

SugarOak
Realty, LLC®

EMPORIA INDUSTRIAL SITE

634 DAVIS ST, EMPORIA, VA

FOR SALE | LEASE



ALLAN SHARRETT

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SITE OVERVIEW

634 DAVIS ST, EMPORIA, VA

SITE HIGHLIGHTS

Site & Development Overview

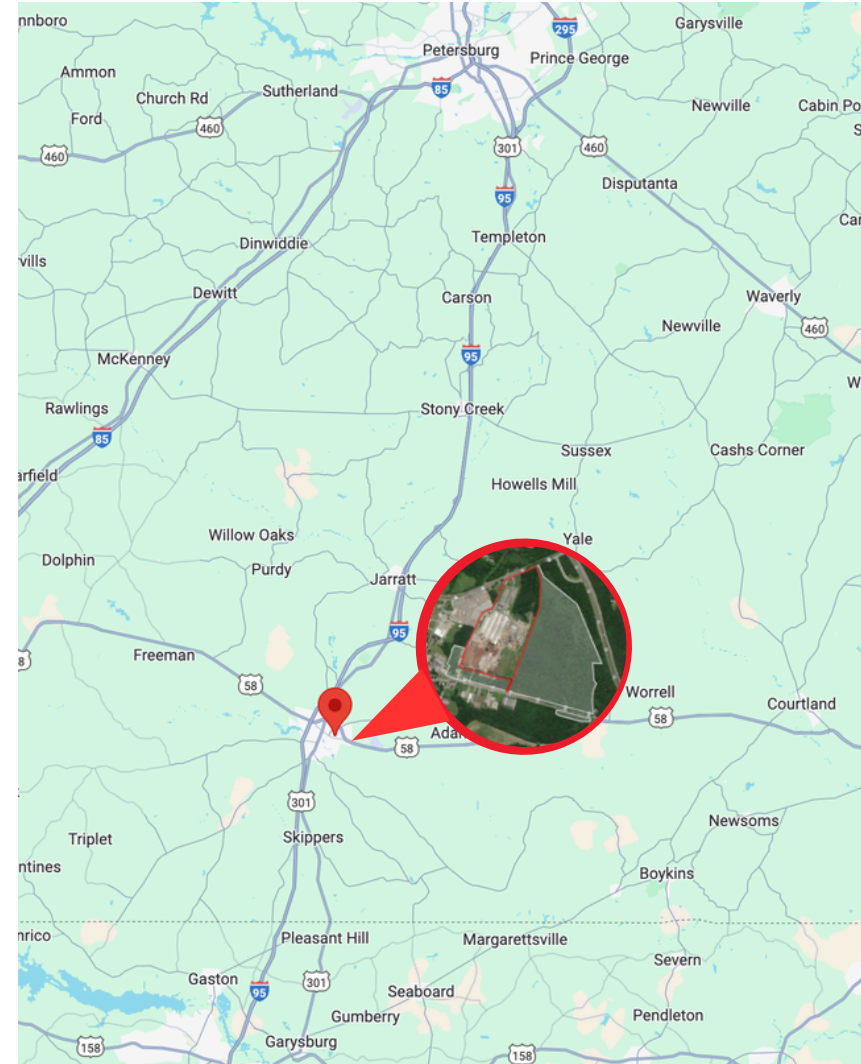
- **40 acres immediately pad-ready** with no additional site work required
- Additional buildable **70 acres developable for future expansion**
- Former Georgia Pacific Site
- Pad-ready site for Flexnode installation, enabling rapid deployment
- Fully approved by the City of Emporia and Greensville County
- **Industrial zoning (I-2)**
- Water, Sewer, and Electricity onsite

Infrastructure Summary

- **Previous owner-occupant contracted with utility for delivery of 12.5 MW to site**
- Facility can be operational in under 2 years
- Fuel: Gas service proposed; ownership is evaluating a 3.5-mile extension to serve the site. Gas is not currently available on-site.
- **Cooling: 1 MGD water/sewer capacity, suitable for liquid-cooled AI workloads**
- **Foundation: Heavy-duty concrete lumber pads already in place**
- Data: Tier 1 fiber crossroads offering ultra-low latency to Ashburn and global networks

Location & Connectivity

- **Immediate access to I-95 and US-58**
- Strategically positioned between major MSAs: Richmond, Hampton Roads, and Raleigh-Durham
- VEDP Certified Site located within an Opportunity Zone and Enterprise Zone
- 90 miles to Port of Virginia (Norfolk International Terminals), 62 miles to Richmond Marine Terminal (RMT)



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CITY & STATE INCENTIVES

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ENTERPRISE & OPPORTUNITY ZONE

Local Incentives – City of Emporia

- Water & Sewer Tap Fee Waiver - 100% waiver of water and sewer tap fees for qualifying businesses.
- Zoning & Building Permit Fee Waiver - 100% waiver of zoning and building permit fees.
- BPOL Grant - Grants available to new businesses based on the net increase in BPOL tax paid over the first five years of eligibility.
- Business Incubation Grant (BIG)
 - Rental assistance for start-up businesses occupying commercial, industrial, or mixed-use space within the Enterprise Zone.
- Business Personal Property (BPP) Investment Grant
 - Financial assistance for new and expanding businesses related to qualifying business personal property investments.
- Machinery & Tools (M&T) Investment Grant
 - Grants available to support investments in qualifying machinery and tools for new and expanding businesses.
- Façade Improvement Grants (FIG / HFIG)
 - Financial assistance to improve the exterior appearance of properties within the Enterprise Zone to enhance economic vitality.
 - Historic properties may qualify for additional funding with a 1:1 match.
- Real Estate Tax Abatement
 - 100% exemption from real estate taxes for up to 10 years on substantially rehabilitated, renovated, or replacement properties.

State Incentives – Virginia Enterprise Zone

- Job Creation Grant
 - Incentives for new permanent full-time jobs created within the Enterprise Zone.
- Real Property Investment Grant
 - Grants for qualifying capital investments in commercial, industrial, or mixed-use properties

Federal Incentives - Opportunity Zone

- Offering potential capital gains tax deferral and long-term tax advantages for qualified investors
- Designation supports large-scale, capital-intensive development, making the site attractive for energy, industrial, and data-driven uses

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