

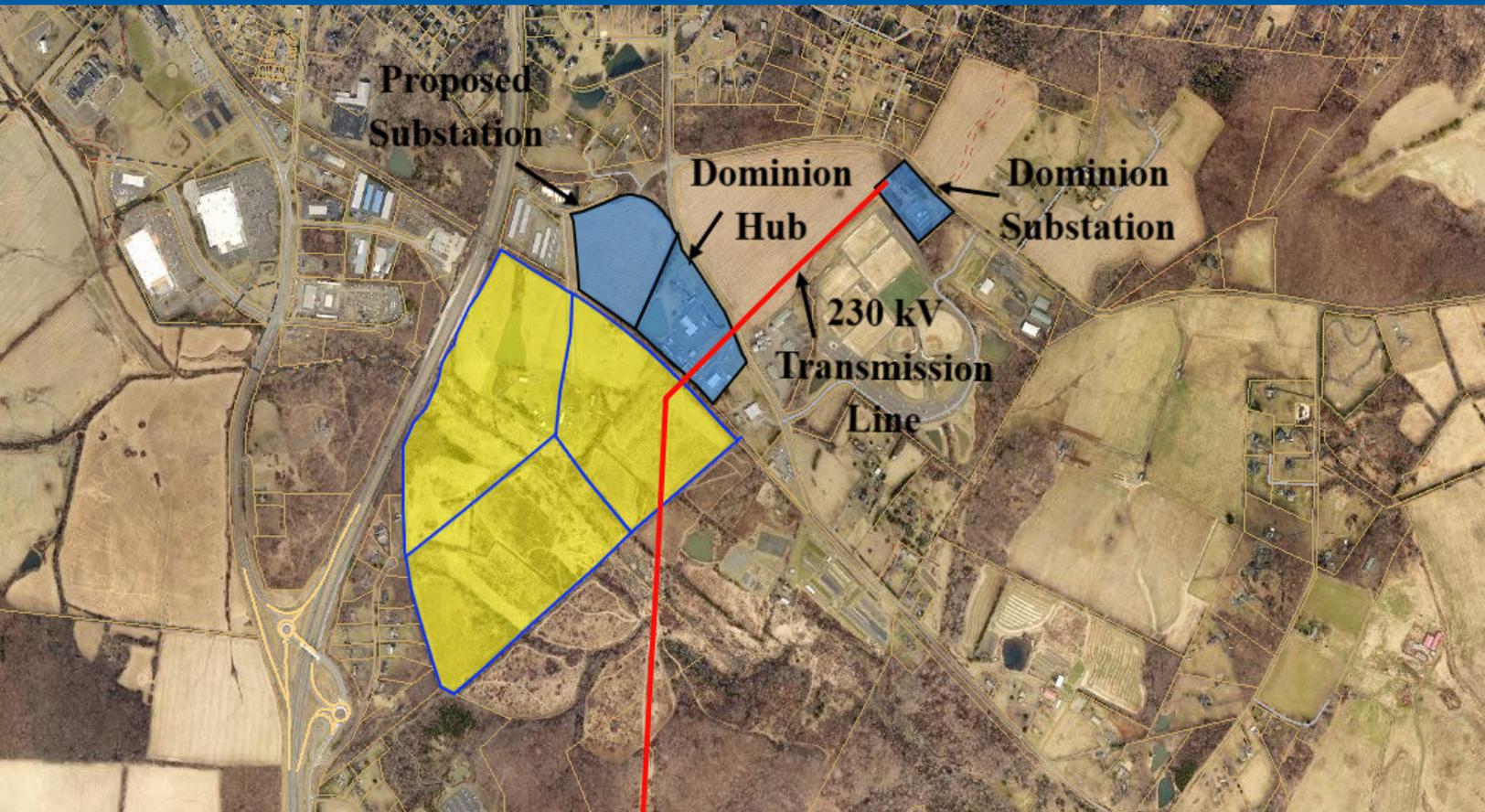


GRID-CONNECTED ENERGY & STORAGE DEVELOPMENT SITE

8274 MAPLE TREE LANE, WARRENTON, VA 20187

CRES Inc. | Commercial Real Estate Services |
540.347.2610 | INFO@CRESINC.US
FOR MORE INFORMATION





PROPERTY DESCRIPTION

Maple Tree Farm is a strategically located, grid-connected energy development site in Fauquier County, Virginia, offering immediate adjacency to Dominion Energy transmission and substation infrastructure.

The ±145-acre property is traversed by a 230 kV Dominion Energy transmission line and lies directly adjacent to an existing Dominion substation, with documented potential for on-site substation expansion or new substation development. This configuration provides a rare opportunity for utility-scale battery energy storage (BESS), grid reliability infrastructure, capacity support or hybrid energy deployment within Northern Virginia's growing power demand corridor.

The site benefits from proximity to public water and sewer infrastructure, natural gas availability, and direct regional access via the US Route 15 / Route 29 transportation corridor. Surrounded by industrial and institutional land uses, the property presents a strong candidate for rezoning or special use approval for energy and utility-scale infrastructure projects.

PROPERTY HIGHLIGHTS

- 230 kV Dominion Energy transmission line crossing the property
- Direct adjacency to existing Dominion substation and energy hub
- Documented potential for on-site substation expansion or new substation development
- ±145 contiguous acres supporting phased or partial development
- Access to public water, sewer, and natural gas infrastructure
- Strong candidate for rezoning or SUP for energy and utility-scale uses

ACQUISITION INFORMATION

Ownership will consider full-site or partial-site transactions, phased acquisitions, or alternative structures for qualified energy and infrastructure developers.

BILL CHIPMAN **CHRIS BERNARD**

President/Owner

540.347.2610

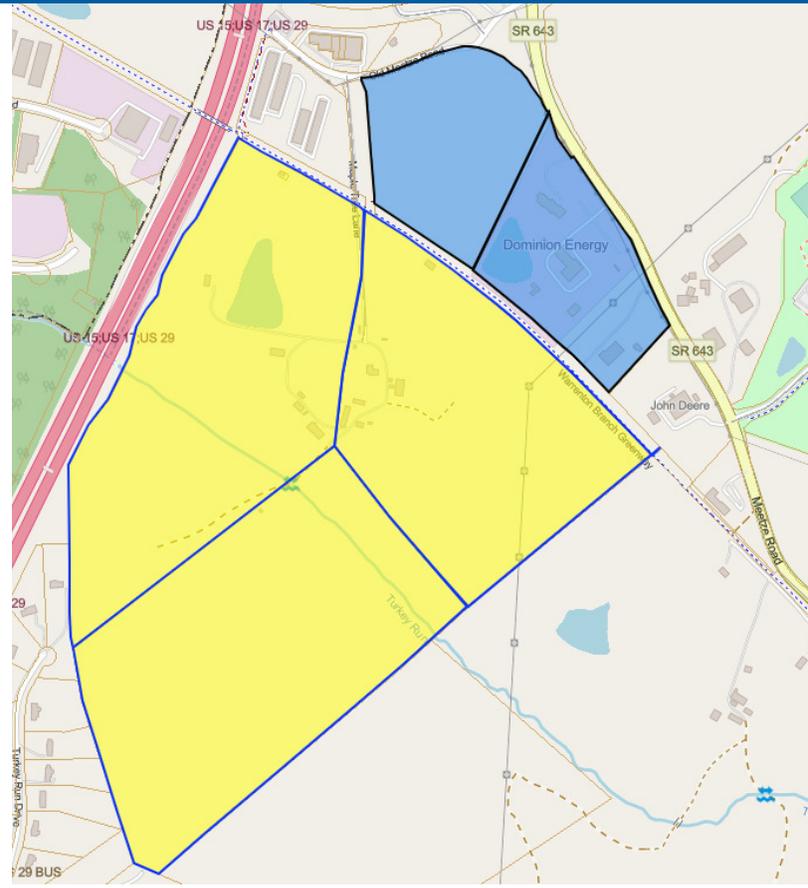
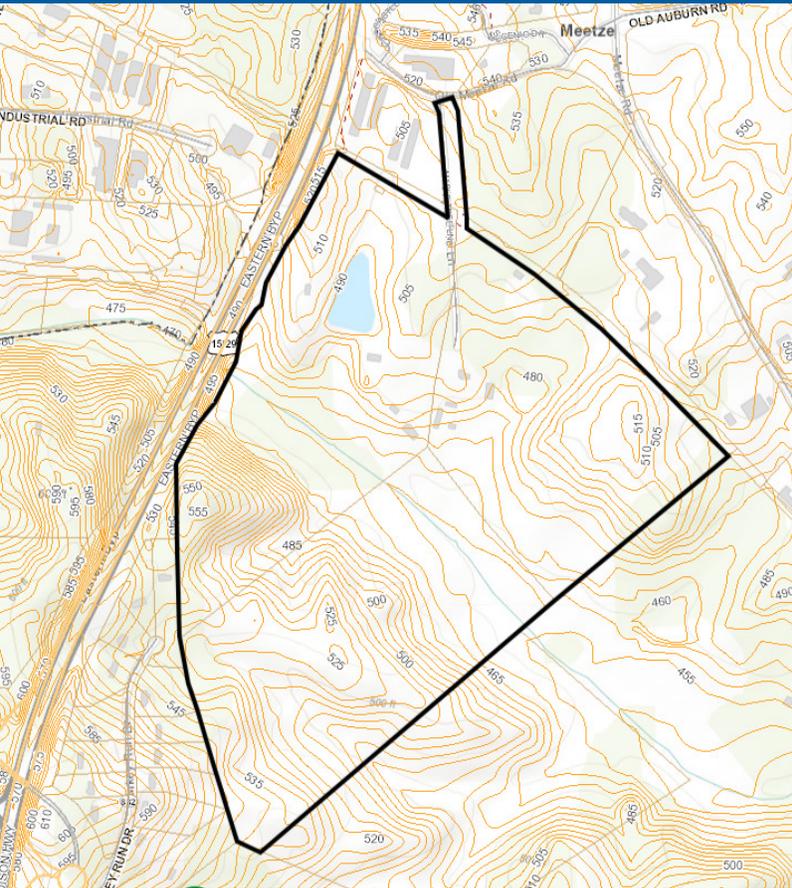
bill@cresinc.us

Vice President

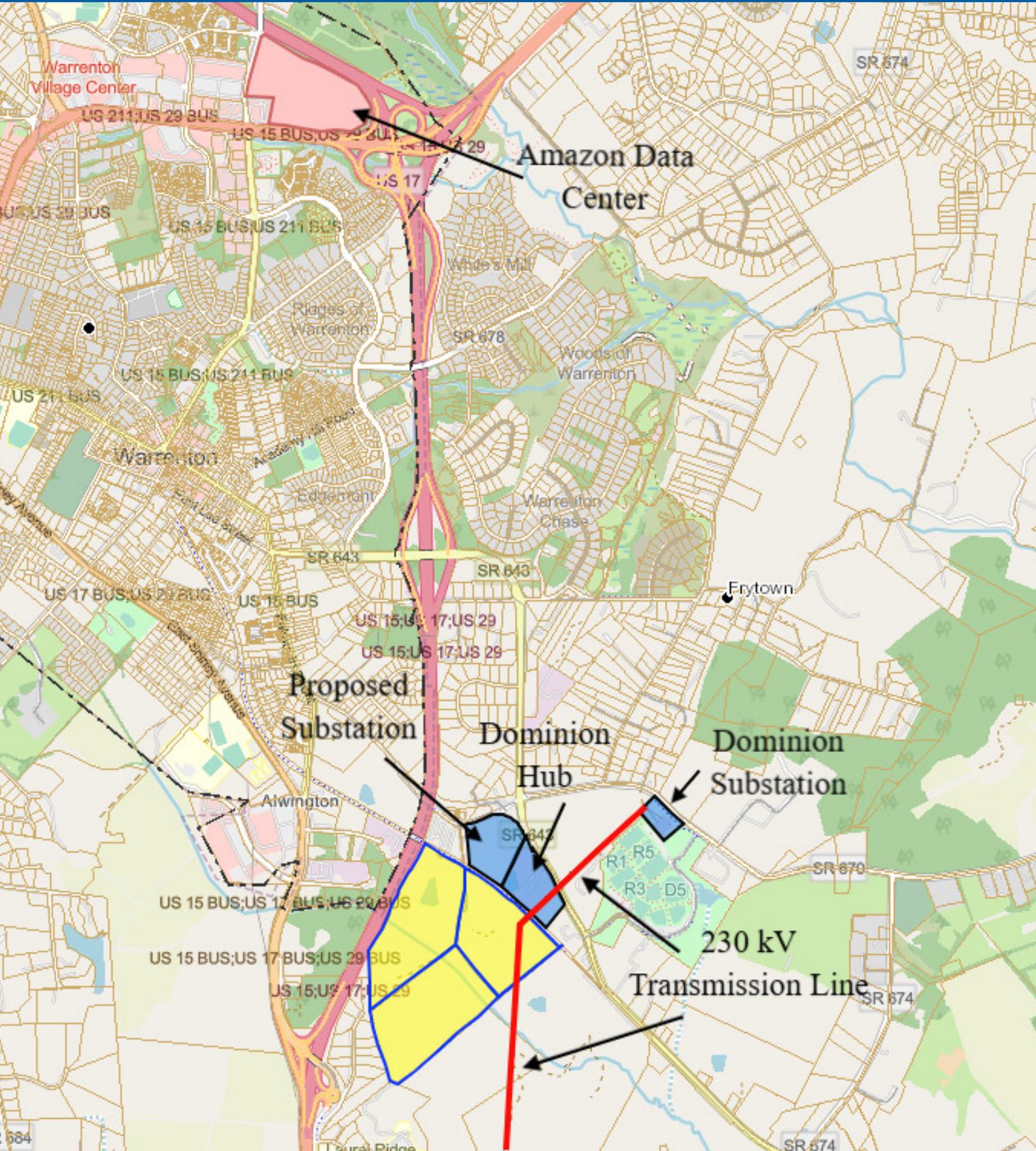
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