



HESIOD HOLDINGS

A lab building AI tools for the built world.

PRE-SEED • 2026 • BOISE, IDAHO

WHY NOW

THE MODELS ARE FINALLY GOOD ENOUGH TO DO REAL ENGINEERING AND REGULATORY WORK.

The question is no longer whether AI can. It's who has the domain expertise to point it at the right problems — and the standing in the industry to sell the result.

The built world runs on judgment that lives in the heads of engineers, the files of permitting agencies, and the routines of contractors. That knowledge has never been software's to capture. **Until now.**

THE OPPORTUNITY

EVERY PROJECT PASSES THROUGH THE SAME SLOW, EXPENSIVE, HUMAN LAYER.

Land gets bought on incomplete information. Design is bespoke and manual. Permitting and compliance are paper, email, and software from a generation ago. Geotechnical and civil analysis is billed by the hour.

Each step is a toll booth of human judgment — and each is now addressable by AI in the hands of people who have actually sat in those chairs. **We build at every one of them.**

WHAT WE BUILD

ONE LAB. A PRODUCT AT EVERY LEVEL OF THE AEC STACK.

ENTITLEHQ

AI permitting & entitlement for engineers and developers. Live.

GEOTECHAI

Geotechnical & civil engineering performed by AI. Pilot.

MUNIVIAS

The permit desk for municipalities — the agency side. Pilot.

CHALK LINE STUDIO

Websites, CRM & AI ops for contractors. Live, revenue.

TERMINUS

Buy mispriced land held back by a single, bounded defect.

CORRIDOR

Infrastructure-investment signal — where the value is moving.

THE STACK IS A VALUE CHAIN

EACH TOOL IS A BUSINESS. TOGETHER THEY'RE A PIPELINE.

◆ CORRIDOR *See where infrastructure and value are moving.*

◆ TERMINUS *Acquire the mispriced parcel the market fears.*

◆ GEOTECHAI *Engineer the ground — feasibility, analysis, design.*

◆ ENTITLEHQ *Win the entitlements and hold compliance.*

◆ MUNIVIAS *Meet the agency on the same rails, from their chair.*

◆ CHALK
LINE *Develop, build, and run the finished operation.*

HOW IT SELLS

THE SAME TOOLS SELL AT EVERY ALTITUDE OF THE MARKET.

BOTTOM-UP SAAS

Solo engineers and small firms self-serve. Low-friction PLG, monthly subscriptions.

FIRM & ENTERPRISE

Seats, teams, and annual contracts for engineering firms, developers, and GCs.

WHITE-LABEL & GOV

Munivias to agencies; white-label engines to partners. Large, durable contracts.

One engine, three price points — plus the highest-value customer of all: **ourselves**.

WHERE WE ARE

SHIPPED, NOT SLIDWARE.

2 LIVE

EntitleHQ & Chalk Line Studio in market, Chalk Line generating revenue.

2 PILOTS

GeotechAI and Munivias in interactive beta preview.

6 PRODUCTS

Across the full AEC value chain, from one team.

Built lean, in public, from inside the industry.

WHY WE'RE RAISING

WE BECOME OUR OWN BEST CUSTOMER.

Capital lets us stop renting our own thesis and start owning it — running the whole pipeline on real assets we control:

CORRIDOR + TERMINUS → buy the land GEOTECHAI → engineer it
ENTITLEHQ → entitle & permit it CHALK LINE → develop & build it

Every cycle proves the software, throws off real-asset gains, and feeds product back into the tools we then sell to everyone else. **The flywheel funds itself.**

WHY US

CIVIL ENGINEERS AND BUILDERS WHO ALSO SHIP SOFTWARE.

We've sat at the permit desk, run the projects, and stamped the work.
We know exactly where the judgment lives, where the money leaks,
and which corners cannot be cut.

That pairing — deep AEC domain expertise with models that are
finally capable — is rare, and it's ours. Most AI teams don't
understand this industry. Most of this industry can't build. **We do
both.**

THE ASK

RAISING A PRE-SEED ROUND TO RUN THE FLYWHEEL.



Target raise and terms shared under NDA. **Introductions welcome.**



BUILD THE BUILT WORLD WITH US.

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