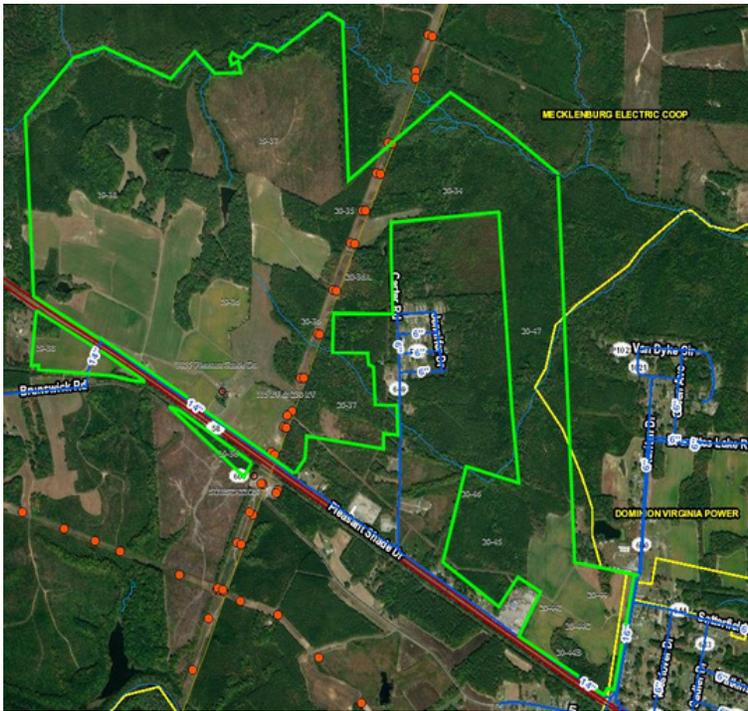




SugarOak
Realty, LLC®

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
- **Power study filed (November 2024) for a 600 MW data center project**

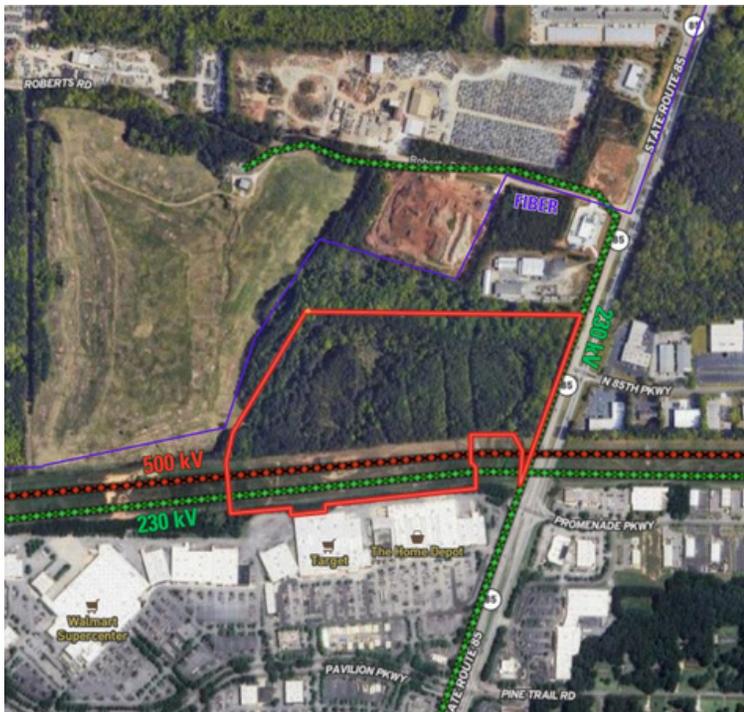


AVAILABLE

DINWIDDIE - SUSSEX SITE

8403 SUSSEX DR,
STONY CREEK, VA 23882

- **646 ACRES (290 consecutive) 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.

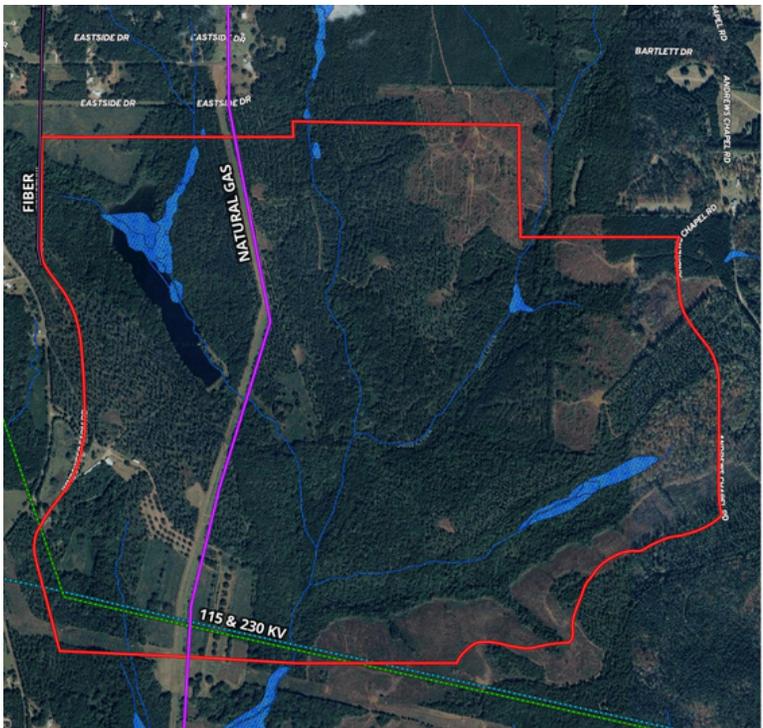


AVAILABLE

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)

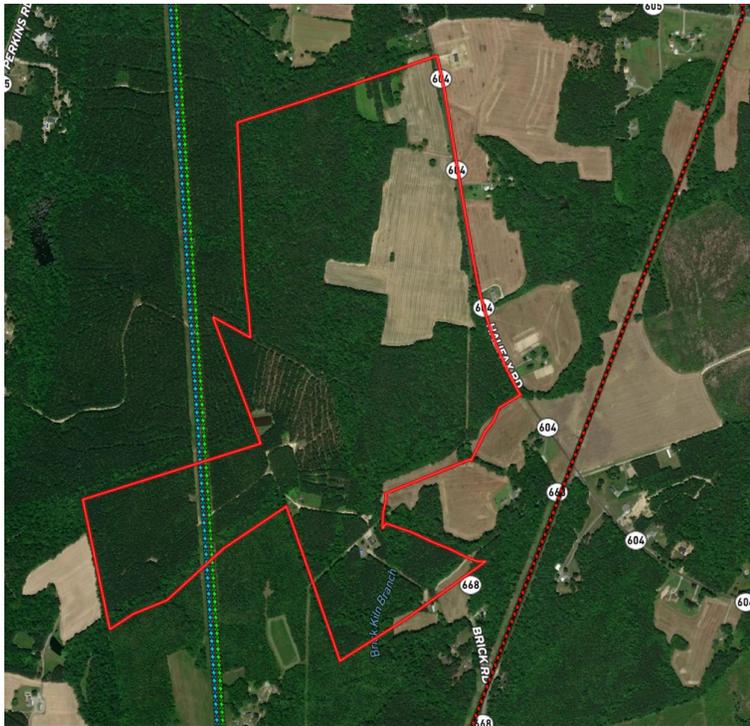


UNDER CONTRACT

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**

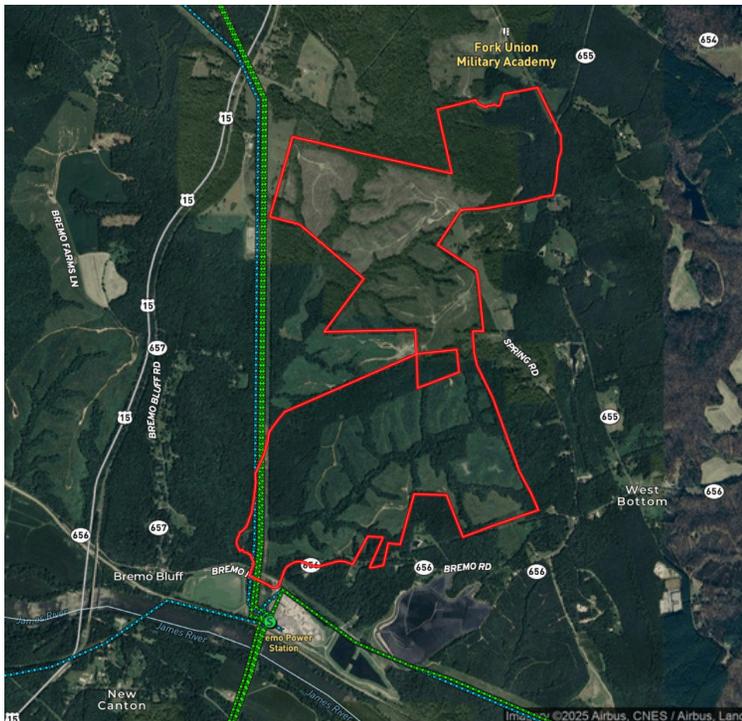


AVAILABLE

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



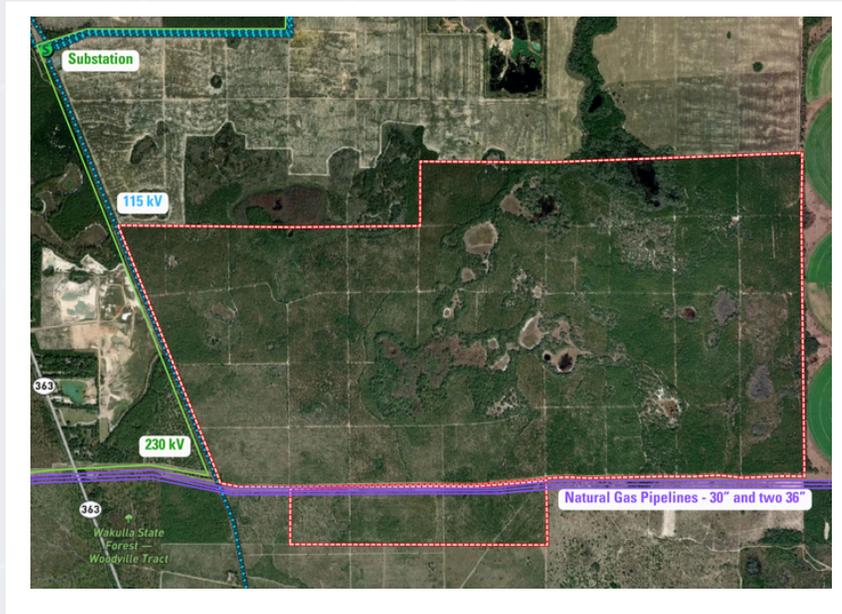
UNDER CONTRACT
RENEWABLE ENERGY SITE
11263 CEDAR LN,
GLEN ALLEN, VA 23059

- 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



AVAILABLE
EMPORIA INDUSTRIAL SITE
634 DAVIS ST, EMPORIA, VA

- 40 acres immediately pad-ready with no additional site work required. Additional 70 acres developable for future expansion
- Pad-ready site for Flexnode installation, enabling rapid deployment
- Industrial zoning (I-2)
- 25 MW modular primary power with 12.5 MW of existing electric service as backup
- Fuel: Private 3.75-mile natural gas pipeline (private wholesaler)
- Cooling: 1 MGD water/sewer capacity, suitable for liquid-cooled AI workloads
- Data: Tier 1 fiber crossroads offering ultra-low latency to Ashburn and global networks



AVAILABLE

LUTTERLOH POND INDUSTRIAL SITE

TALLAHASSEE, FLORIDA

- Total Assemblage Size: \pm 1,978.26 Acres
- Proximate to Florida State University
- Access to Tallahassee's skilled labor pool
- County: Leon County, Florida
- Zoning: R – Rural
- Regional long-haul fiber routes operate along major corridors proximate to the site
- Three high-pressure transmission pipelines: One 30" line & Two 36" lines
- High-voltage transmission corridor (115 kV & 230 kV)

OUR PARTNERS



OUR SERVICES

DEVELOPER/END USER REPRESENTATION

- **Market Research**
 - Comprehensive evaluation of regional and submarket trends, including power and fiber infrastructure, labor force availability, transportation networks, and utility costs to identify optimal development regions and mitigate site-selection risks.
- **Site Identification**
 - Locate and vet infrastructure-ready sites with access to transmission, redundant fiber, and compatible zoning.
- **Zoning Support**
 - Coordinate with local and state officials to confirm allowable uses and secure rezoning or special-use approvals as needed.
- **Utility Coordination**
 - Work directly with utilities to assess substation proximity, interconnection feasibility, and upgrade potential.
- **Incentive Identification**
 - Identify and pursue ITC credits, energy-community bonuses, and data-center or storage tax exemptions.
- **Industry Relationships**
 - Leverage established partnerships with utilities, EPCs, and economic development agencies to accelerate approvals
- **Deal Structuring**
 - Craft purchase, lease, or option structures aligned with project milestones and financing timelines. Secure favorable pricing, contingencies, and timelines through informed negotiation and market insight.
- **Transaction Management**
 - End-to-end coordination of the due diligence, entitlement, and closing process—ensuring timelines, deliverables, and documentation align with development schedules

OWNER REPRESENTATION

- **Market Analysis**
 - Evaluate site infrastructure, grid proximity, and market trends to position for highest-value energy or data use.
- **Marketing & Advertisement**
 - Creation and execution of custom marketing campaigns across platforms (LoopNet, CoStar, Crexi, Constant Contact, etc.), featuring professional collateral, digital outreach, and direct broker engagement.
- **Industry Relationships**
 - Collaborate with utilities, fiber providers, and EDA partners to connect sites with active users.
- **Zoning Support**
 - Confirm or pursue entitlements suitable for energy storage, data processing, or industrial use.
- **Utility Coordination**
 - Coordination with providers to document existing service and expansion potential—producing clear utility summaries that increase buyer/developer confidence.
- **Deal Structuring**
 - Structure sale, lease, or option agreements maximizing value and flexibility for phased development.
- **Strategic Negotiation**
 - Represent ownership interests to achieve optimal pricing and terms while advancing viable transactions.
- **Transaction Management**
 - Comprehensive oversight from LOI through closing, managing communication among attorneys, engineers, brokers, and counterparties to ensure a smooth and timely outcome.

OUR TEAM



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