

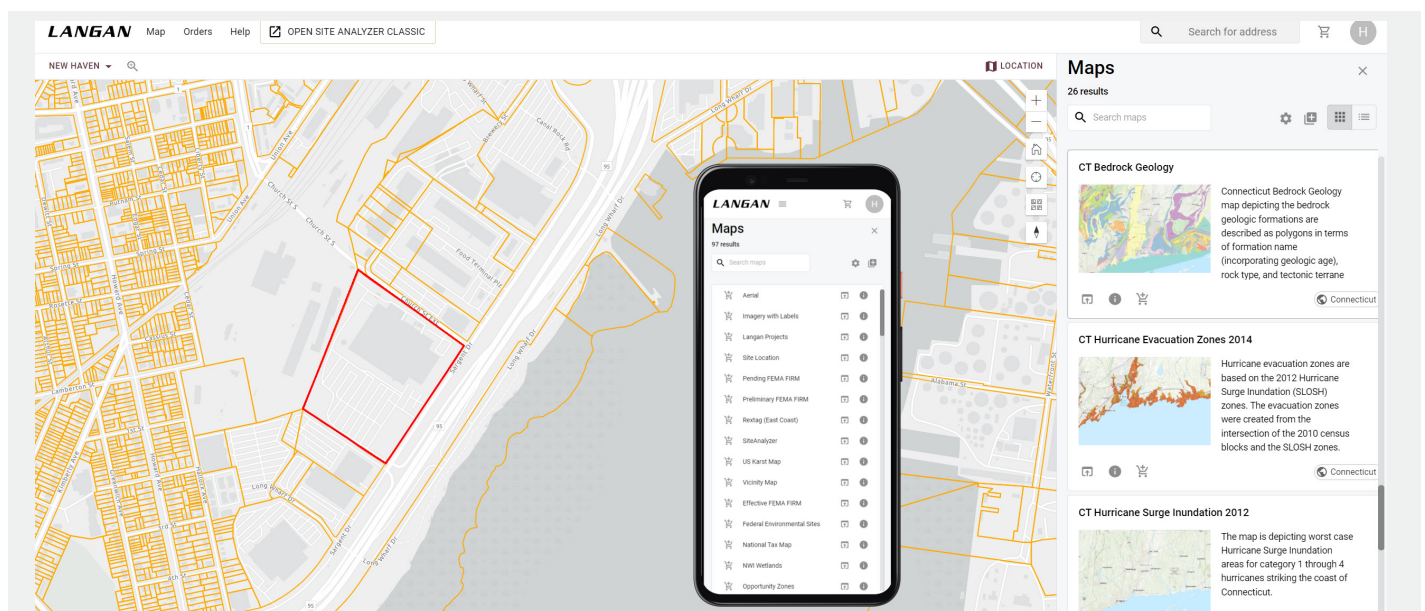
Site Selection, Site Analysis & LanganProjects App

Digital Tools for Rapid Site Assessment and Feasibility

Langan leverages the capabilities of Geographic Information Systems (GIS) to support the site selection process across a diverse range of sectors, including commercial, industrial, renewable energy, utility, and residential. This sophisticated technology equips us to cater to our clients' unique requirements, pinpointing sites that fulfill their optimal criteria by processing and analyzing vast amounts of data.

Our comprehensive analysis extends beyond just identifying potential sites. We conduct a nuanced spatial examination of various critical factors that influence site suitability. This empowers us to provide well-rounded, strategic site recommendations that align with our clients' project goals and business objectives. Our analysis often times consists of identifying and spatially analyzing the location of the following:

- **Business Data** including searchable nationwide data sets by NAICS and SIC codes
- **Natural Features** such as size of site, floodplains, wetlands, steep slopes, soils, bedrock geology
- **Infrastructure** such as roads, rail lines, port access, utilities
- **Demographics** including population, net worth, workforce, and consumer expenditures
- **Public Service Areas** including retail centers, hospitals, and bus stops
- **Incentives** such as nation-wide opportunity zones, localized tax credit zones, etc.



We use a site suitability analysis with Site Analyzer software to compile a list of the most appropriate options for clients. Once this list is compiled, companies can use this information to make a more informed decision.

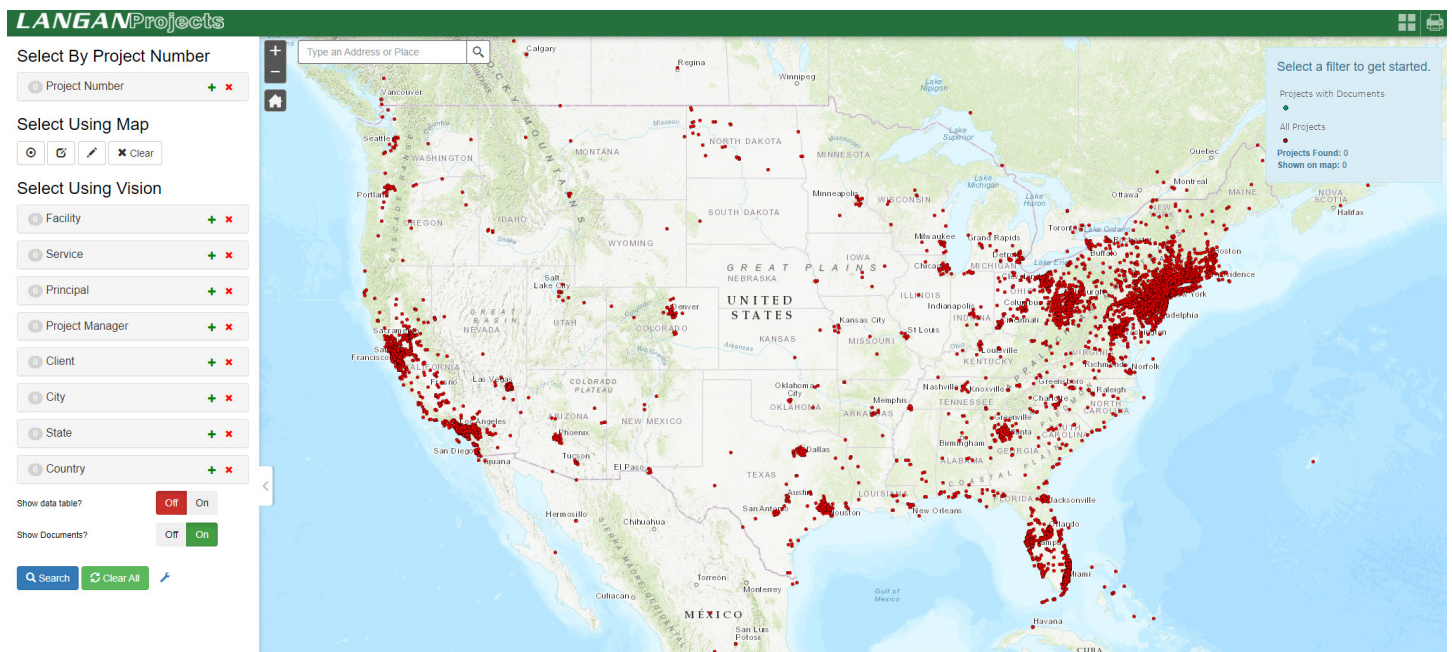
Finding Ideal Site Solutions with Site Analyzer©

Developed by Langan's Digital Solutions team, Site Analyzer© is a dynamic tool that reveals critical constraints on any site. Unlike typical technology providers, the Langan team behind Site Analyzer© is comprised of scientists, chemists, surveyors, modelers, and IT professionals who work seamlessly with the firm's core groups of site/civil, geotechnical, and environmental engineers to capture and interpret aspects of these projects not readily available to the public.

- Customizable to client's needs
- Faster data, faster decisions
- Saves time, saves money

Quickly Locate Project Data using LanganProjects

Langan developed an in-house web-based application to provide our team with a simple, yet efficient method to quickly search for and retrieve historical project information. Using a standard web browser, Langan's staff can view the locations of all historic projects on a street map of the entire United States. This street map acts as a simple interface for the "LanganProjects" application which also links to accounting information as well as scanned documents and reports. LanganProjects was developed using Esri's ArcGIS Enterprise and was integrated with accounting data stored in SQL Server using Python and JavaScript.



Site Selection Criteria Filters

General Site Information

- Address
- County/Municipality/City
- APN or Block and Lot
- Owner Information
- Parcel Size (Ac.)
- Land Value
- Improvement Value
- Last Sale Price
- Total Bldgs on Property
- Total Square Footage of Bldgs on Property
- Zoning Code/Description
- Land Use

Natural Features / Resources

- Wetlands
- Flood Hazard Areas
- Average Slope
- Slope Aspect
- Streams
- Watershed
- Forested Areas
- Open Space
- Federal/State Land
- Park
- Farmland
- Preserved Farmland
- Endangered Species
- Protected Habitats/Critical Habitats
- Tribal Areas

Utilities

Major Utility Data

- Offshore Platforms
- LPG Alternative Filling Stations
- Natural Gas Alternative Filling Stations
- Data Centers
- Crude Oil Refineries
- Power Plants
- Terminals
- Petrochemical Facilities
- Substations
- Ethane Crackers
- Fractionators
- Gas Processing Plants
- Natural Gas Storage Facilities
- LNG Facilities
- Compressor Stations
- Pump Stations
- Oil and Gas Wells
- Biodiesel Plants
- Energy Storage
- Ethanol Biorefineries
- Geothermal Sites
- Hydrogen Plants
- Methane Landfills
- Oilseed Plants
- Other RNG Plants
- Renewable Alt. Filling Stations
- Wind Turbines
- Pipelines
 - Natural Gas
 - Crude Oil
 - Refined Products
 - Miscellaneous
 - Other Liquids
- Utility Lines
 - Electricity Transmission Lines
 - Fiberoptic Lines

Geologic Conditions

- Bedrock Geology
- Surficial Geology
- Soils
- Landslides
- Quarries
- Abandoned Mines
- Aquifers
- Faults/Dikes/Folds

Environmental Conditions

- Known Contaminated Sites
- Superfund
- Landfill/Solid Waste Hazard
- Deed Notice
- EPA Cleanup Sites
- RCRA Sites
- UST Releases
- Environmental Justice Areas
- Brownfield Sites

Transportation

Proximity To Nearest

(distance and/or drive time)

- Interchanges
- Highway Exits
- Interstates/Highways
- Freight Rail
- Passenger Rail
- Rail Line Stops
- Subway
- Subway Stops
- Bus Stops
- Truck Routes
- Airport
- Port
- Traffic Count Data
- Roadway Classes

Business Data

Consumer Spending Reports

- Automotive Aftermarket Expenditures
- Financial Expenditures
- House and Home Expenditures
- Household Budget Expenditures
- Medical Expenditures
- Recreation Expenditures
- Retail Demand Outlook
- Retail Goods and Services Expenditures
- Business Summary

Market Potential Reports

- Electronics and Internet Market Potential
- Finances Market Potential
- Health and Beauty Market Potential
- Pets and Products Market Potential
- Restaurant Market Potential
- Retail Market Potential
- Sports and Leisure Market Potential
- Detailed Ethnicity Profile
- Retail Market Place Profile

Incentivized Areas

- Opportunity Zones
- Tax Credit Zones

Local Utility Data (where available)

- Water Lines
- Sewer Lines
- Stormwater Lines
- Electrical Lines
- Gas Lines
- Fiber Optic Utilities

NOTES:

1. Data availability may vary by geography.
2. Additional data may be available beyond that listed.
3. Currency of data varies by dataset and geography.
4. Langan can connect to MLS systems for sales, rent and leasing data when client provides credentials.

Demographics

Esri 2024/2029 US Data: Demographics Reports

- Age by Sex by Race Profile
- ACS Housing Summary
- ACS Population Summary
- 2010 Census Profile
- Age 50+ Profile
- Age by Sex Profile
- Civilian Labor Force Profile
- Community Profile
- Demographic & Income Comparison Profile
- Demographic & Income Profile
- Detailed Age Profile
- Disposable Income Profile
- Executive Summary
- Graphic Profile
- Household Income Profile
- Housing Profile
- Market Profile
- Net Worth Profile
- Tapestry Segmentation Area Profile
- Time Series Profile

Other Publicly Identified Sites

Proximity To Nearest (distance and/or drive time)

- Schools/Universities
- School Districts
- Police/Fire Stations
- Hospitals
- Gas Stations
- Charging Stations
- Military Installations/Ranges/Training Areas
- Formerly Used Defense Sites
- Historic Properties
- Golf Courses
- Stadiums
- Correction Facility



Microsoft Partner

Contact: Brett Milburn
GISP

Director of Digital Solutions
610.984.8515 | digitalsolutions@langan.com

LANGAN