



Strategic Land Solutions to Power **Data Center Development**

In today's competitive data center landscape, **securing the right site with speed and precision** is critical. As the gold standard in land services, CLS delivers end-to-end solutions that simplify the complex—from site acquisition to environmental assessments and permitting, all through the various nuances involved with navigating community impact and ensuring your project reaches constructability.

Our nationwide team of experts brings unmatched experience and insight to every phase of your project, ensuring **strategic site selection**, regulatory compliance, and seamless integration of utilities. Whether you're expanding or building from the ground up, CLS is your trusted partner in accelerating data center development—smarter, faster, and with confidence.

Our Expertise

Site Selection and Feasibility:

Identifying optimal locations by conducting thorough site assessments and feasibility studies. Evaluate environmental and cultural constraints, underground infrastructure, and other potential developmental impacts.

Title Research:

Conducting a comprehensive title search of ownership history, legal status, and any encumbrances that may affect the land's usability or development.



Land Acquisition:

Securing the land that meets the technical and operational requirements of the data center. We leverage our expert negotiation skills and market knowledge to secure favorable terms at a competitive price.

Non-Environmental Permitting:

Verifying that the proposed project complies with all necessary regulations, including zoning laws.

Surveying:

Assessing the physical features of the land, such as topography and proximity to key utilities. We provide essential data for the design and planning stages to assist architects, engineers, and construction teams. Deliverables include easement exhibits, detailed legal descriptions, and accurate as-built surveys.

Regulatory Approvals:

Obtaining the necessary approvals from local authorities, including environmental impact assessments and permitting.

Environmental Regulations:

Ensuring the site complies with environmental laws such as land use, water usage, waste management, and noise pollution to minimize environmental impact.

Cultural Resources:

Conducting site surveys and performing excavations to identify and log historical, archaeological, architectural, or cultural elements.

Public Outreach:

Engagement with the local community to address potential concerns to help build positive relationships and mitigate opposition.

Construction Management Support:

Providing ongoing construction support throughout the development process.

Project Timeline and Budget Management:

Managing project milestones, schedules, and budgets to ensure the project moves forward without delays or unforeseen costs.

Coordination with Contractors:

Working seamlessly with your other project stakeholders and teams.

CLS is committed to providing expert land solutions that facilitate timely, cost-effective project execution. We are equipped to tackle challenges and drive your data center development from concept to completion and long-term operation.

Reach out today to schedule a meeting or learn more about our approach.

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