



# DataCenter Group

BROKERAGE • ENTITLEMENT • DEVELOPMENT

## HALL INDUSTRIAL DR DATA CENTER SITE

Hall Industrial Dr, Fredericksburg, VA 22408  
107 AC IDEAL FOR DATA CENTER DEVELOPMENT

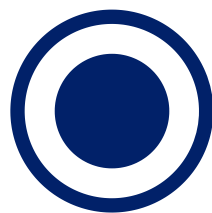
Visit Our Website  
[www.cbcelite.com](http://www.cbcelite.com)





# SITE INFORMATION

Coldwell Banker Commercial Elite – The Data Center Group is pleased to present a 107-acre data center site strategically located along Interstate 95 in Spotsylvania County, halfway between Washington, DC, and Richmond, VA. This prime location offers excellent accessibility and infrastructure for data center development.



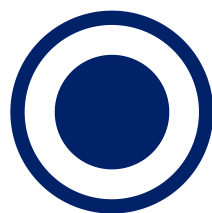
## Prime Locations & Accessibility

Borders Interstate 95, just 3.69 miles from the Southpoint Exit, providing excellent connectivity between Washington, DC, and Richmond, VA..



## Zoned for Data Centers

I-2 Heavy Industrial zoning allows by-right data center use, with unlimited building height and a 1.5 Floor Area Ratio (FAR) for maximum development potential.



## Robust Infrastructure

230 kV transmission line just 0.6 miles east and Summit IG Dark Fiber at the Southpoint Exit on I-95, ensuring strong power and connectivity.



## Established Data Center Corridor

Adjacent to the 329-acre Amazon Web Services Data Center site and near the 145-acre Powerhouse 95 Data Center development, making it an ideal expansion opportunity.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
HOUSEHOLDS	8,846	19,939	62,464
POPULATION	22,224	53,289	169,389
HH INCOME	\$98,111	\$99,549	\$100,649





# PROPERTY OVERVIEW

✓ **SITE SIZE**  
107 Acres

✓ **SALE PRICE**  
Contact for Pricing

✓ **ZONING**  
I2 - Heavy Industrial

✓ **PROPERTY TYPE**  
Vacant Land



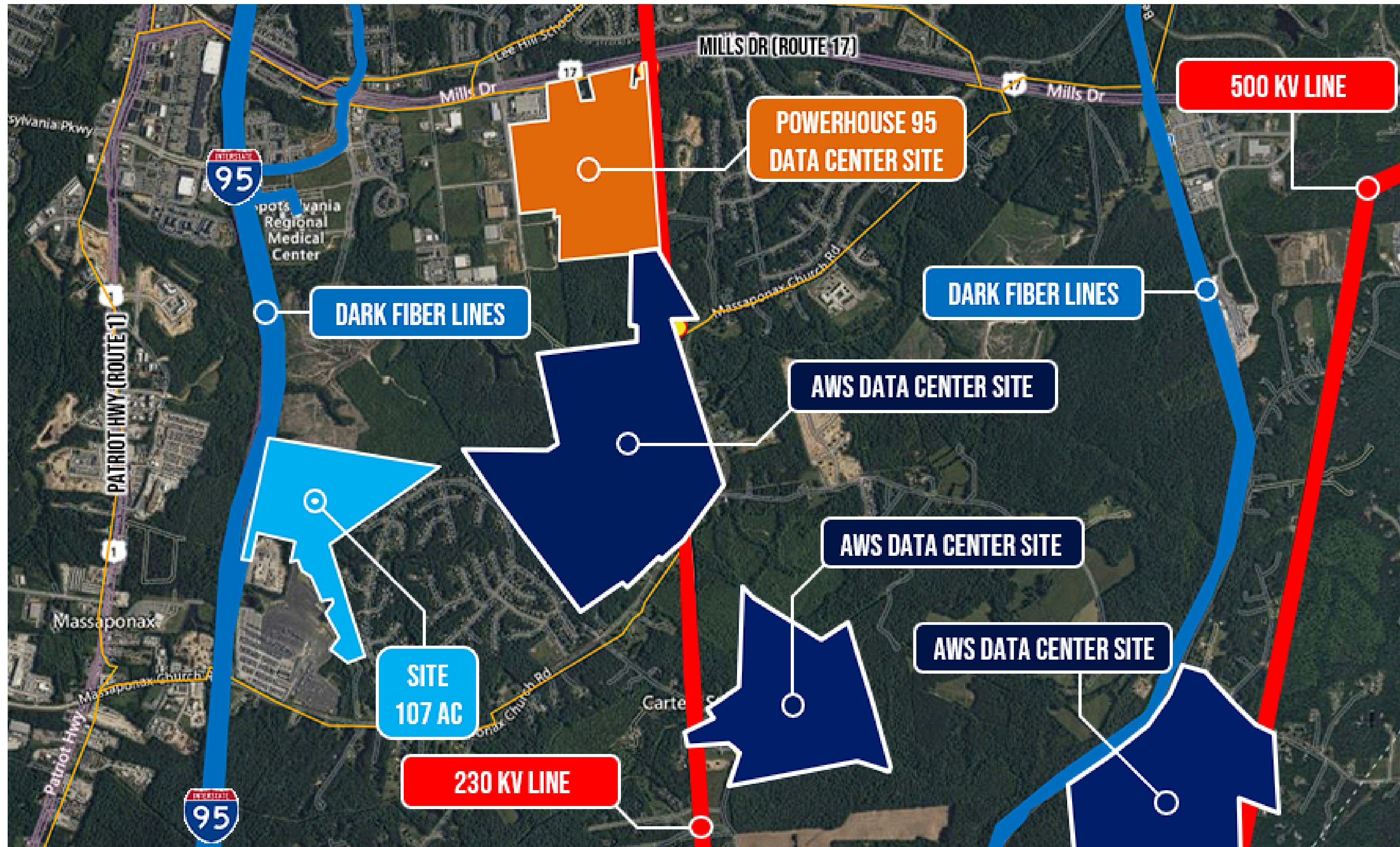
## POWER

- 230 kV line just over 1/2 mile to the East
- Summit IG Dark Fiber line running alongside I-95



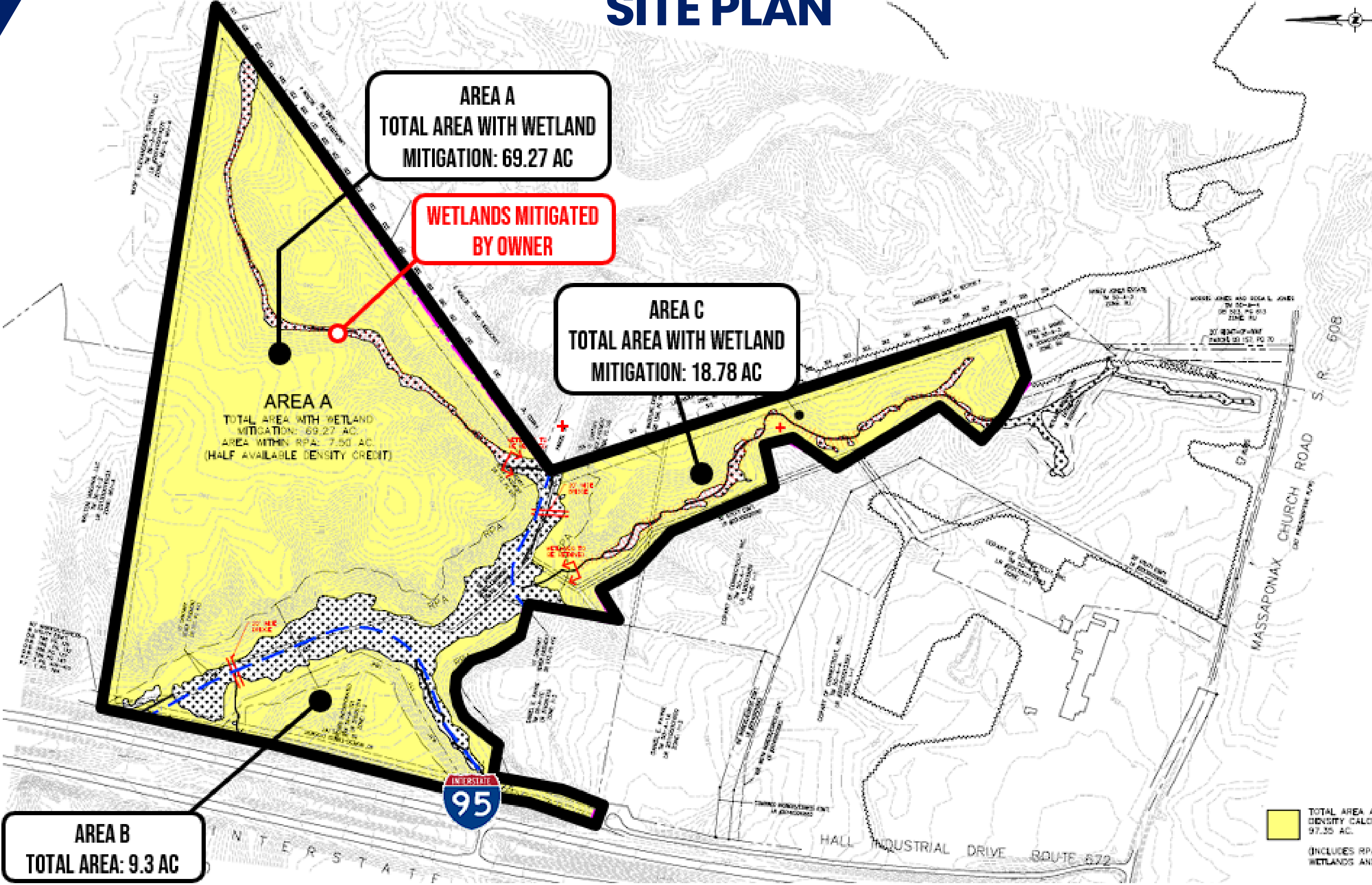


# POWER AERIAL





# SITE PLAN





# Contact Us

The Data Center Group, led by seasoned commercial agents Brian Cunningham, CCIM, and Carl Braun, specializes in identifying and securing prime land for data center development. With deep market expertise, strong industry connections, and data-driven insights, the team helps developers and investors navigate the increasing demand for data centers. Committed to delivering strategic solutions, they work closely with landowners, investors, and end users to maximize returns while fostering economic growth and community development through this rapidly expanding industry.



**Brian Cunningham, CCIM**

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