

GREENSVILLE DATA & ENERGY CENTER

1853 - 2041 PLEASANT SHADE DR, EMPORIA, VA 23847



FOR SALE
860+ ACRES



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PROPERTY FEATURES



PRICE WITHHELD

Property Type:	Rural Land
Proposed Use:	Industrial
Zoning:	TOD w/ SUP
Total Acreage:	860 +/-

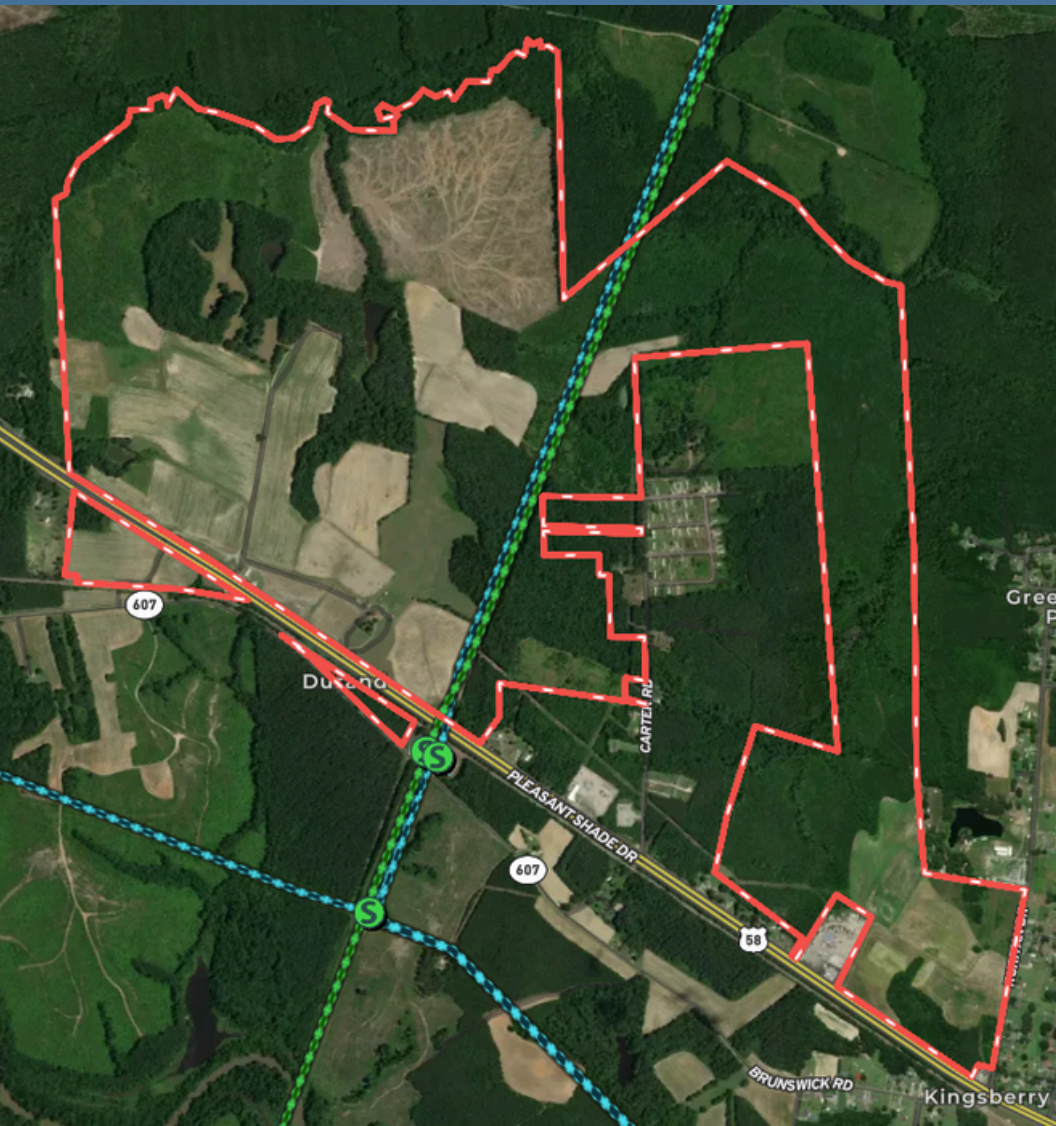
- **230kV & 115kV SUBSTATION & TRANSMISSION LINES ONSITE**
 - >> 1 GW of expansion transmission capacity (900 MW existing)
- 860 +/- acres across 15 parcels (844 contiguous)
- Within newly created Technology Overlay District (TOD)
- Redundant fiber onsite: MBC, Windstream, Uniti & NGN
- 14" water main line (onsite); adjacent to 10" sewer force main
- Natural gas transmission pipeline onsite (Columbia Gas)

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SITE MAP & UTILITIES



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REDUNDANT FIBER



FIBER ROUTES

- Windstream (x2)
- Mid-Atlantic Broadband
- NGN Fiber
- Uniti Fiber

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SOLAR SITE & ADDITIONAL ACREAGE AVAILABLE (780 AC)



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