

SALE OFFERING

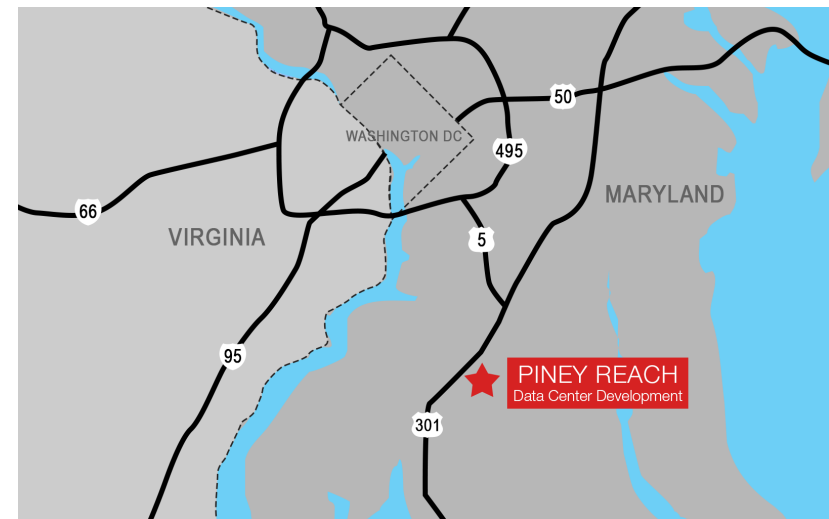
PINEY REACH

Data Center Development

Phase 1 Offering: 89± acres
432± Acres Total

*Billingsley Road, Charles
County, Maryland 20602*

*Full SNHA Report and more
information available upon
signing a confidentiality
agreement.*

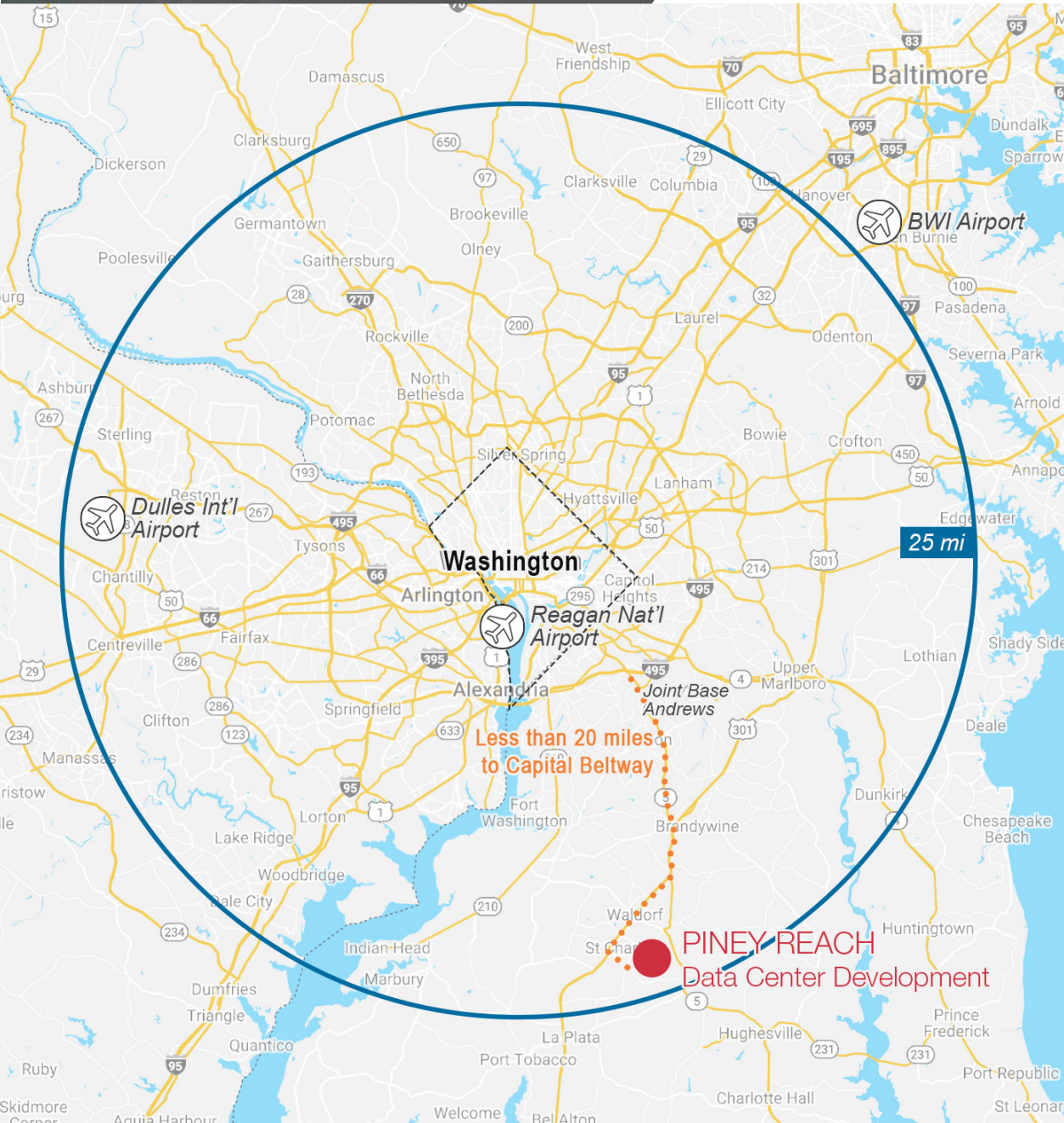


Investment Highlights

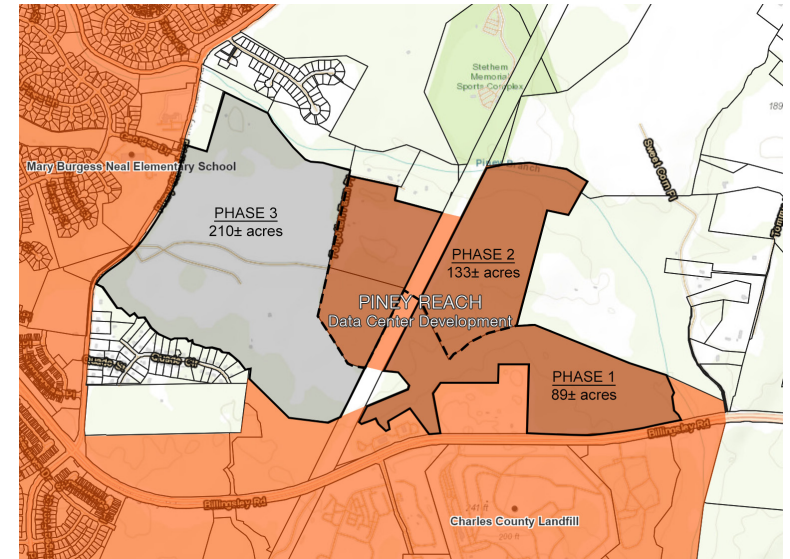
- Phase 1 Offering - **89± acres** (site total 432± acres)
- Welcoming county - **Significant support from Charles County** government, utility authorities, and fiber network providers
- Strategically located **30 miles southeast of Washington DC**
- Competitive pricing
- Ready for **immediate development**
- Initial **feasibility analysis and Master Plan** completed
- Ideal site conditions
- Near regional landmarks, such as Joint Base Andrews (15 miles), Reagan Washington National Airport (24 miles), and the Route 301 Nice/Middleton Bridge spanning the Potomac River (20 miles)



Location Maps



PRIORITY FUNDING AREA



Maryland's Priority Funding Areas are existing communities and places where local governments want State investment to support future growth.



Sale Offering

Piney Reach Data Center Development

Phase 1 Offering: 89± acres

For more information, contact listing team or sign online confidentiality agreement.

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