



Power-Adjacent Greenfield Site & Data Center Development Opportunity

Lee Road 312 / Twin Towers Road
Lee County, AL 36867

Property Highlights

- +/-223.51 contiguous acres with over 3,000' of Lake Oliver / Chattahoochee River frontage
- Alabama Power main transmission easement and lines bisect the property
- Alabama Power substation adjoins the southern parcel
- Walton Discover natural gas-powered generating facility with a 2nd substation adjoins the northern parcel
- Reported fiber optic and high-pressure gas pipeline co-located in the power easement
- Potential cooling water access via lake / river frontage

Offering Summary

Sale Price:	Subject to Offer
Property Size:	+/-223.51 Acres

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	70	283	1,092
Total Population	191	766	2,965
Average HH Income	\$136,881	\$135,198	\$134,520

For More Information

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Opportunity Overview

Rare opportunity to acquire +/-223.51 acres of contiguous undeveloped land in Lee County, AL offers significant development potential for data center, AI, and other power-intensive users. The property includes 2 adjoining parcels; +/-53.69 acres and +/-169.82 acres located on Lee Road 312 / Twin Towers Road just north of Phenix City, AL.

Features include approximately 3,000' of Lake Oliver frontage located adjacent to major utility infrastructure. The parcels are bisected by a 300' Alabama Power main transmission easement with a substation adjoining Parcel 2. Walton Discover's natural gas generating facility and an additional substation adjoin Parcel 1. Reported fiber-optic line and a high-pressure natural gas pipeline are co-located within or near the power easement.

The combination of substantial acreage with good topography, power infrastructure, natural gas, reported fiber connectivity, and waterfront access creates a compelling opportunity for power-intensive users. Utility capacities, service availability, access rights, and required improvements are subject to pending confirmation by the utility providers.

Power & Utility Infrastructure

Immediately adjacent to significant existing power infrastructure including Alabama Power main transmission lines with a substation adjoining the southern parcel and an additional, 2nd substation to the north serving the Walton Discover natural gas peak-power generating facility. The property is located 3 miles north of the Oliver Dam hydroelectric plant and 8 miles south of the Goat Rock Dam hydroelectric plant.

The property also includes a former rock quarry containing approximately 100,000 tons of blasted rock which can be crushed and utilized on-site, potentially reducing material and development costs by approximately \$30 per ton.

High-pressure natural gas pipeline and fiber optic are reportedly located within or near the existing power easement. Confirmation of availability, capacities, access rights, service configuration, delivery schedule, and user-required improvements for utilization of these utilities is pending and subject to verification with the applicable providers.

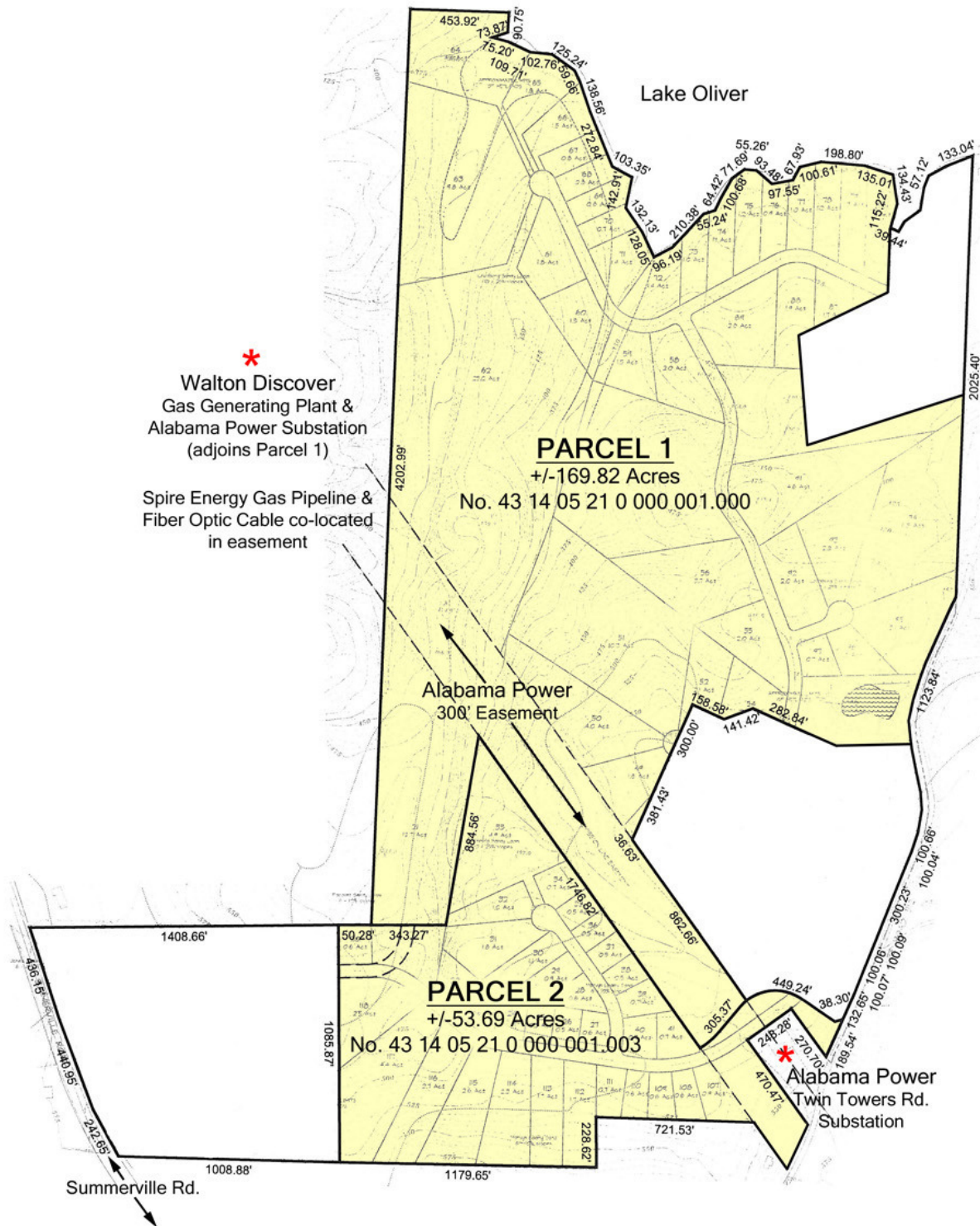
Development & Entitlement Status

This is an un-entitled greenfield development opportunity. The Purchaser is responsible for conducting all necessary due diligence and determining the property's suitability for its intended use, including confirmation of utility availability and capacities, any required rezoning, and obtaining applicable governmental, utility, environmental, development, and other necessary approvals and permitting.

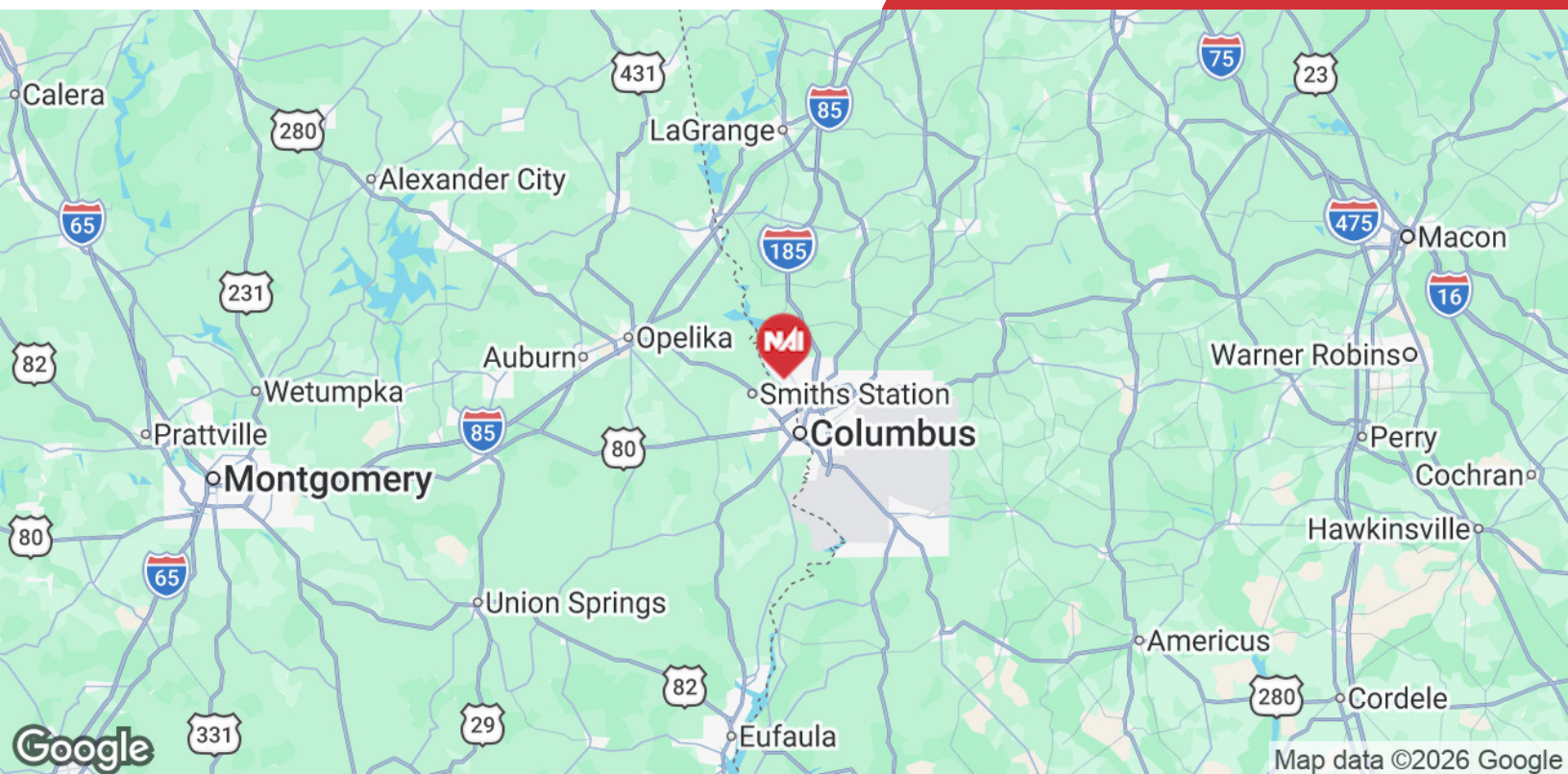
Regional Location

Strategically located immediately north of Phenix City, AL the property offers convenient access to the Columbus area and the surrounding Chattahoochee Valley region. Close proximity to major power infrastructure with 2 substations, reported natural gas and fiber-optic infrastructure, and Lake Oliver provide significant potential for power-intensive users.

Good access to major regional routes including US Highway 80 and US Highway 280/431 connecting the site to the East Alabama and West Georgia markets.



BROAD RIVER GROUP
Lee Co. Alabama Land
+/-223.51 Acres Total



Property Coordinates

32.539513°, -85.031446° and 32.532467°, -85.032238°

Destinations

Columbus, GA

~ 5 miles / 8-10 min.

Auburn/Opelika, AL

~ 25 miles / 30-35 min.

I-185

~ 7 miles / 10-12 min.

I-85

~ 22 miles / 25-30 min.

US 80

~ 5 miles / 12-15 min.

US 280/431

~ 4 miles / 6-8 min.

Columbus Airport (CSG)

~ 10 miles / 15-20 min.

Hartsfield-Jackson Atlanta International Airport (ATL)

~ 100 miles / 1 hr. 30 min.-1 hr. 45 min.

Approximate Distances / Drive Times

Site Infrastructure & Due Diligence Summary

Category	Current Information & Status
Power	Alabama Power transmission easement with 2 adjoining substations bisect the property. Capacities, service configuration, delivery schedule, and required improvements are subject to confirmation (currently pending).
Natural Gas	Reported 8-inch high-pressure natural gas pipeline co-located within or near the power easement. Capacity, access, and service availability are subject to confirmation (currently pending).
Fiber	Reported fiber-optic co-located within the utility easement. Capacity, access, and connectivity are subject to confirmation (currently pending).
Water	Approximately 3,000' of Lake Oliver frontage. Water withdrawal rights, access, and permitting requirements are subject to confirmation (currently pending).
Sewer	Availability and capacity are subject to confirmation (currently pending).
Zoning	Any required rezoning to be confirmed with the local, Lee Co. jurisdiction and will be based on the proposed use. Purchaser is responsible for any required rezoning and approvals.
Environmental	Environmental conditions, any permitting requirements, and site suitability subject to Purchaser's Due Diligence.
Site Access	Access rights and required improvements are based on Purchaser's proposed development and subject to local approval.
Usable Acreage	+/-223.51 total acres across 2 adjoining parcels. Final developable/usable acreage are subject to survey and Purchaser's Due Diligence.
Incentives	Any available economic development incentives subject to Purchaser's confirmation.
All infrastructure, utility capacities, service availability, access, zoning, environmental conditions, usable acreage, and incentives are subject to Purchaser's Due Diligence and confirmation by the applicable providers and governmental authorities. This property is an un-entitled greenfield opportunity and the Purchaser will be responsible for obtaining all required approvals, permits, and entitlements.	