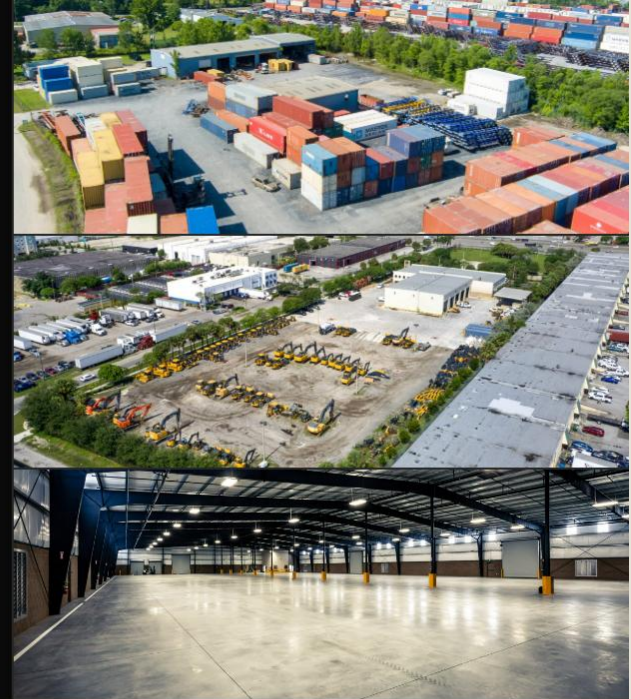


◆ LAND MONETIZATION

Monetizing open acreage: turn idle IOS assets into profitable energy hubs.

What is your vacant acreage *earning today?*

Brightmerge shows IOS owners which lots can carry energy infrastructure, and what it would return, before any ground is broken.



◆ THE MULTI-SITE OPPORTUNITY

Industrial Outdoor Storage assets — truck yards, equipment depots, and bulk storage lots — are highly valued for their land flexibility.

However, site owners often grapple with long vacancy gaps between tenant leases, leaving prime urban-edge acreage generating zero revenue. Meanwhile, logistics tenants are rapidly demanding sites that can support medium to heavy-duty electric truck and van fleets.

The reality of land banking today

Across a land portfolio:

- Long vacancy gaps open up between tenant leases
- Prime urban-edge acreage generates zero revenue while idle
- Holding costs and taxes accrue either way
- Logistics tenants increasingly require sites that can charge electric truck and van fleets

The land keeps its option value, but earns nothing while it waits.

How Brightmerge can help

The Brightmerge platform redefines the economics of land banking.

Site Selector

Plug your entire real estate portfolio in and cross-reference vacant or underutilized lots against local last-mile logistics potential and major freight corridors.

Site Design

Once the highest-potential lots are identified, build robust financial models for large-scale EV hubs and battery energy storage (BESS), turning raw gravel lots into automated profit centers.

◆ BENEFITS

01 • SITE SELECTOR Identify the high-value sites in your land portfolio Find the empty lots sitting near high-potential logistics corridors and energy lines that are ideal for immediate energy monetization.	02 • SITE DESIGN Generate steady income while land banking Turn vacant, unleased lots into revenue by hosting large-scale BESS in a virtual power plant, delivering capacity a utility will contract and covering holding costs and taxes.
03 • SITE DESIGN Attract premier fleet logistics tenants Present institutional-grade pro formas to prospective tenants, proving your site can immediately support medium and heavy-duty electric truck charging.	04 • SITE DESIGN Protect land flexibility with zero disruption Model scalable energy layouts in software first, so you never prematurely dig up, pave over, or misallocate physical space. Unpaved and paved surfaces can each host energy infrastructure, and phased layouts keep the rest of the lot leasable.

◆ HOW IT WORKS

STEP 01 Site Selector Rank every lot in the portfolio	STEP 02 Site Design Model EV hubs and BESS per lot	STEP 03 Take action Build only what the lot justifies
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The Brightmerge advantage

- Analysis in minutes or days, instead of weeks or months
- Clear portfolio-wide view of infrastructure value
- Systems analyzed and designed for real-world site behavior
- Decisions based on precise simulations, not general assumptions
- Avoid overbuilding and capex mistakes

For IOS institutional funds, land owners, and industrial portfolio managers.

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