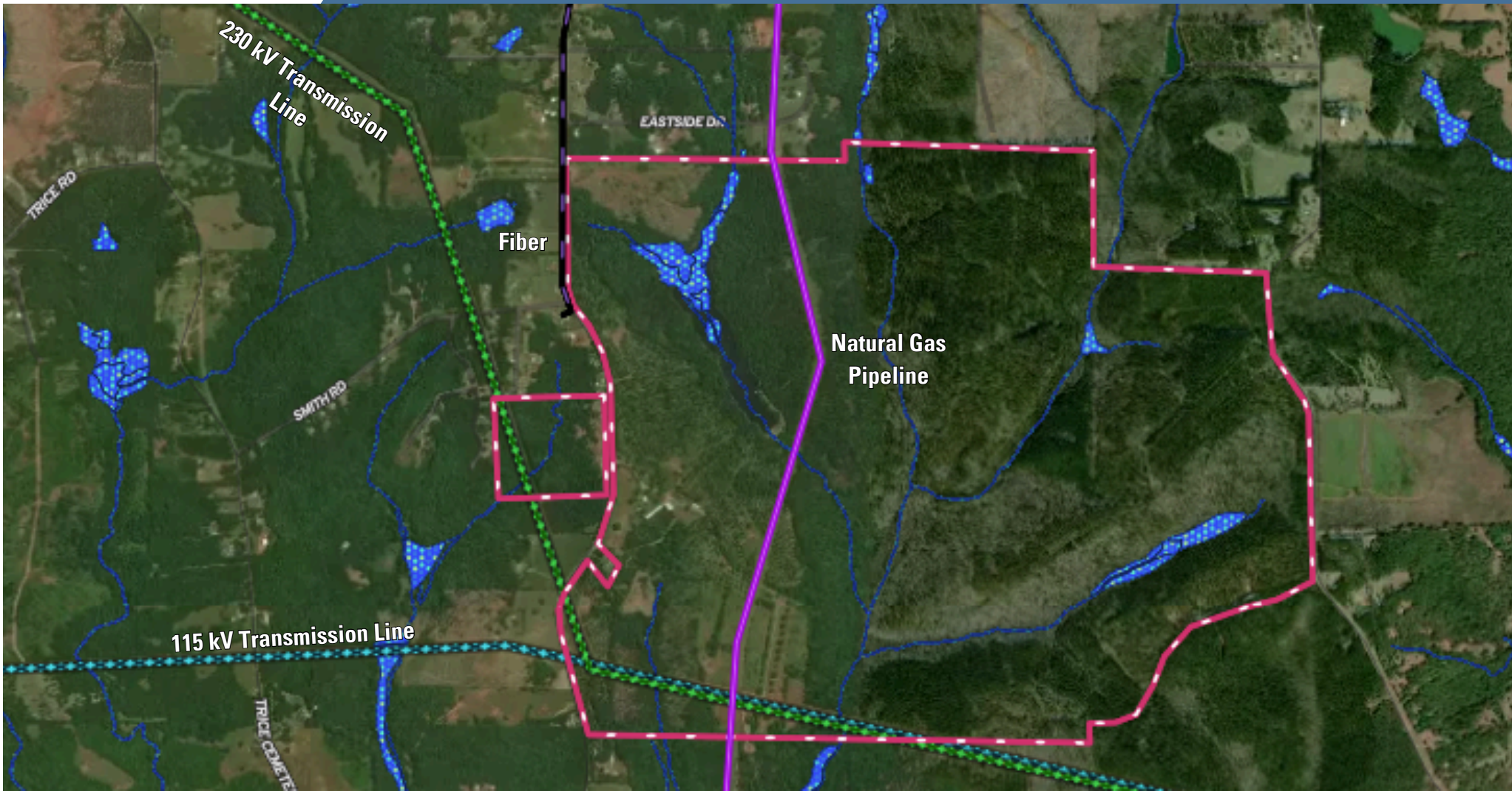


SugarOak
Realty, LLC®

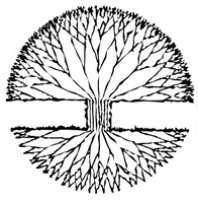
UPSON COUNTY MEGASITE

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



1,443 +/- ACRE DEVELOPMENT SITE

JOHN SIMPSON
MANAGING BROKER
770-409-9700
JOHNS@SUGAROAK.COM



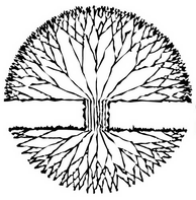
SugarOak
Realty, LLC®

SITE HIGHLIGHTS

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286



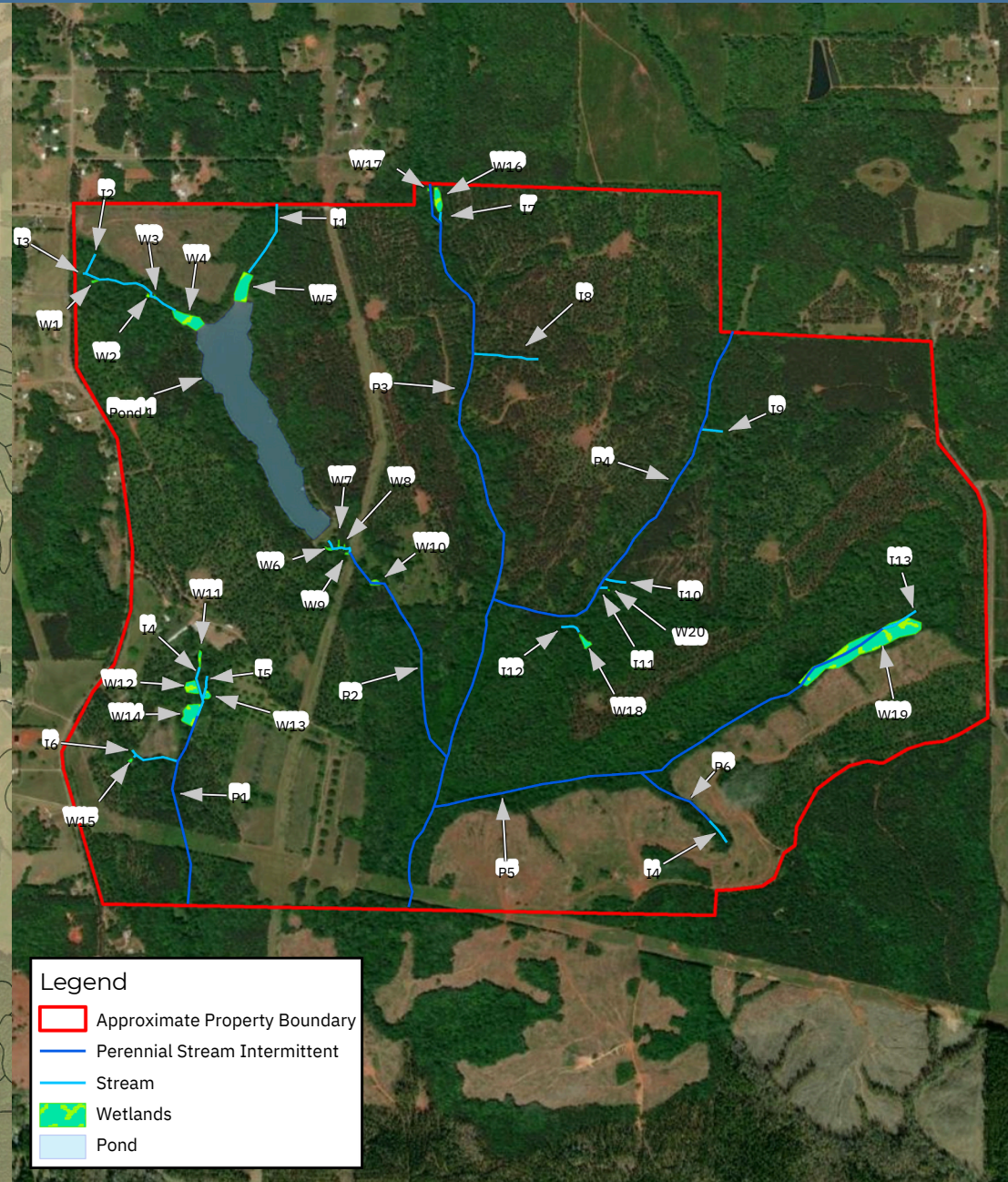
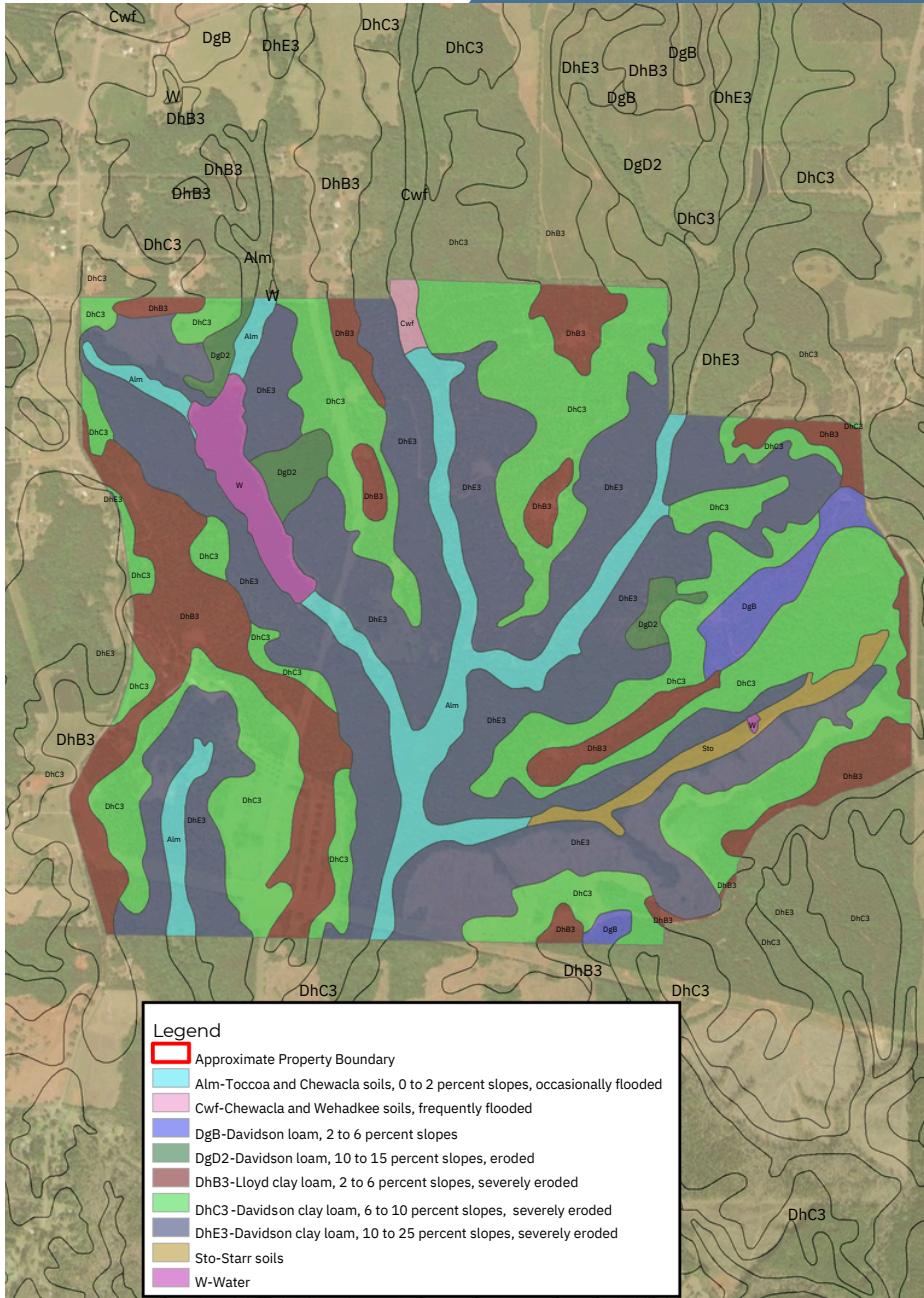
- **DIRECT ACCESS TO 230kV & 115 kV TRANSMISSION LINES**
- 1,443 ACRES with up to 619 buildable ACRES for a scalable development
- **Fiber** backbone already in place
- Reliable **Natural Gas** supply through onsite pipeline - Southern Company Gas
- Nearby power plants:
 - Edward L Addison Generating Plant - 3.22 Miles - 701.2 MW
 - Piedmont Green Power - 12.3 Miles - 55 MW
 - Smarr Energy Center - 23.7 Miles - 242 MW expanding 1,200 MW
 - Scherer Power Plant - 27 miles - 3,564 MW

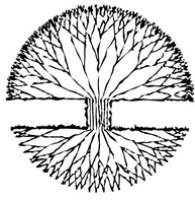


SugarOak
Realty, LLC®

SOIL & WATER REPORT

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286





SugarOak
Realty, LLC®

LOCATION

795 WINDSWEEP FARM RD, THOMASTON, GA, 30286

