

CONFIDENTIAL OFFERING MEMORANDUM

PROJECT VOGTLE CORRIDOR

331.1 ACRES | BURKE COUNTY, GEORGIA

STRATEGIC DATA CENTER & DIGITAL INFRASTRUCTURE
DEVELOPMENT OPPORTUNITY



BURKE COUNTY
GEORGIA



WITHIN 2 MILES OF 500kV
THOMSON-VOGTLE TRANSMISSION LINE



WITHIN 2 MILES OF 230kV
WILSON-VOGTLE TRANSMISSION LINE



WITHIN 3 MILES OF
XFINITY REGIONAL FIBER



NEAR PLANT VOGTLE
~4,800 MW OF NUCLEAR GENERATION



AI. CLOUD. POWERED HERE.

Positioned for the Next Generation
of Hyperscale Infrastructure



HYPERSCALE
DATA CENTERS



AI / HPC
CAMPUSES



ENERGY
STORAGE



ADVANCED
MANUFACTURING

Sale price: \$66,200,000

EXCLUSIVELY OFFERED BY



COLDWELL BANKER
COMMERCIAL
METRO BROKERS



±331.1 ACRES
SINGLE PARCEL



STRATEGIC LOCATION
POWER. LAND. FIBER.



PRO-GROWTH COUNTY
INCENTIVES & SUPPORT



LONG-TERM VALUE
SCALE. RELIABILITY. GROWTH.