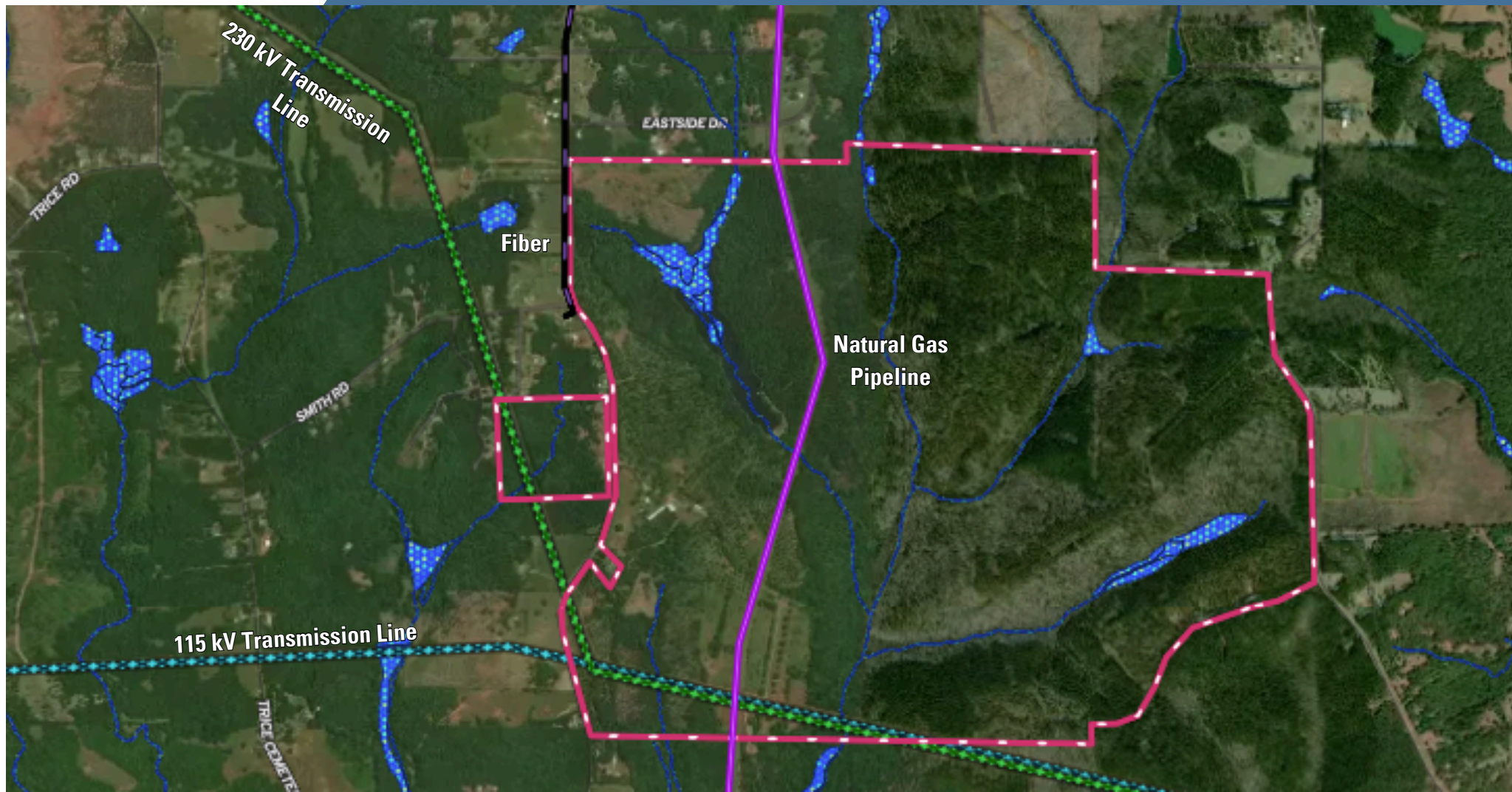


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Realty, LLC®

UPSON COUNTY MEGASITE

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



1,443 +/- ACRE DEVELOPMENT SITE

JOHN SIMPSON

MANAGING BROKER
770-409-9700

JOHNS@SUGAROAK.COM

ALLAN SHARRETT

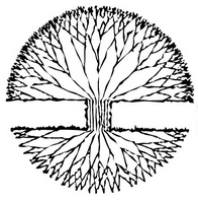
VICE PRESIDENT, SALES/LEASING
804.308.8825

ALLANS@SUGAROAK.COM

ANDY WALSH

PRESIDENT/PRINCIPAL BROKER
804.308.1603

ANDYW@SUGAROAK.COM



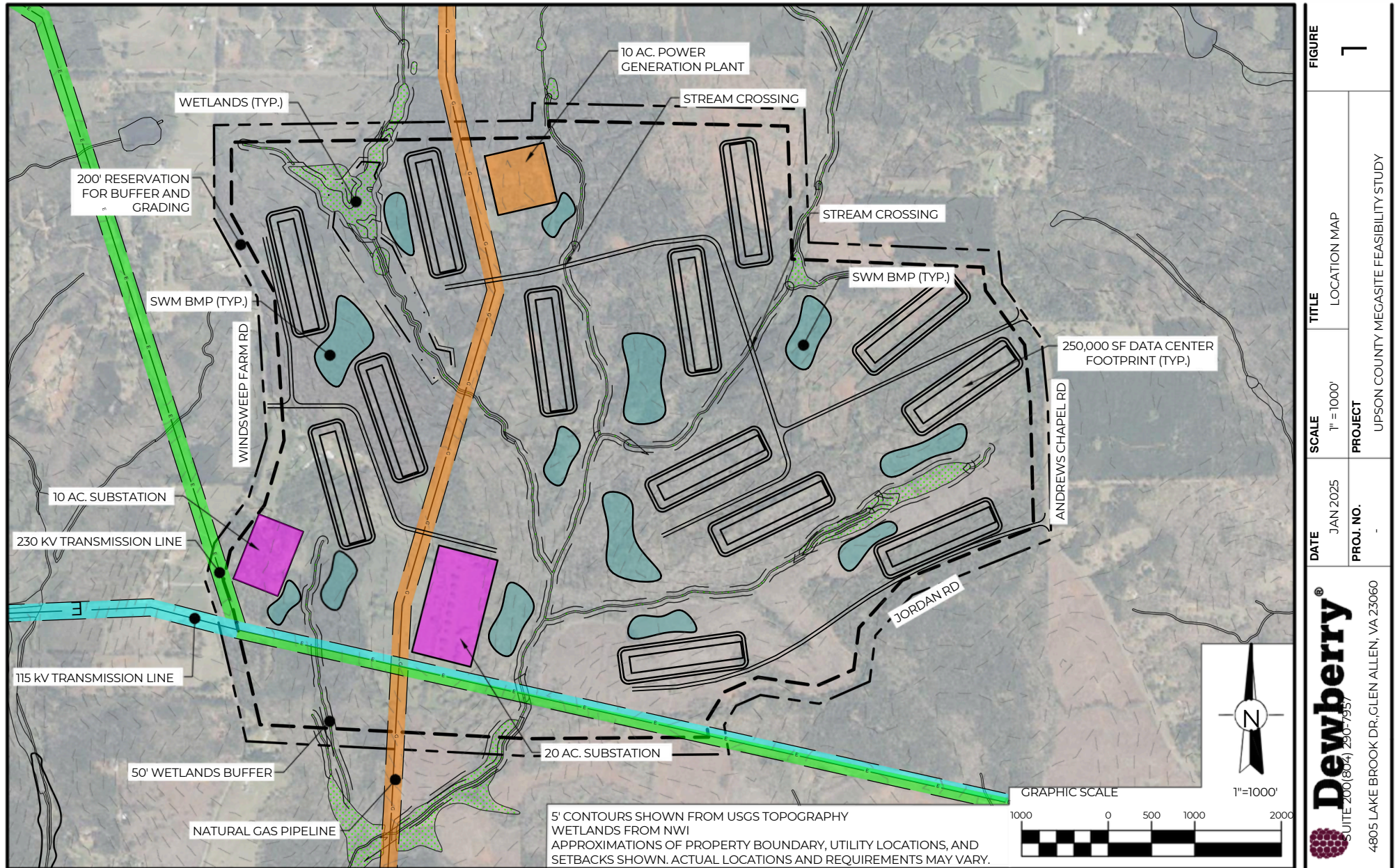
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SITE HIGHLIGHTS

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)



FIGURE

7

TITLE

LOCATION MAP

SCALE

1" = 1000'

DATE

JAN 2025

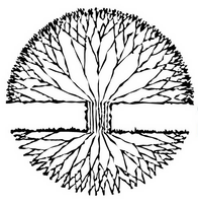
PROJ. NO.

-

PROJECT

UPSON COUNTY MEGASITE FEASIBILITY STUDY

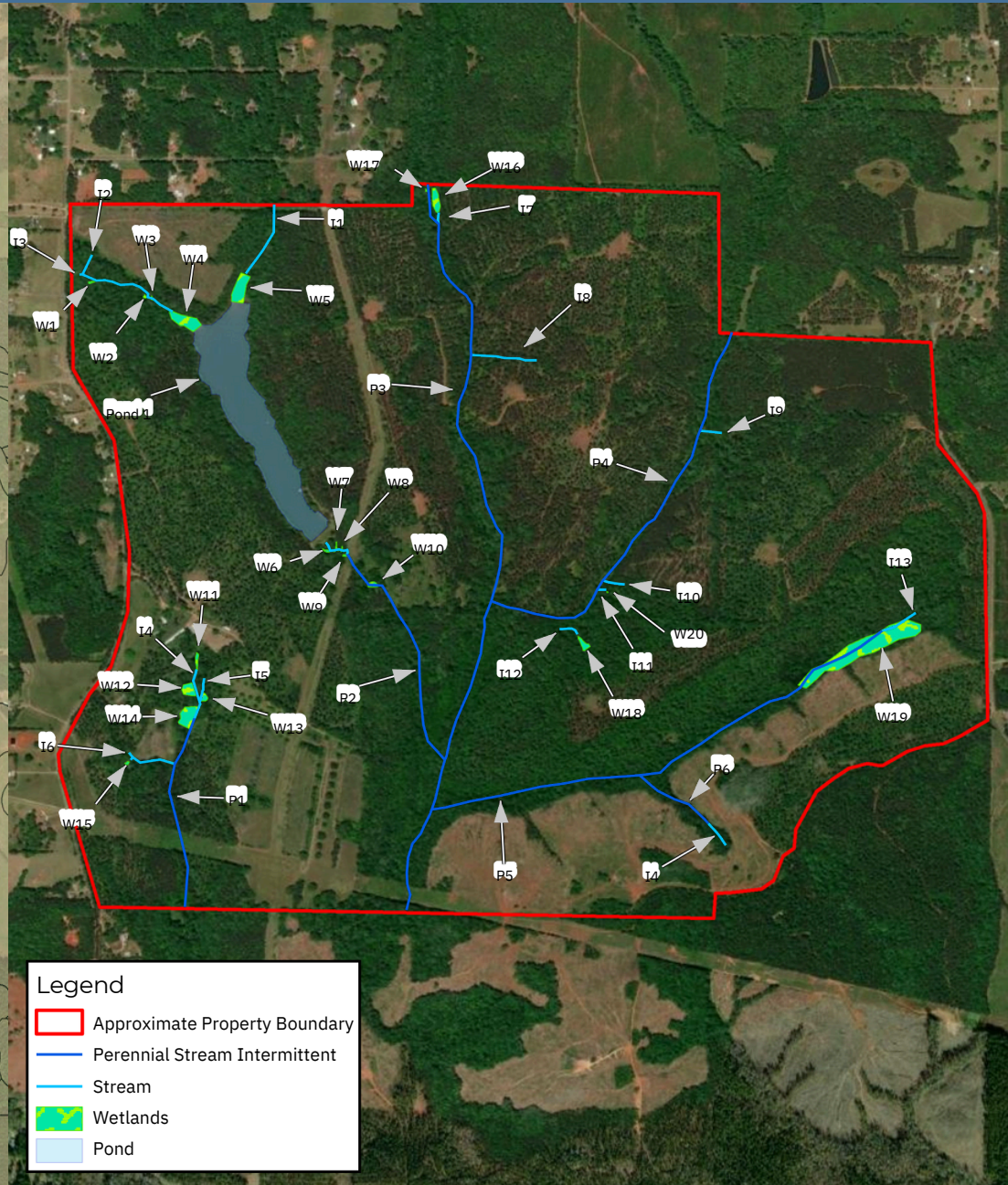
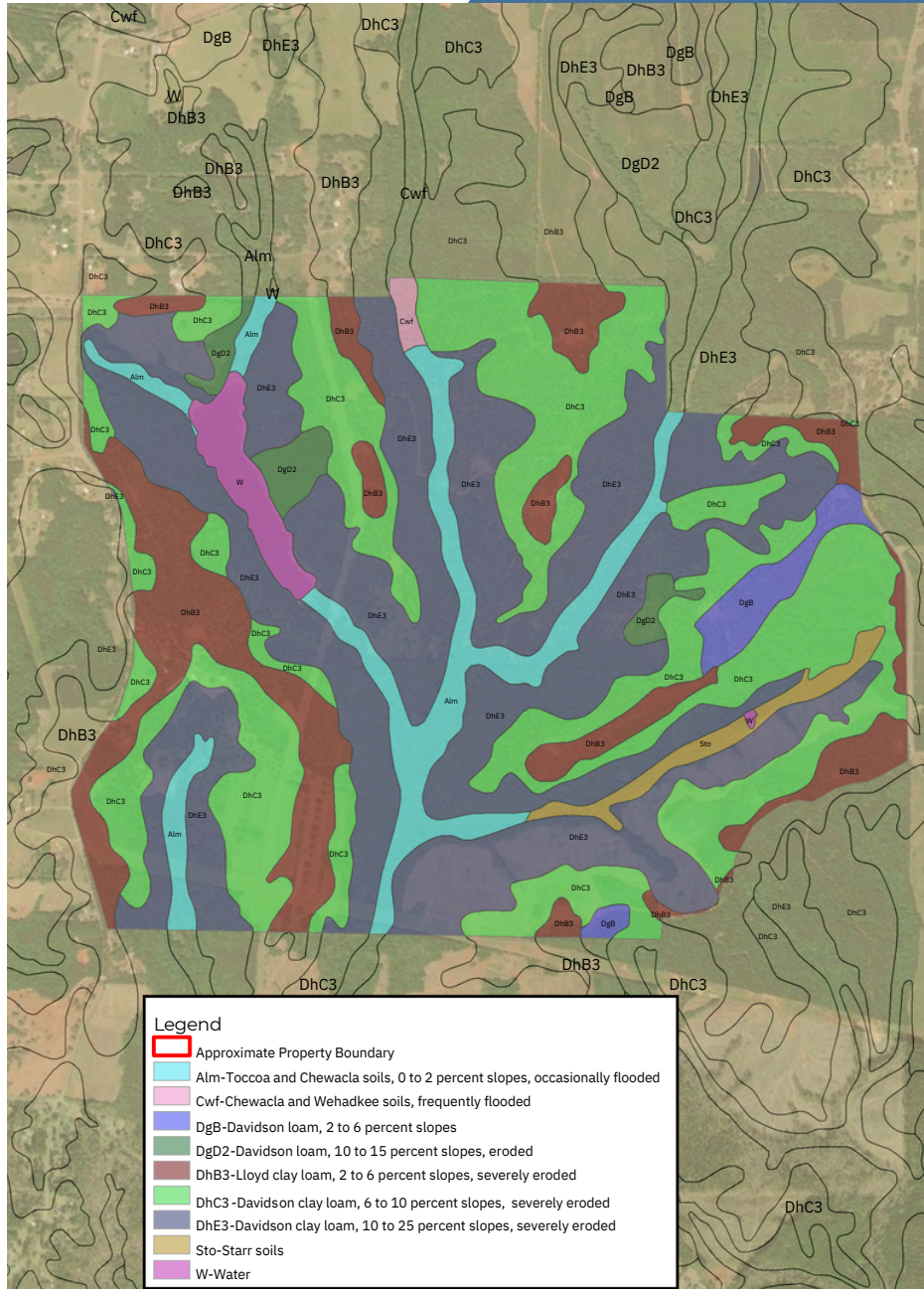
Dewberry
SUITE 200(804) 230-7957
4805 LAKE BROOK DR., GLEN ALLEN, VA 23060

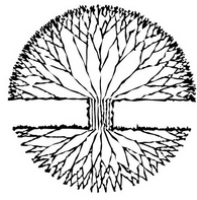


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SOIL & WATER REPORT

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286

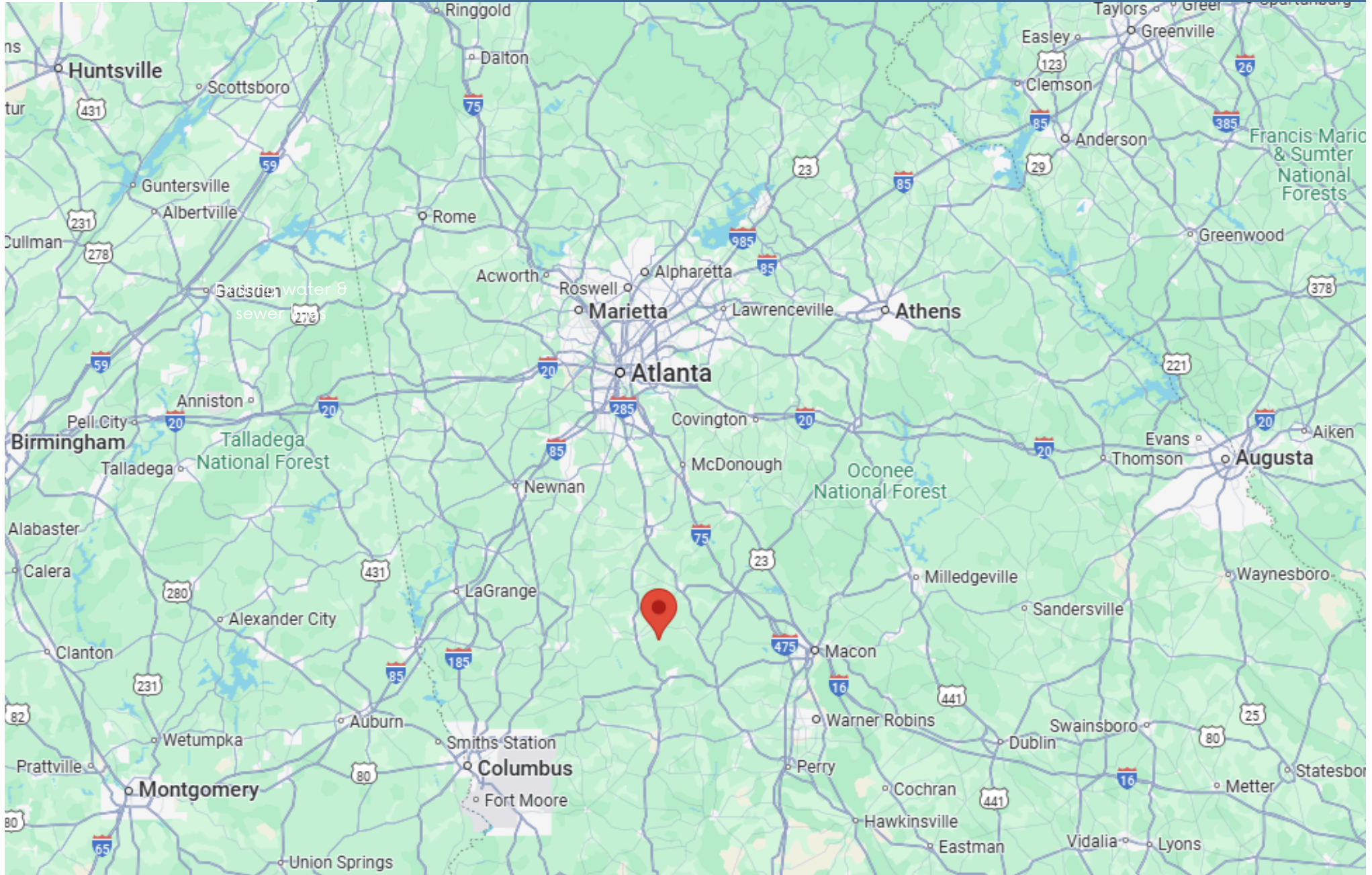




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LOCATION

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



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