought protocol, monitoring method, and responsibility for any new infrastructure.

03 Climate context

MODERATE

WHAT THIS MEASURES

Illustrative source context, not predicted impacts at a proposed site.

WHAT WE FOUND FOR YOUR LOCATION

Latest ambient temperature	**Not available in connected observations**
Latest air quality index	**Not available in connected observations**
Grid emissions intensity	**Not available in connected observations**
Observation history	**2026-09-01 through 2026-10-01**

> WHAT IT MEANS FOR YOU
>
> These readings come from the matched operational analog and provide place-level context. They do not predict parcel-specific generator emissions, cooling design, or future operating conditions.

LandownerIntel

landownerintel.com

ABOUT THIS REPORT

LandownerIntel is an independent land intelligence service. We are not a real estate broker, developer representative, appraiser, attorney, or financial advisor. This report is a geospatial analysis tool — not legal or financial advice.

For any land transaction, consult a qualified attorney and licensed appraiser.

DATA SOURCES AND LIMITS

This report uses mapped public grid records, official watershed and stream-gauge observations, drought status, and LandownerIntel climate analysis. Grid-asset proximity does not establish available utility capacity. Streamflow, watershed, and drought records describe environmental conditions; they do not establish facility consumption, withdrawal rights, or available water capacity. Scores are LandownerIntel screening interpretations, not a survey, appraisal, or legal opinion.

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Your land. Your choice. Your information.