BUYER RESEARCH BRIEF

Find the potential. Know the next step.

Source-linked screening for U.S. data-center site searches.

MegaScout organizes potential sites around a buyer brief, supporting sources, unresolved questions and the next diligence decision. Scope and fees are agreed before paid work starts.

Start with the decision you need to make

Define the brief

Target markets; initial and expansion IT load; property type and size; lease or acquisition; operating date; critical exclusions.

Compare the evidence

Candidate identity and sources; evidence dates; fit against the brief; owner and utility gaps; land-use and environmental flags.

Choose the next check

A reason to advance, hold or stop each candidate, with prioritized questions for the owner, utility and professional teams.

One search or a sourcing program?

Tell us how many sites you expect to pursue over the next two years. That helps define the geography, delivery cadence and research scope.

Submit your buyer brief through the website

CURRENT RESEARCH STANDARD

A published lead is not a qualified opportunity. Owner interest, deliverable utility service and project feasibility are separate milestones. A search may conclude that too few candidates meet the brief. We report that result and why.

THREE LOCAL EXAMPLES

What the screen changes

A deeper review of three existing Northeast candidates illustrates the method. None is owner-confirmed or qualified for buyer review.

Allentown data center

744 Roble Road, Allentown, Pennsylvania

Prioritize a document request. The published expansion schedule needs reconciliation before a buyer can compare delivery dates.

Hazleton industrial facility

533 Forest Road, Hazle Township, Pennsylvania

Hold for land-use clarification. Township minutes identify a data-center zoning action; obtain the current parcel-specific use path before advancing.

New Brunswick industrial property

745 Joyce Kilmer Avenue, New Brunswick, New Jersey

Hold for control and use-path checks. Confirm the space actually offered and its service allocation before evaluating a conversion.

Read the evidence and next requests

Northeast screening report and source register

Nationwide sample site-screening report

Research boundaries

These examples are desktop research, not listings or an engineering assessment. Property control, availability and utility capacity remain unconfirmed. No parcel-level environmental or flood clearance, site visit or legal opinion was completed. The linked report provides original sources and limitations.

Discuss your target markets and timetable