

Professionally Licensed Product & Entertainment Branding



FOUNDING ATHLETE PARTNER INVITATION - Ownership Equity for Endorsement

10% Founding Class B Advisory Pool: We have allocated 10% of our Class B equity exclusively for marquee athlete partners—granting 50,000 equity units each in our 22-acre commercial venue and national platform estimated conservative value of $125 million.

Official Brand Endorsement & Advisory Alignment: In consideration of this equity allocation, MSX seeks your official brand endorsement, name alignment, and advisory backing to champion the flagship megaplex as a true founding partner.

Contact: Stephen Redden / CEO – Direct Mobile 727-776-3316

13461 US ROUTE 1 WOODFORD, VA 22580

Tax Map / Parcel ID: 39-A-216, 39-A-215, 39-A-214

INTELLECTUAL PROPERTY & TRADEMARK DISCLAIMER

All third-party trademarks, service marks, logos, trade names, and team or league insignia (including, without limitation, marks associated with the National Football League, Major League Baseball, member franchises, Octagon, and respective affiliates) displayed in this presentation are the property of their respective owners. Their inclusion herein is solely for illustrative, demonstrative, and contextual identification purposes to depict prospective venue programming, historical athlete associations, and media capabilities. Such use does not constitute or imply any formal affiliation, endorsement, sponsorship, or current commercial partnership by or with the respective trademark holders, leagues, or agencies. 2026 ©MSX MEGAPLEX INC AND STEPHEN D. REDDEN



The Mid-Corridor EV Oasis: 22 acres and 1,200 feet of four-lane frontage dead-center in the ‘charging desert” between D.C. and Richmond—turning I-95’s most vulnerable transit bottleneck into the East Coast’s premier 100-stall charging tollbooth.

I-95 EXIT 118 - MINUTES FROM THE KALAHARI RESORT AND CONVENTION CENTER





3.88 Miles from Kalahari
$900 Million Dollar Resort



MSX MEGAPLEX SPORTS EXPERIENCE™
BUILT BY PROS... MADE FOR THE PLAYER!

Positioned along U.S. Route 1 between I-95 Exits 110 and 118, the site captures an immense traffic corridor seeing 3.5 to 4 million vehicles monthly.





SPORTS THEMED DINING – 4000 CAPACITY



3000 EXTERIOR PEAK EVENT CAPACITY



A proprietary digital matrix powers 12 massive 30x20-foot screens and 12 jumbotrons, linking multi-screen game broadcasts directly to guest smartphones, audio headsets, and smart wearables for an immersive, multi-zone arena experience.



EXPANSION UP 30 PROFESSIONAL SPORTS VENUE OUTPARCELS

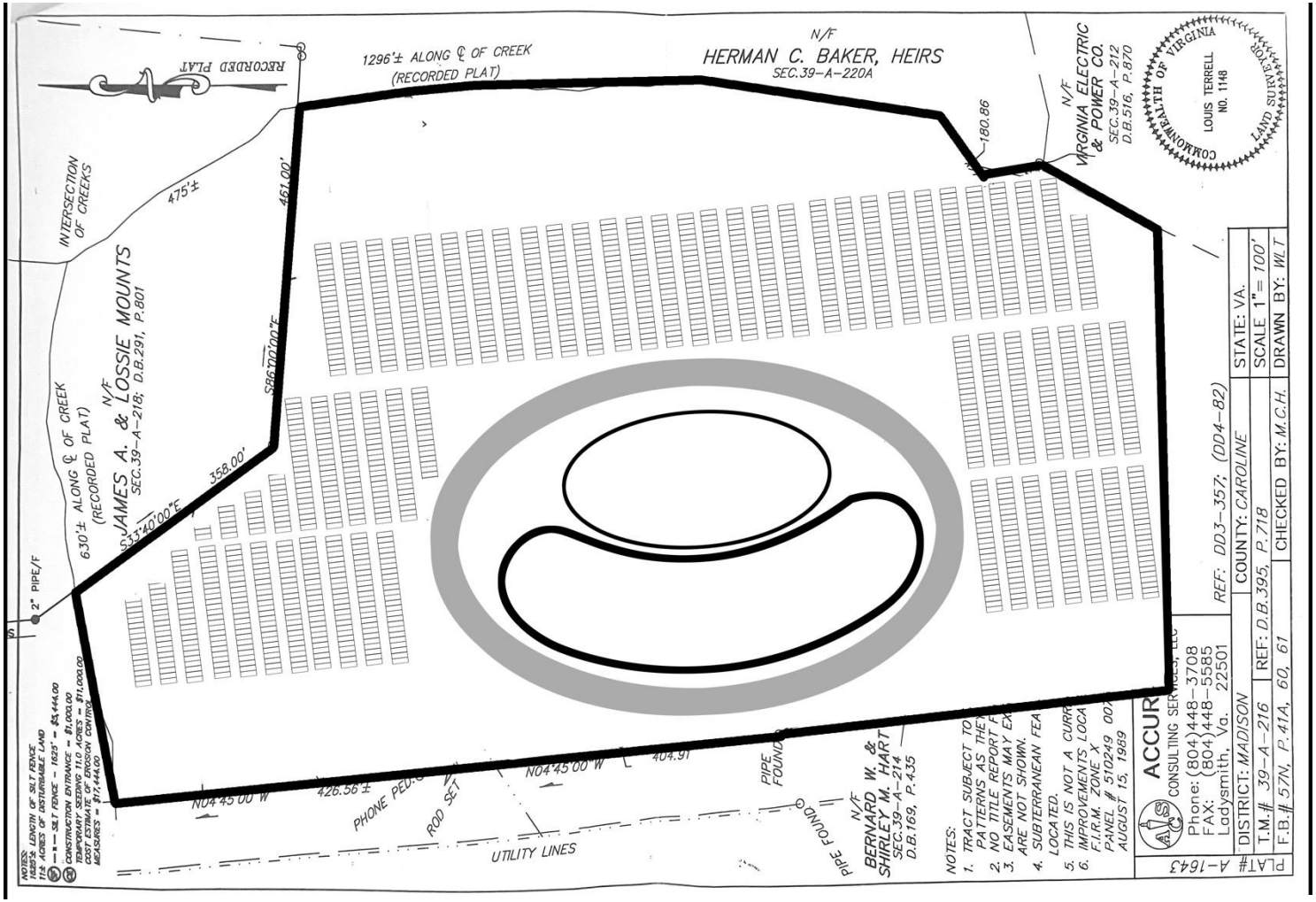


RETAIL OFFICIAL FAN STORES AND KIOSK



ELEVATED SELF SERVE STADIUM FOOD FARE

POTENTIAL PROPERTY USAGE: 22 ACRES – PLAT

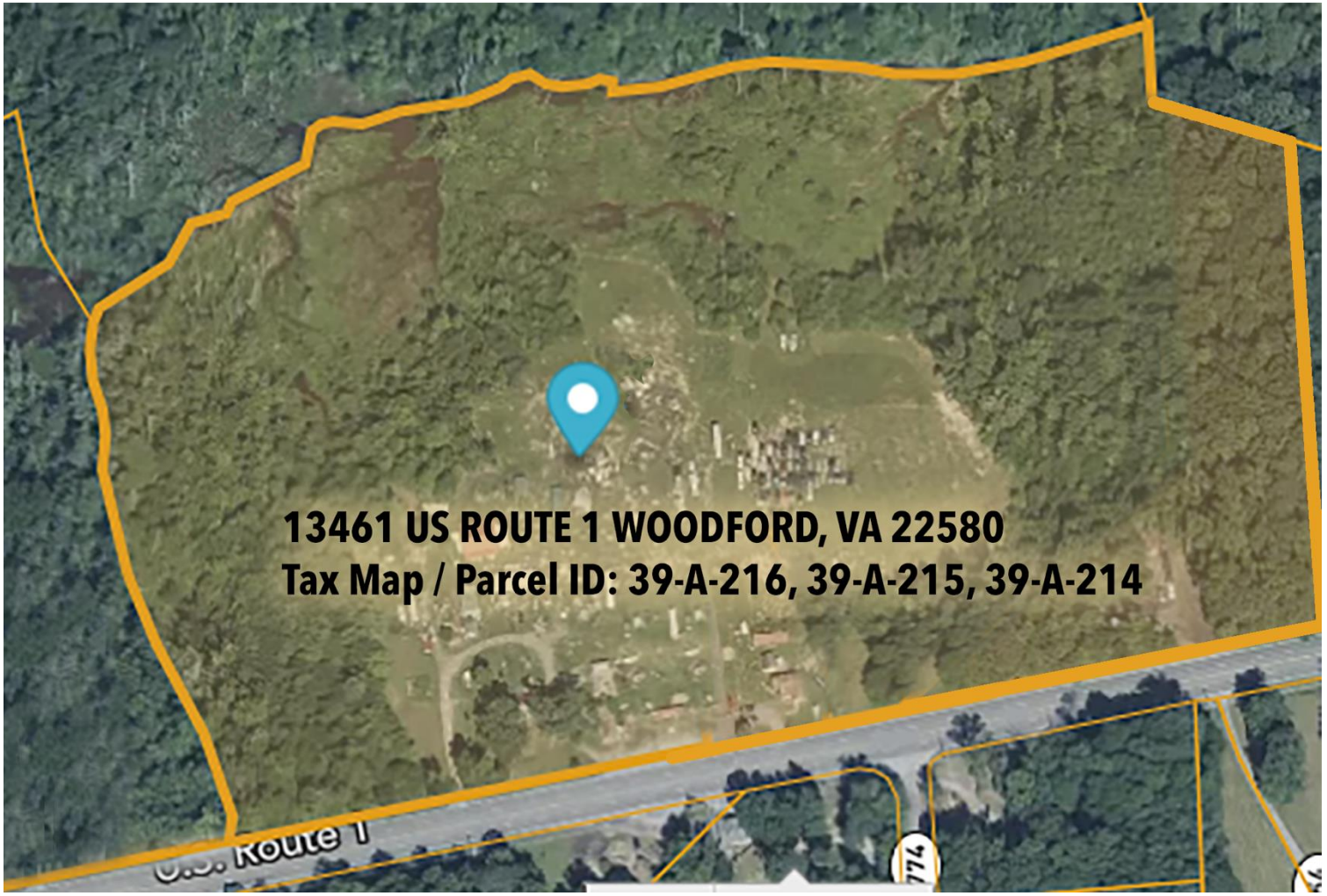


BETWEEN I-95 EXIT 118 AND EXIT 110 ON US HIGHWAY 1

MSX MEGAPLEX SPORTS EXPERIENCE™

BUILT BY PROS... MADE FOR THE PLAYER!

POTENTIAL PROPERTY USAGE: 22 ACRES – tax map



BETWEEN I-95 EXIT 118 AND EXIT 110 ON US HIGHWAY 1

MSX MEGAPLEX SPORTS EXPERIENCE™
BUILT BY PROS... MADE FOR THE PLAYER!

POTENTIAL PROPERTY USAGE: 22 ACRES – PLAT



BETWEEN I-95 EXIT 118 AND EXIT 110 ON US HIGHWAY 1
13461 US ROUTE 1 WOODFORD, VA 22580
Tax Map / Parcel ID: 39-A-216, 39-A-215, 39-A-214

MSX MEGAPLEX SPORTS EXPERIENCE™
BUILT BY PROS... MADE FOR THE PLAYER!

I-95 EXIT 118 - MINUTES FROM THE DOMINION RACEWAY - NASCAR



MAJOR RETAIL & HOSPITALITY ANCHORS WITHIN MINUTES

Tourism & Entertainment: Kalahari Resorts ($900M Anchor), Kings Dominion, Dominion Raceway (NASCAR)

Grocery & Retail Anchors: Publix, Food Lion, Dollar General

High-Volume Travel & Fuel Plazas: Love's Travel Stops, Pilot, Sheetz, Wawa, TA/Petro, Speedway

National Quick-Service Brands: McDonald's, Wendy's, Taco Bell, Burger King, Arby's, Subway

1. The Caroline / Spotsylvania Data Center & Tech Corridor (Multi-Billion-Dollar Scale)
Just off this corridor, the county and regional economic development authorities have approved tens of billions of dollars in enterprise tech campus infrastructure.
The Scale: Global hyperscale operators (including proposals and land banking tied to major tech infrastructure like Amazon Web Services / enterprise cloud corridors) have committed massive capital investments across Caroline and Spotsylvania counties.

2. High-Density Logistics & Industrial Freight Hubs
Directly adjacent to the I-95 Exits 110 and 104/118 nodes, you have colossal national supply-chain distribution campuses:
McKesson Corporation (Fortune 10 healthcare logistics mega-facility right in Caroline County).
Lidl Regional Distribution Center (Massive corporate supply chain hub).

3. Spotsylvania Regional Medical Center (HCA Healthcare)
Located just north of Thornburg, this is a multi-million-dollar regional healthcare campus that anchors the professional medical and corporate employment corridor heading toward Fredericksburg.

MSX MEGAPLEX SPORTS EXPERIENCE™
BUILT BY PROS... MADE FOR THE PLAYER!

MSX MEGAPLEX SPORTS EXPERIENCE LOOKS FORWARD TO MEETING YOU





MSX
MEGAPLEX
SPORTS EXPERIENCE™
BUILT BY PROS... MADE FOR THE PLAYER!