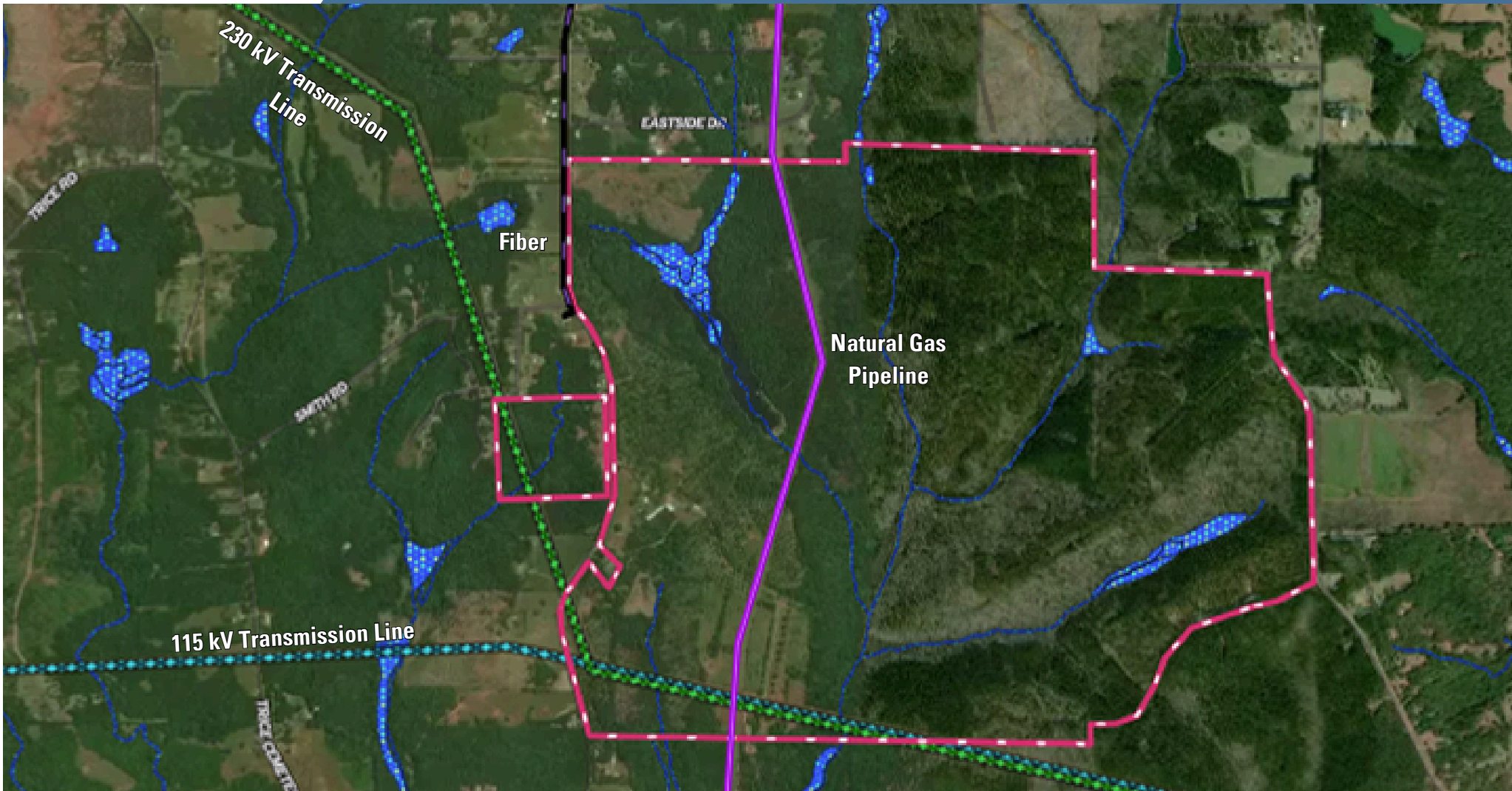


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Realty, LLC®

UPSON COUNTY TECHNOLOGY OVERLAY DISTRICT SITE

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



1,443 +/- ACRE DEVELOPMENT SITE

JOHN SIMPSON

MANAGING BROKER
770-409-9700

JOHNS@SUGAROAK.COM

ALLAN SHARRETT

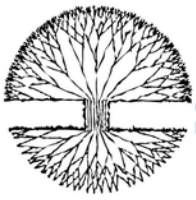
VICE PRESIDENT, SALES/LEASING
804.308.8825

ALLANS@SUGAROAK.COM

ANDY WALSH

PRESIDENT/PRINCIPAL BROKER
804.308.1603

ANDYW@SUGAROAK.COM



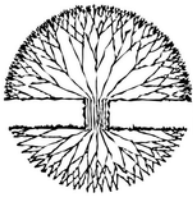
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SITE HIGHLIGHTS

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



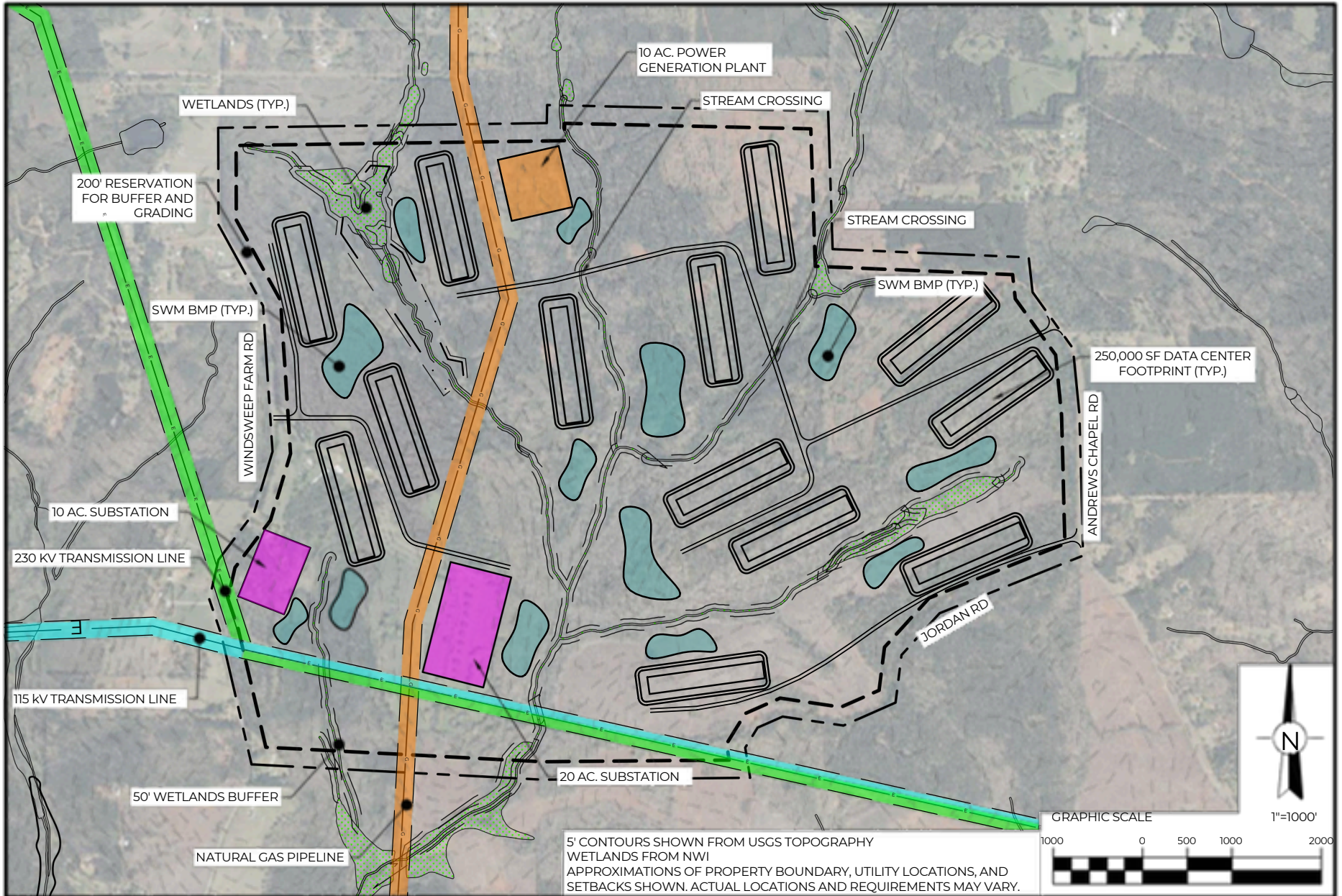
- **DIRECT ACCESS TO 230kV & 115 kV TRANSMISSION LINES**
- Injection study confirms potentially robust capacity with **74.7 MW** transferable power available on the 115 kV line and **741 MW** on the 230 kV line—ideal for scalable, power-intensive data center operations.
- Included in the Upson County Technology Overlay District, by-right for Data Center development
- 1,443 ACRES for a scalable development
- **Fiber** backbone already in place (Windstream Wholesale)
- **1,000 psi Natural Gas Pipeline** onsite (Southern Company Gas)
 - 50,000-80,000Dth/d available within 9-12 months
- 45 miles from Fayetteville campuses
- Nearby power plants: (Edward L Addison Generating Plant - 701.2 MW, Piedmont Green Power - 55 MW, Smarr Energy Center - 242 MW expanding 1,200 MW, Scherer Power Plant - 3,564 MW)



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SITE PLAN

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



FIGURE

7

TITLE

LOCATION MAP

SCALE

1" = 1000'

DATE

JAN 2025

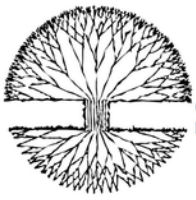
PROJ. NO.

-

PROJECT

UPSUN COUNTY MEGASITE FEASIBILITY STUDY

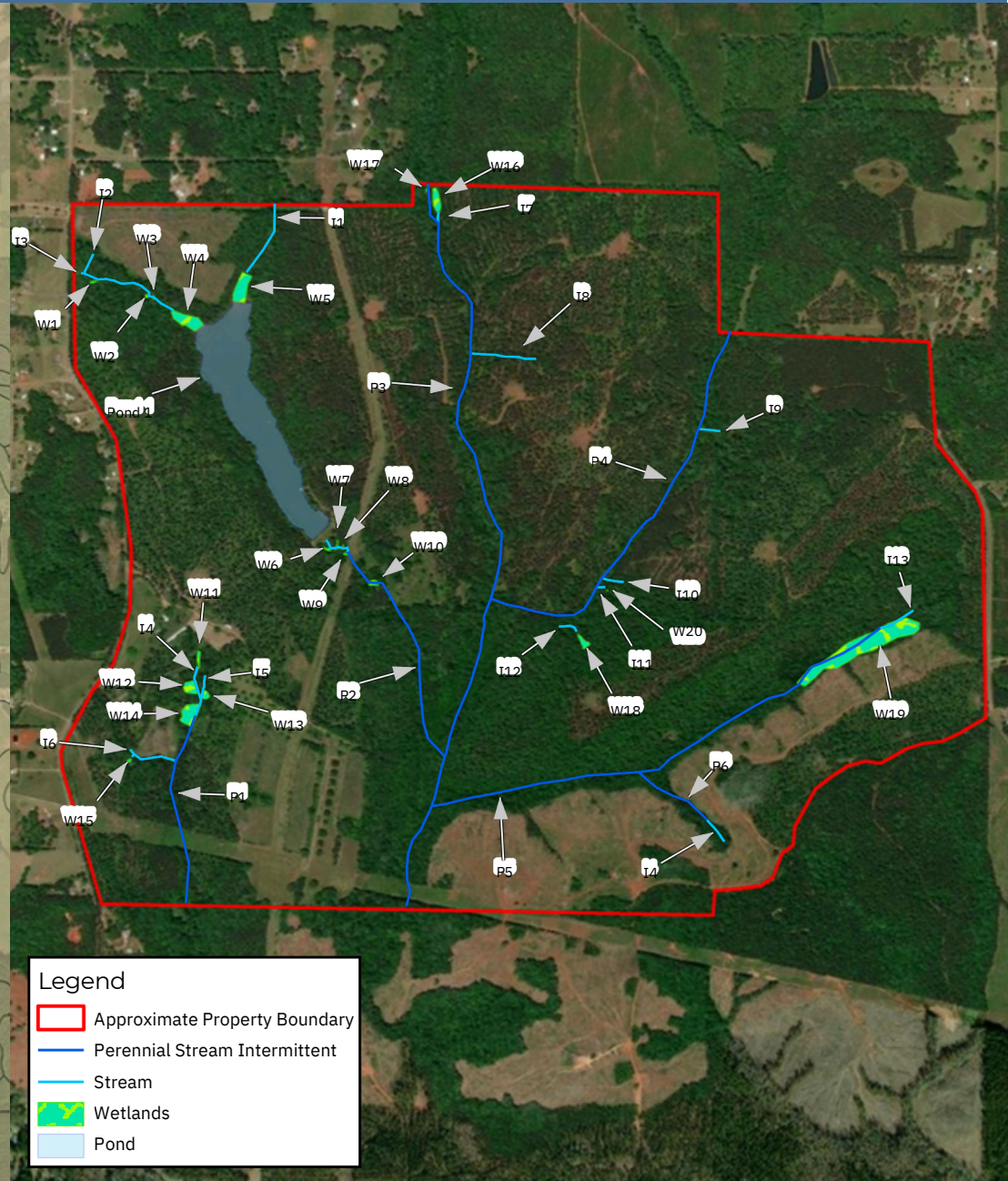
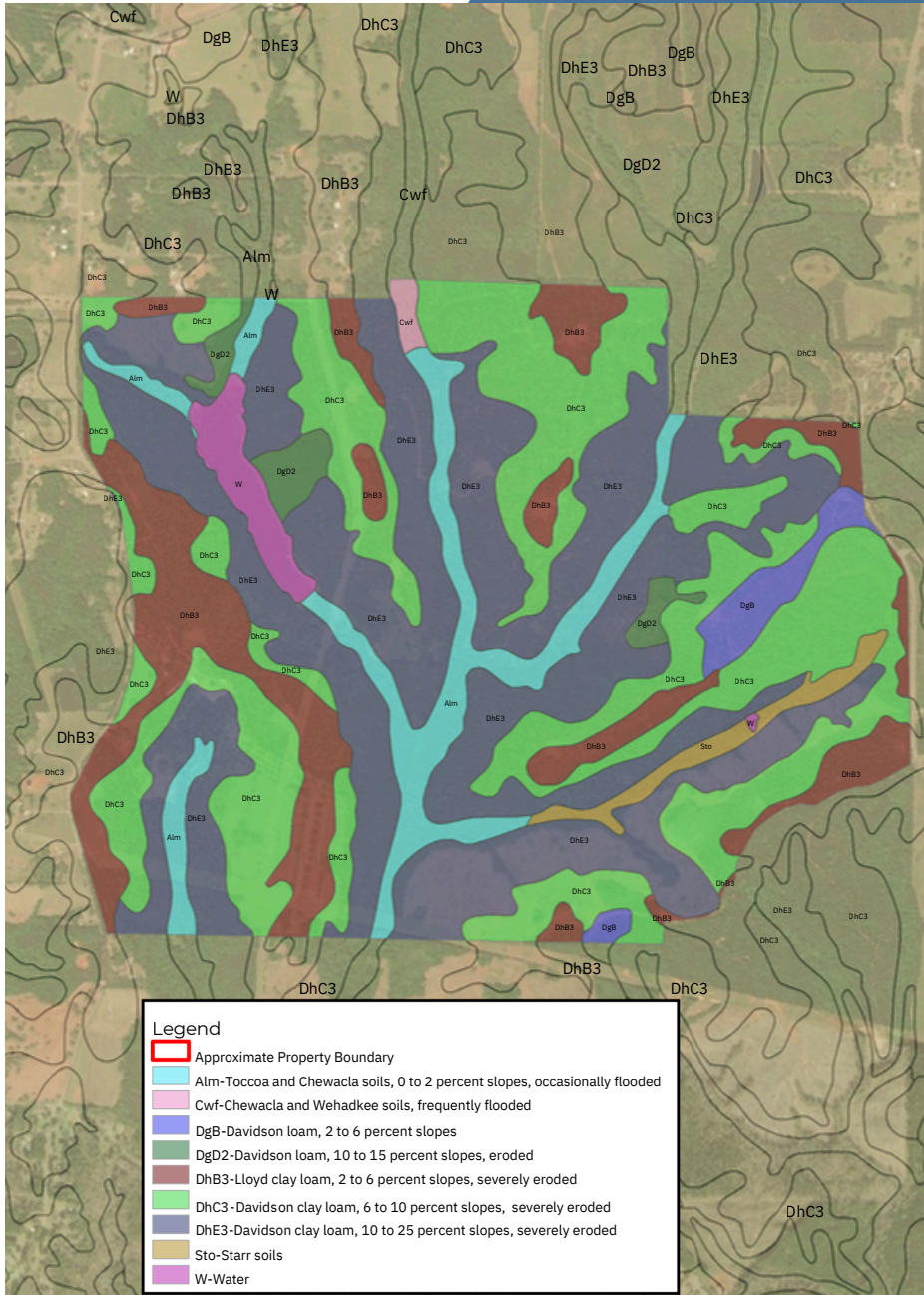
Dewberry
SUITE 200 (804) 290-7957
4805 LAKE BROOK DR., GLEN ALLEN, VA 23060

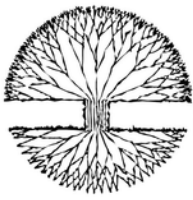


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SOIL & WATER REPORT

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



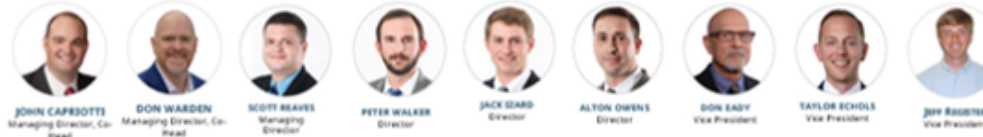


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ABOUT THE OWNER

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286

DOMAIN TIMBER ADVISORS INVESTMENT TEAM



DOMAIN TIMBER ADVISORS

DOMAIN TIMBER ADVISORS

Established in 2016, Domain Timber Advisors (DTA) specializes in actively managed timberland investments and natural capital strategies across the United States. Established in 2016, DTA has managed 19 funds and separate accounts across 26 U.S. states, overseeing \$1.3 billion in total commitments for leading global investors.

Domain Timber Advisors Peak Management Footprint



AUM

\$796M

STAFF

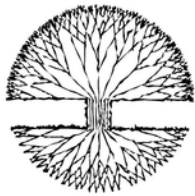
**34 Team
Members**

ACRES

**269,000 Under
Management**

SELECT INDUSTRY RELATIONSHIPS





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LOCATION

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286

