



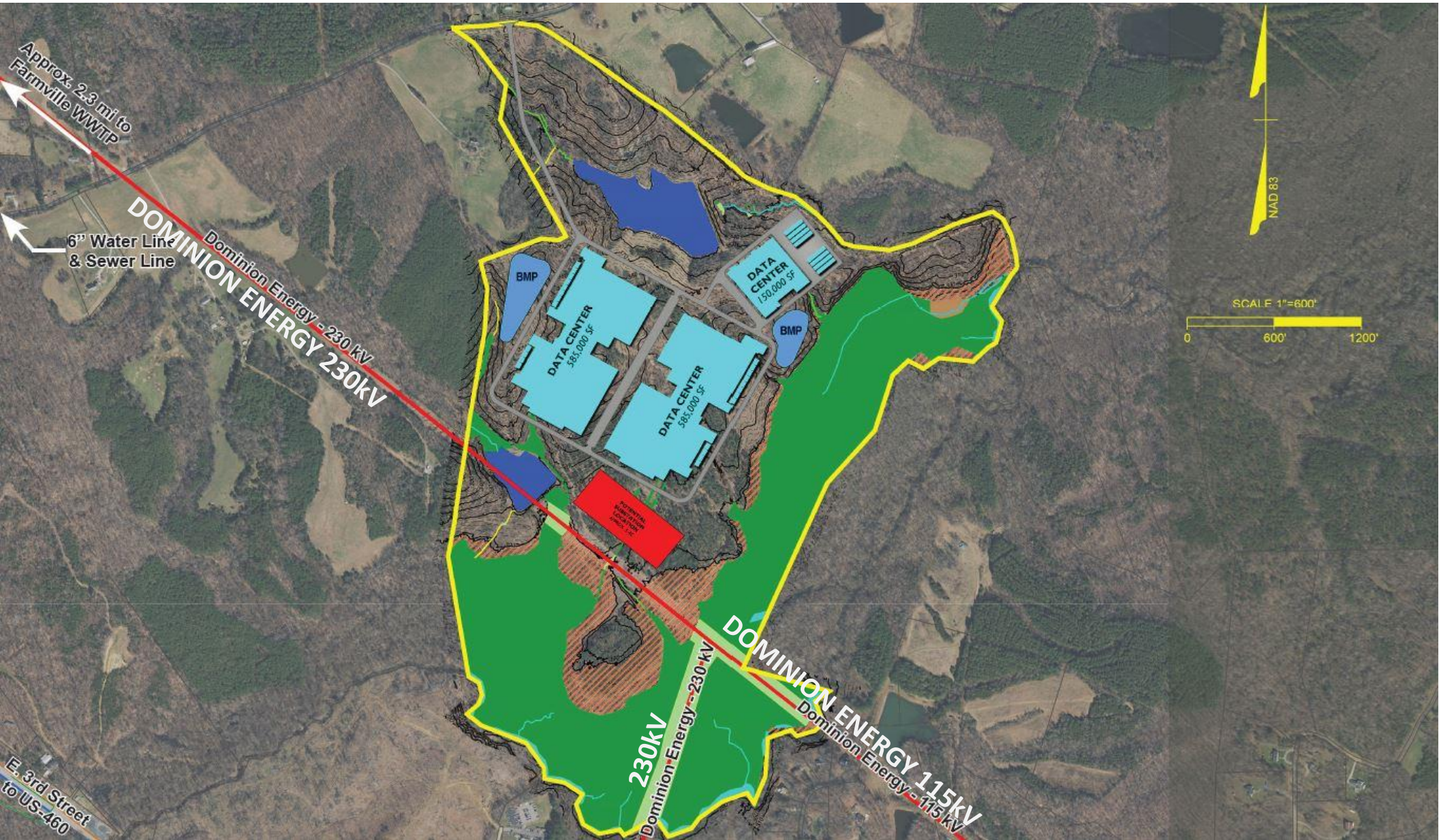
280+ Acres (with Expansion Possibilities), Potential Build-out includes 1.3M+ SF or More, C1 Zoning – Data Centers Allowed By Right, Dominion Energy 230kV & 115kV Electrical Transmission On-Site with Large Scale Capacity, Low Data Center Electric Rates with Qualifying Economic Development Incentives, Open Access Fiber with MBC & Diverse Fiber Paths as well as Dark Fiber Connections to Primary Backbone Networks

HEARTLAND INNOVATIVE TECHNOLOGY PARK

COTTONWOOD COMMERCIAL

A COMMERCIAL REAL ESTATE BROKERAGE

FARMVILLE, VIRGINIA DATA CENTER LAND



SITE SPECIFICATIONS:

- 280+ Acres Site Size (with Expansion Possibilities)
- Potential Build-out includes 1.3M+ SF or More Depending on Design
- C1 Zoning – Data Centers Allowed By Right (No Zoning Public Hearings)
- Dominion Energy 230kV & 115kV Electrical Transmission On-Site with Large Scale Capacity
- Low Dominion Energy Data Center Electric Rates with Qualifying Economic Development Incentives
- Open Access Fiber with MBC & Diverse Fiber Paths as Well as Dark Fiber Connections to Primary Backbone Networks – SummitIG, Lumen Networks (formerly CenturyLink & Level3), Shentel & Comcast
- Low Real Estate Tax Rate (Lowest 10% in Virginia)
- Low Personal Property Data Center Equipment Tax Rate
- 500+ Hotel Rooms within 30 Minutes
- Airports
 - Lynchburg Regional Airport Approx. 52 Miles
 - Charlottesville Albemarle Airport Approx. 60 Miles
 - Richmond International Airport Approx. 70 Miles/
 - Raleigh-Durham International Airport Approx. 125 Miles
 - Piedmont Triad International Airport Approx. 140 Miles
- Town of Farmville / Prince Edward County Water with Water Infrastructure Extension Projects in Design Forecasting up to 1.2 MGD from Town's system and up to 5.5 MGD from County's Sandy River Reservoir
- Longwood University Center for Cyber Security & Hampden-Sydney College Less Than 10 Min From Site
- Competitive Data Center Incentives for Lowest Total Cost of Ownership (TCO)
- Within 2.0 Miles of Four-Lane US 460

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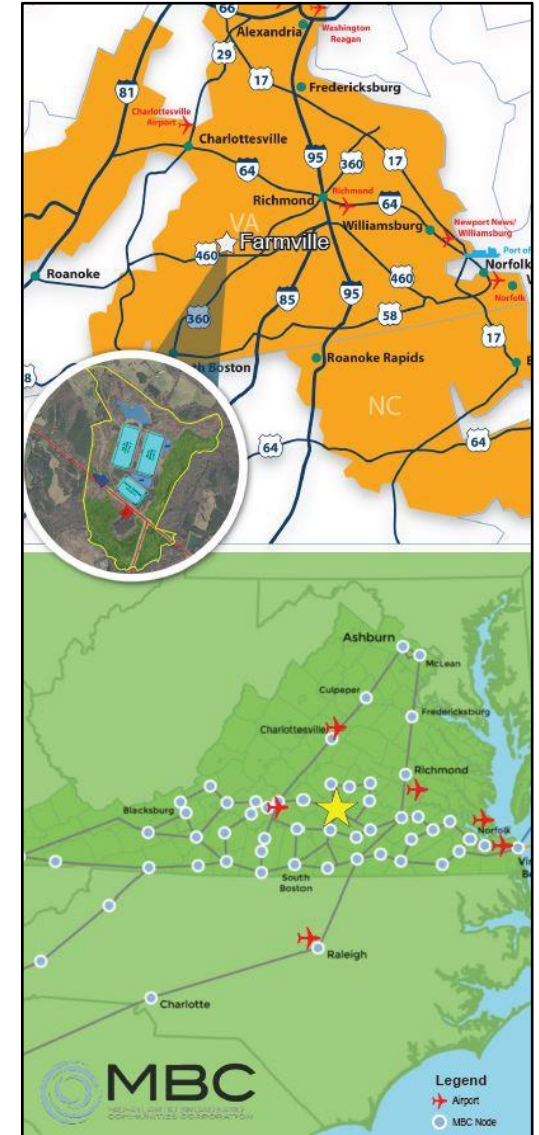


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Dominion Energy®



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FOR FURTHER INFORMATION ON
THIS OR OTHER COMMERCIAL
PROPERTIES, PLEASE CONTACT

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