

SWANS CORNER DATA CENTER

Dry Bridge Road (RT 684)
Ruther Glen, Virginia 22546

±250 ACRES OF POTENTIAL DATA BASE CAMPUS FOR SALE
LOCATED IN CAROLINE'S TECHNOLOGY ZONE



THALHIMER

SITE INFORMATION

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- Swans Corner Data Center Site is included in an approved PIRT (Planned Innovation, Research, and Technology) planning overlay district that allows for data centers and other technology related investments as part of a rezoning process
- Swans Corner is composed of 250 acres, located five minutes from Interstate 95 at Exit 104
- Currently, there is 500,000 gpd of reuse water from a nearby waste water treatment plant
- Caroline has immediate, intermediate, and long term plans for water utilities
- Redundant fiber-optic lines are located in the Interstate corridor, the Rt. 207 corridor, and at the adjacent M.C. Dean site
- Public water and sewer are located on contiguous Dry Bridge Road and across Dry Bridge Road (sewer)
- An electric sub station (REC) is located 9,880' north of the site on Rt. 207
- Funding has been secured to begin study and remediation of Dry Bridge Road

DEMOGRAPHICS

DISTANCE	POPULATION	HOUSEHOLDS	AVERAGE H.H. INCOME	TOTAL BUSINESSES	TOTAL EMPLOYEES
5 MILES	5,503	2,011	101,500	123	2,391
10 MILES	27,735	10,349	113,169	581	11,376
15 MILES	58,855	21,631	113,381	1,678	27,004

LOCATION OVERVIEW



**DRY BRIDGE ROAD
(RT 684)**

PROPERTY OVERVIEW

SITE SIZE

- ±250 acres (two tracts)

ASKING PRICE

- \$99,950 per acre

ZONING

- Agricultural
(In Technology Zone)

PROPERTY TYPE

- Vacant Land

TIMING

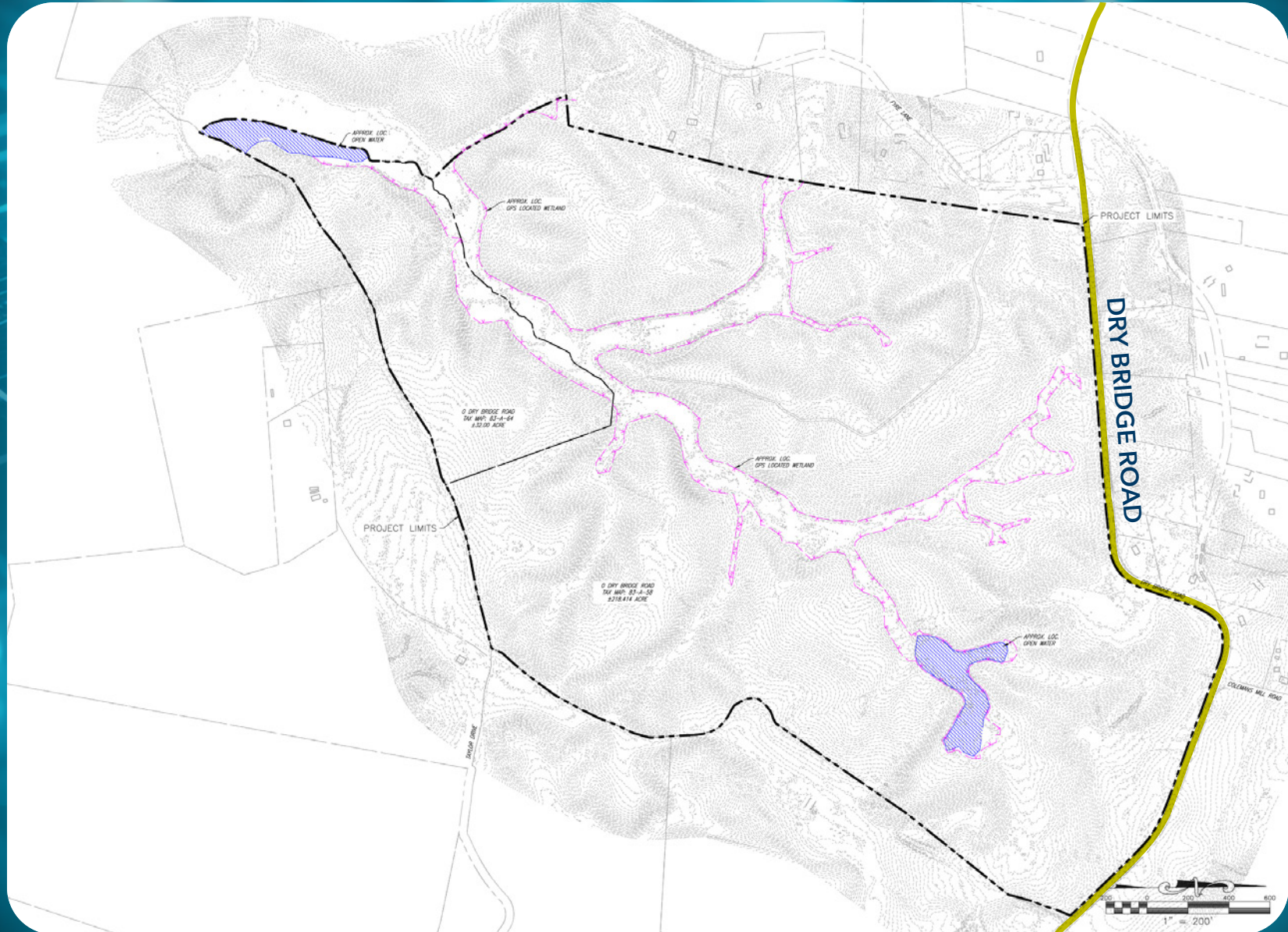
- Available Immediately

FEATURES

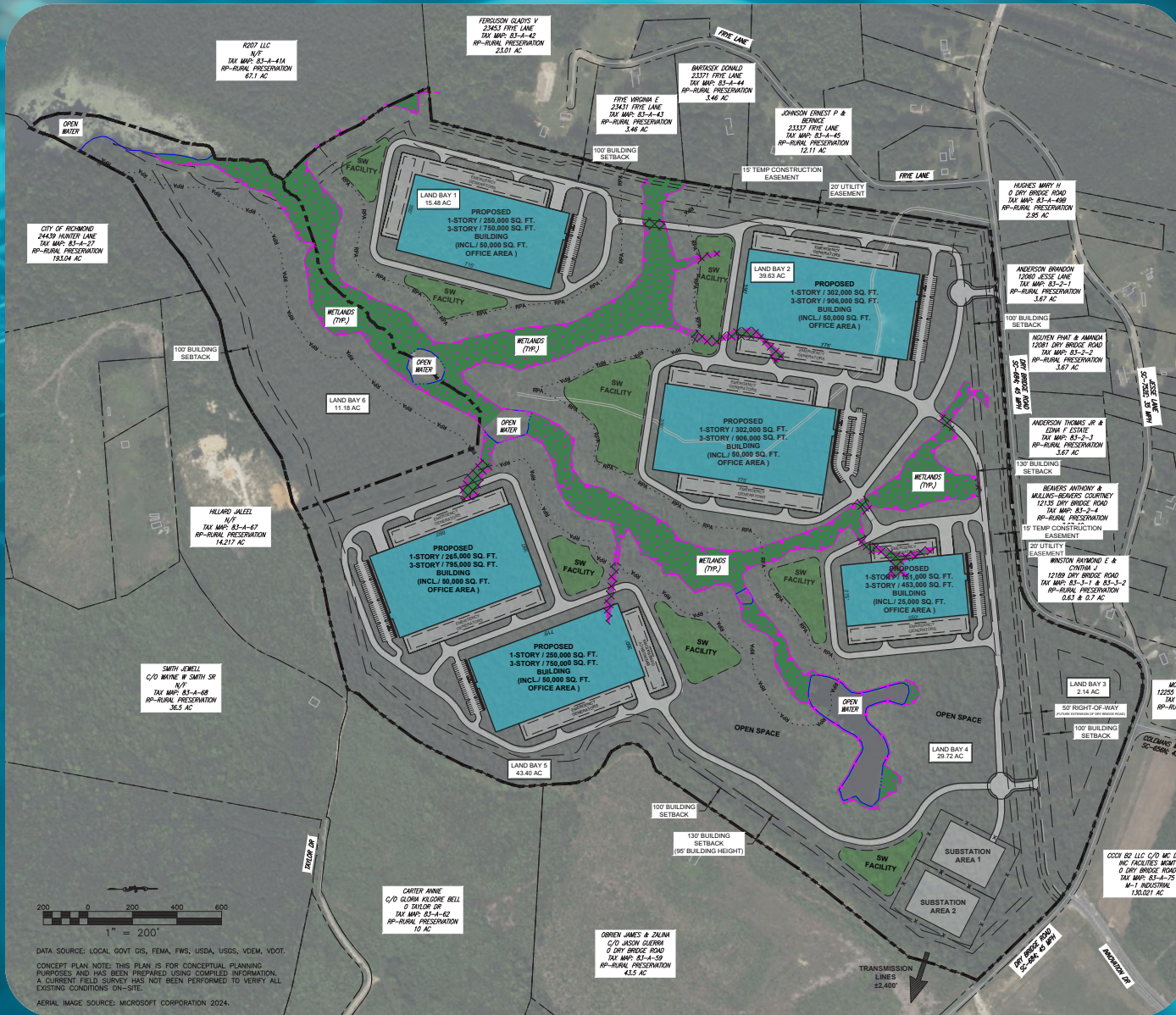
- Public water on site; sanitary sewer across Dry Bridge Road
- Located in Technology Zone one mile east of I-95, exit 104
- Power from new substation nearby
- Extremely close to high voltage transmission line
- Hyper fiber redundancy including Summit IG line that connects directly to the nation's data center hub in Northern Virginia
- Located outside the GSA 50-mile DC blast zone for continuity of operations and strategic safety



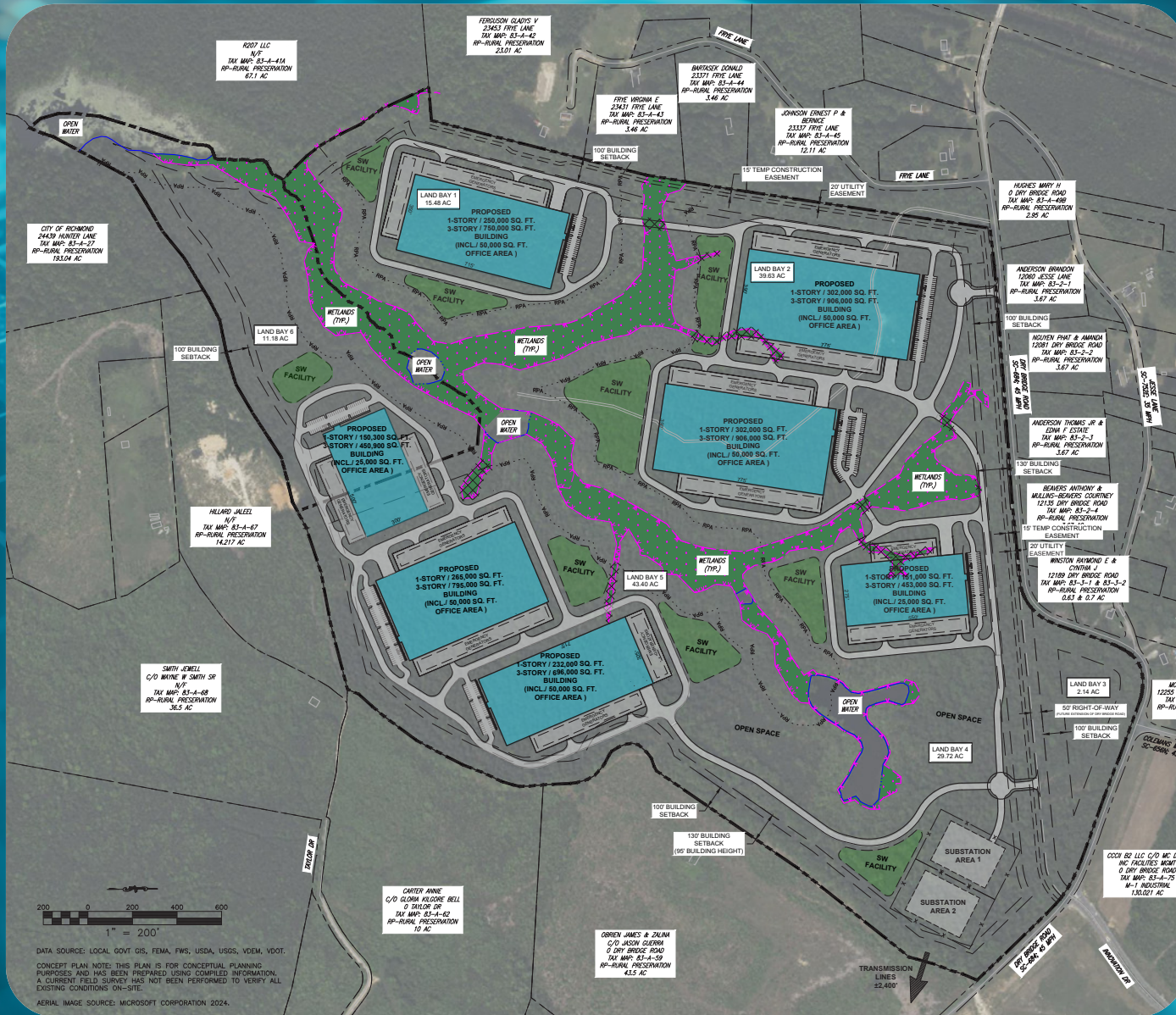
PRELIMINARY SITE



PROPOSED PLAN 1

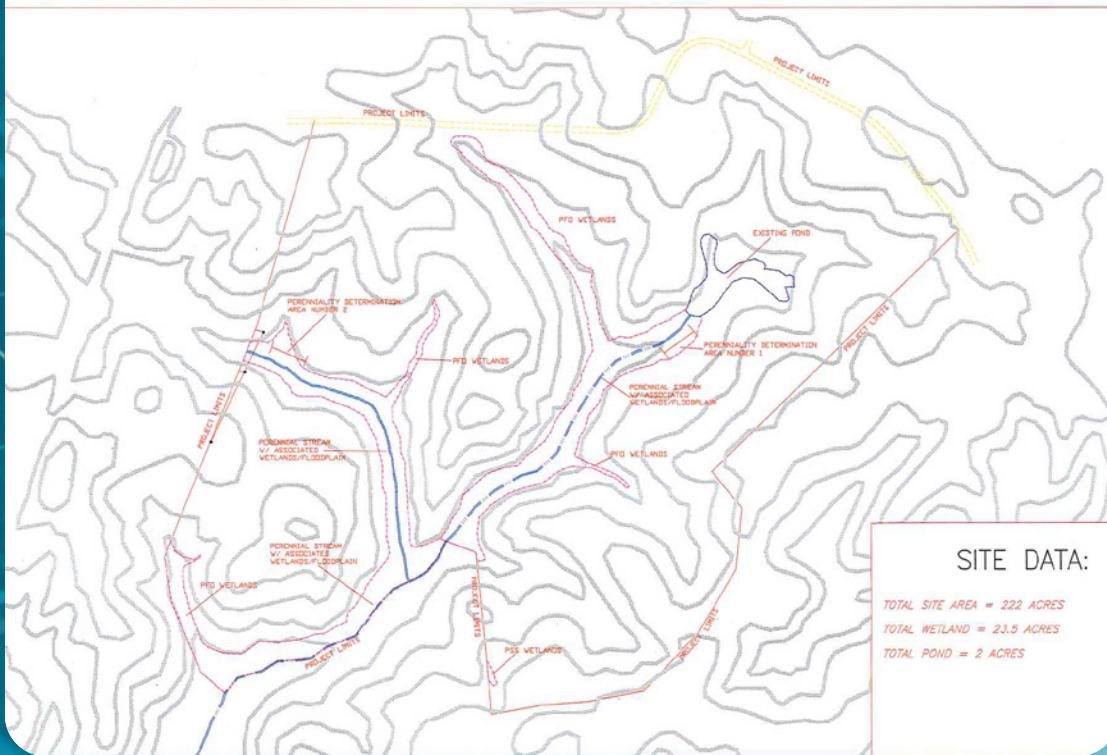


PROPOSED PLAN 2



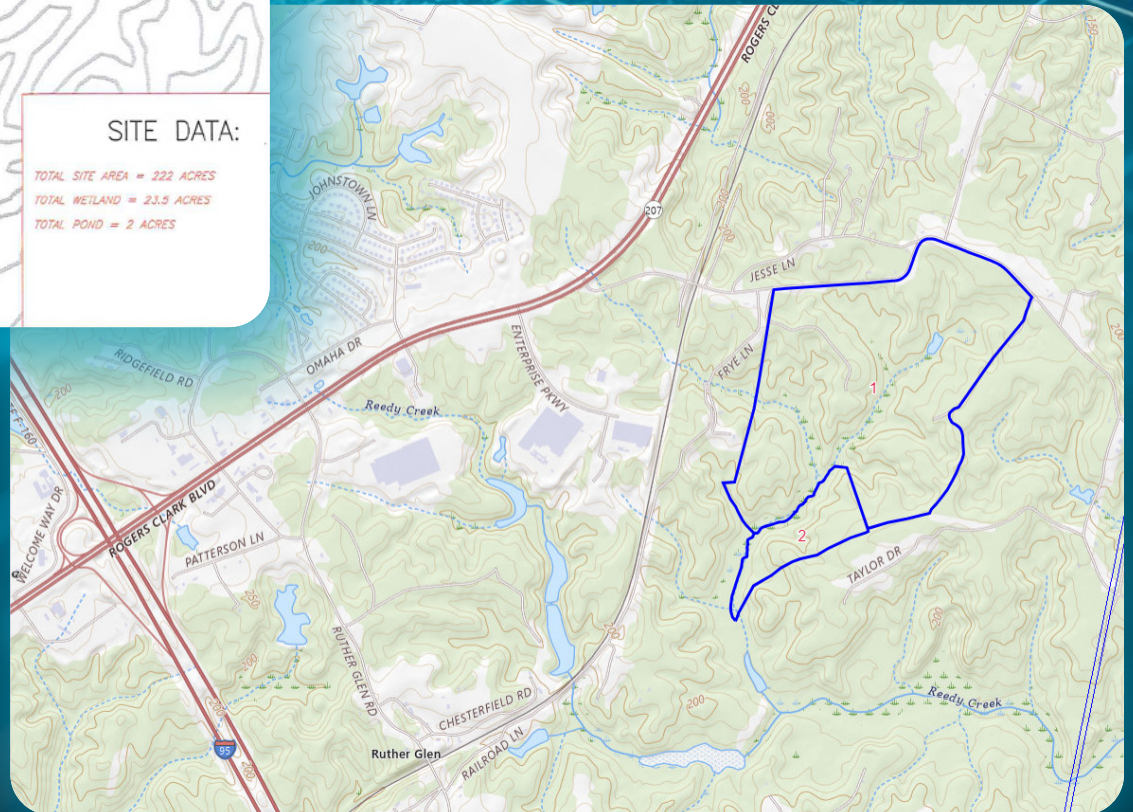
PLAT & TOPOGRAPHY MAPS

CAROLINE COUNTY 222 ACRE STREAM PERENNIALITY DETERMINATION

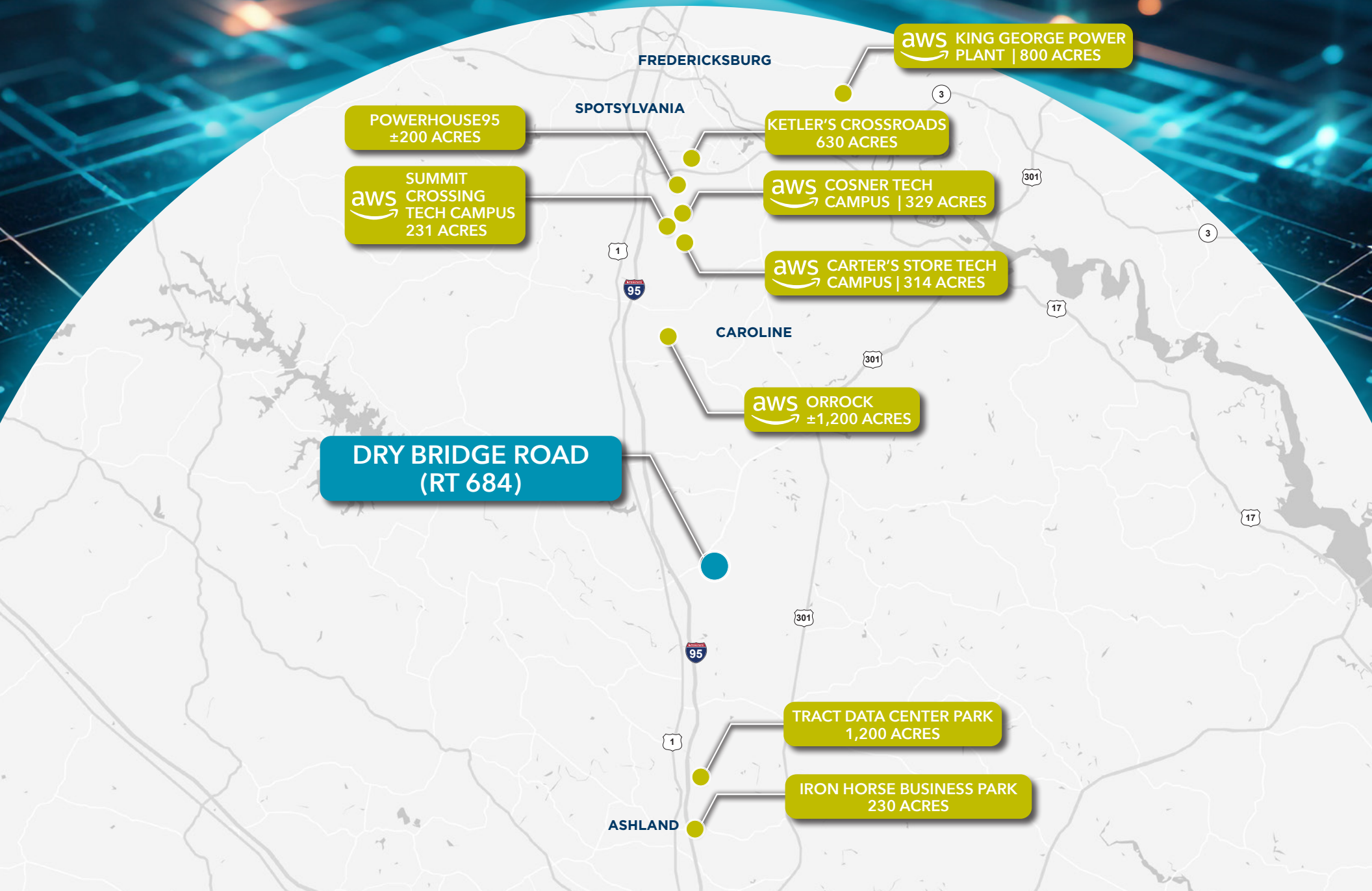


SITE DATA:

TOTAL SITE AREA = 222 ACRES
TOTAL WETLAND = 23.5 ACRES
TOTAL POND = 2 ACRES



REGIONAL DATA DEVELOPMENT



FOR MORE INFORMATION, CONTACT

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