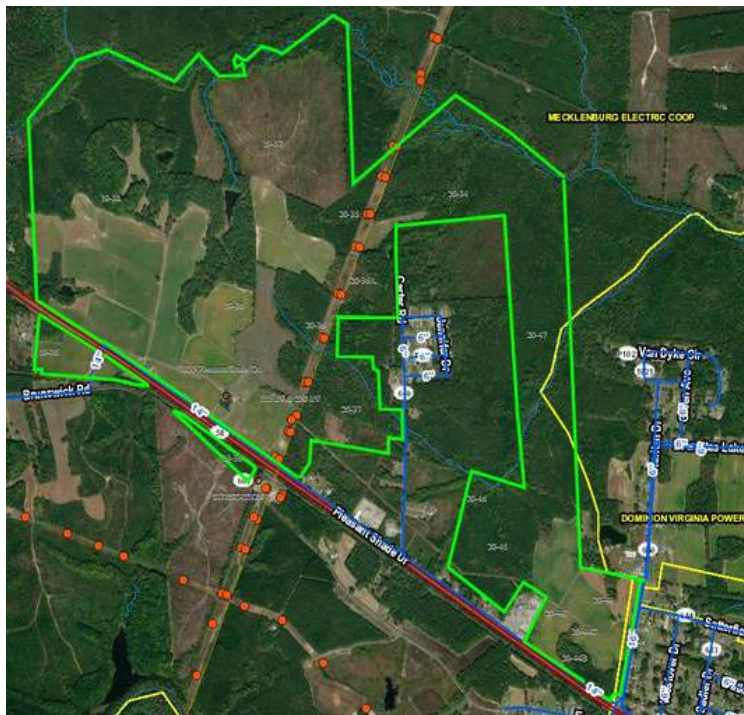




SugarOak
Realty, LLC®

DATA CENTER SITES

Commercial Real Estate Portfolio & Services



UNDER CONTRACT

GREENSVILLE DATA & ENERGY CENTER

1853 - 2041 PLEASANT SHADE DR,
EMPORIA, VA 23847

- **DATA CENTER USE PERMITTED WITHIN TECHNOLOGY OVERLAY DISTRICT**
- **230kV & 115kV** transmission lines, existing substation (onsite)
- **865 acres** across 15 parcels (844 contiguous)
- 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)

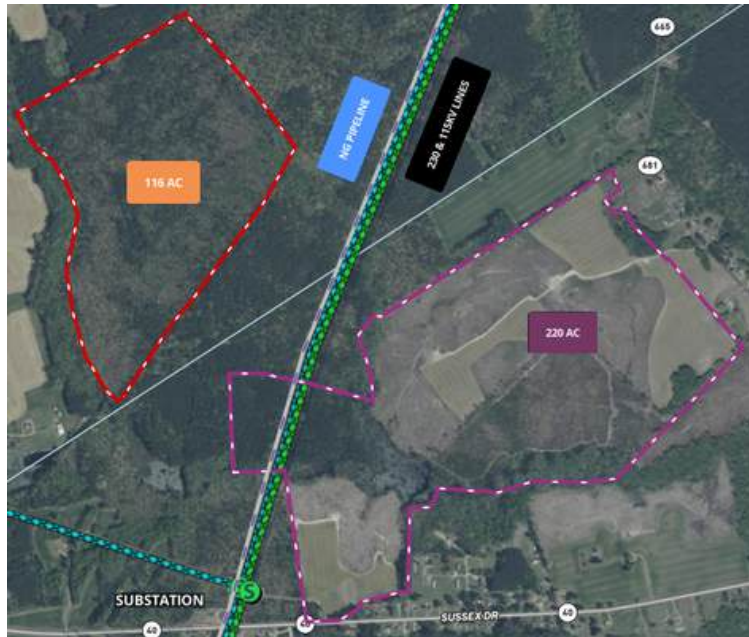


AVAILABLE

SOUTHAMPTON MEGASITE

26271 - 27405 SMITHS FERRY RD
FRANKLIN, VA 23851

- **DIRECT ACCESS TO 115kV SUBSTATION & TRANSMISSION LINES (Dominion Energy)**
- Up to **708 ACRES** total (650 contiguous)
- **100 acres** currently zoned industrial (**M-1**) w/ data center as a permitted use
- **MBC fiber backbone onsite**; MBC-owned colo node & Windstream fiber (adjacent)
- Easy access to US-58; 1.5 mi of road frontage on US-258
- Ownership submitted **Power Study** to **Dominion Energy** in December

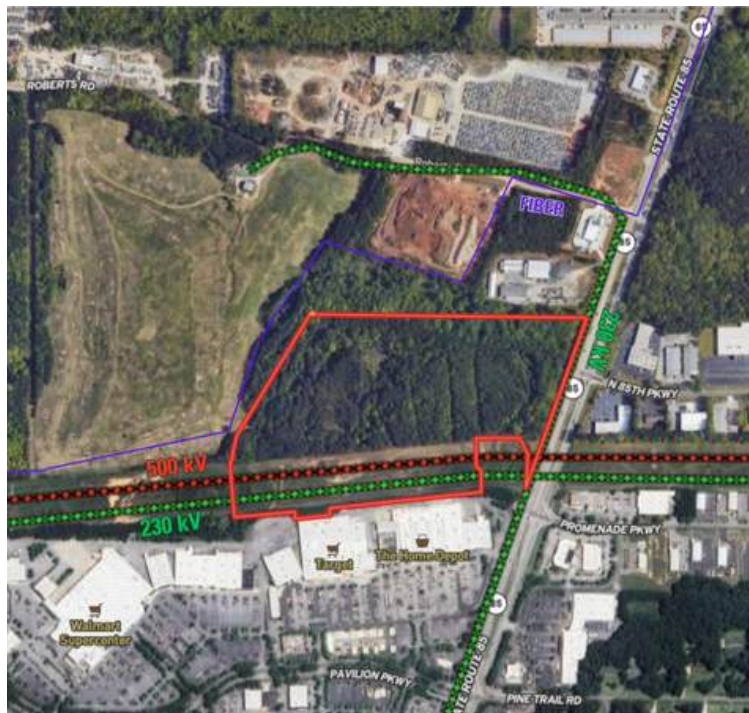


AVAILABLE

DINWIDDIE - SUSSEX SITE

8403 SUSSEX DR,
STONY CREEK, VA 23882

- **336 ACRES with direct access to 230 kV & 115 kV transmission lines.**
- Dominion Energy substation and 500kV lines nearby
- Onsite **natural gas** transmission pipeline (Columbia Gas)
- Mid-Atlantic Broad (MBC) fiber expansion in progress (Sussex Dr./Rt. 40); Windstream fiber (transmission corridor)



UNDER CONTRACT

FAYETTEVILLE SITE

HIGHWAY 85 NORTH
FAYETTEVILLE, GA, 30214

- **DIRECT ACCESS TO (2) 230 KV & 500 KV TRANSMISSION LINES**
- Parcel 1: 37.86 AC - **BP: Business Park**
- Assemblage Parcel 1: 2.91 AC - **M2: Industrial**
- Assemblage Parcel 2: 15.81 AC - **M2: Industrial**
- Total Acreage: **56.58 AC**
- Locality: Fayette County - City of Fayetteville
- Parcel ID: 0538 104, 0545 001, 0545 039
- **Fiber: Onsite**
- Location: Predominantly commercial area - surrounded by industrial and retail property.

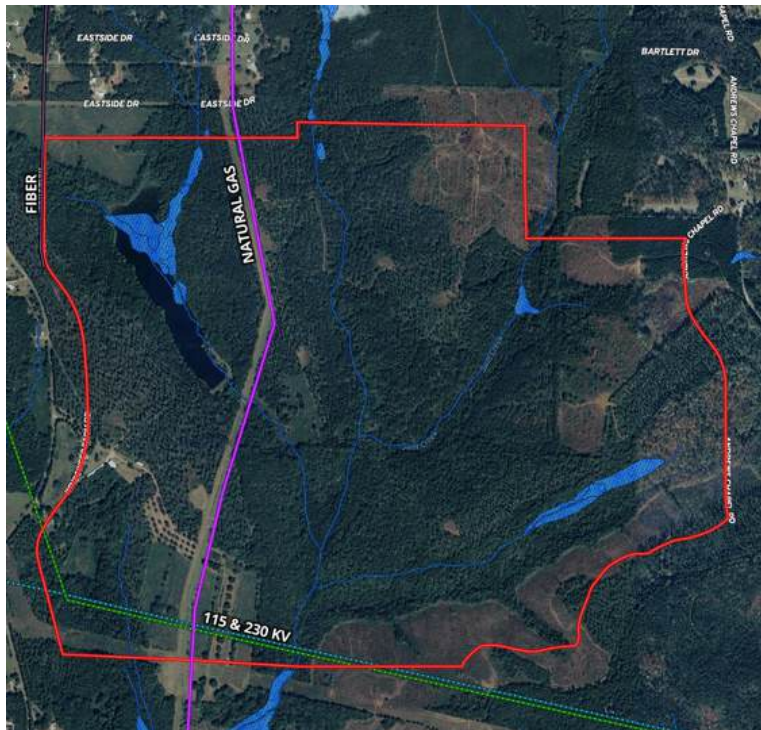


AVAILABLE

SPOTSYLVANIA INDUSTRIAL SITE

11120 GORDON RD,
FREDERICKSBURG, VA 22407

- **Approximately 50 acres to the west and south of facilities occupied by Salem Fields Community Church.**
- Acreage to be sub-divided from existing 61-acre parcel with assistance of landowner. Adjacent 8-acre & 40-acre parcels possibly available for assemblage.
- Dominion Energy's Chancellor Substation: 115kV (min); 500kV (max)
- Dominion Energy transmission lines, 115kV & 500kV (north/south)
- Natural gas transmission pipeline (onsite)
- Parcel ID: 21-A-93
- Zoning: RU (Rural District)



AVAILABLE

UPSON COUNTY MEGASITE

795 WINDSWEEP FARM RD,
THOMASTON, GA, 30286

- **DIRECT ACCESS TO 230kV & 115 kV TRANSMISSION LINES**
- Up to **1,443 ACRES** for a scalable development
- **Injection study** confirms potentially robust capacity with **74.7 MW** transferable power available on the 115 kV line and **741 MW** on the 230 kV line
- **Fiber backbone** already in place (Windstream Wholesale)
- **1,000 psi natural gas** transmission line onsite (Southern Company Gas)
- **50,000–80,000 Dth/d** natural gas available within 9–12 months
- 4 Power Plants Near The Site
- Included in the Upson County **Technology Overlay District**, **by-right for Data Center development**

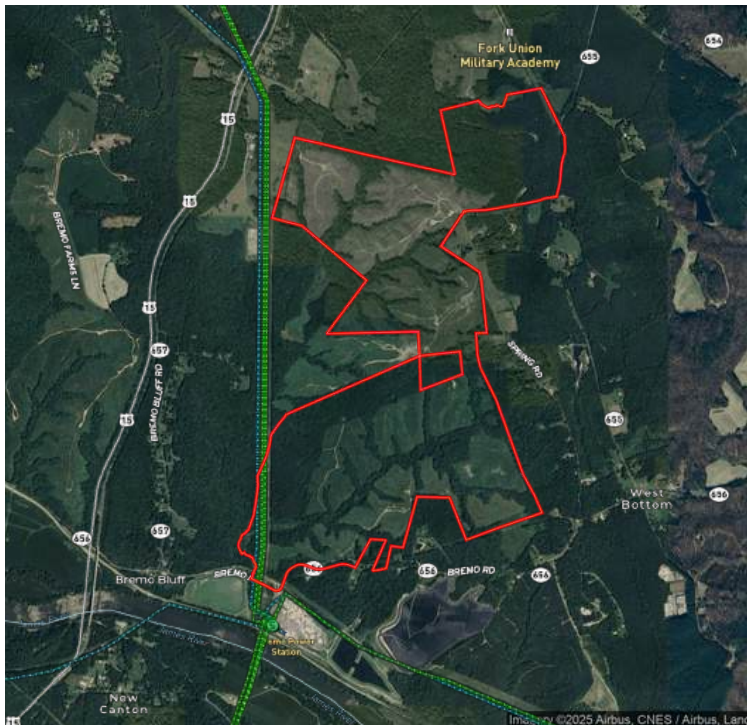


AVAILABLE

DINWIDDIE INDUSTRIAL SITE

13916 HALIFAX RD,
PETERSBURG, VA 23805

- **DIRECT ACCESS TO DOMINION ENERGY TRANSMISSION LINES (115 & 230KV); ADJACENT TO 500KV LINE (512 FT)**
- **262 ACRES**
- Flat topography and minimal wetlands
- Direct access to Windstream fiber line; Mid-Atlantic Broadband (MBC) fiber line is 2.5 miles away (I-95 corridor)
- Direct access to **natural gas** transmission pipeline (Columbia Gas)
- Currently zoned for agricultural use (A-2)



AVAILABLE

FLUVANNA DATA CENTER SITE

0 BREMO ROAD,
BREMO BLUFF, VA 23022

- **DIRECT ACCESS TO DUAL 230 KV & SINGLE 115 KV TRANSMISSION LINES**
- ACCESS TO **BREMO SUBSTATION & FORK UNION SUBSTATION**
- **843 ACRES** for a scalable development



UNDER CONTRACT

RENEWABLE ENERGY SITE

11263 CEDAR LN,
GLEN ALLEN, VA 23059

- For sale (30+/- AC).
- Flat, dry. Site has access to two sets of transmission lines, and directly borders Dominion Energy's Elmont Substation.
- Fiber also on site.
- Renewable energy site or other industrial use

OUR PARTNERS



OUR SERVICES

DEVELOPER/END USER REPRESENTATION

1. Market Research
2. Site Identification
3. Zoning Support
4. Utility Coordination
5. Incentive Identification
6. Industry Relationships
7. Deal Structuring
8. Strategic Negotiation
9. Transaction
Management

OWNER REPRESENTATION

1. Market Analysis
2. Marketing & Site
Advertisement
3. Industry Relationships
4. Zoning Support
5. Utility Coordination
6. Deal Structuring
7. Strategic Negotiation
8. Transaction
Management

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