

LITHIA SPRINGS

SUMMER LAKE

DATA CENTER



±54.75 ACRES

INVALUABLE LOCATION

NAI Brannen Goddard is pleased to offer ±54.75 Acres in Lithia Springs, GA, well positioned for data center development. The site is directly adjacent to two of the Southeast's most significant data center developments: Microsoft's Azure Campus and DC BLOX's Atlanta West project.



ADDRESS

Summer Lake Road
Lithia Springs, GA 30122

SIZE

±54.75 Acres (6 Parcels)

MUNICIPALITY

Unincorporated Douglas County
Potential to Annex into City of Douglasville

ZONING

R-A (Residential-Agricultural), Douglas County
Quality Growth Overlay District

FUTURE LAND USE

Urban Residential, Douglas County

LOCATION

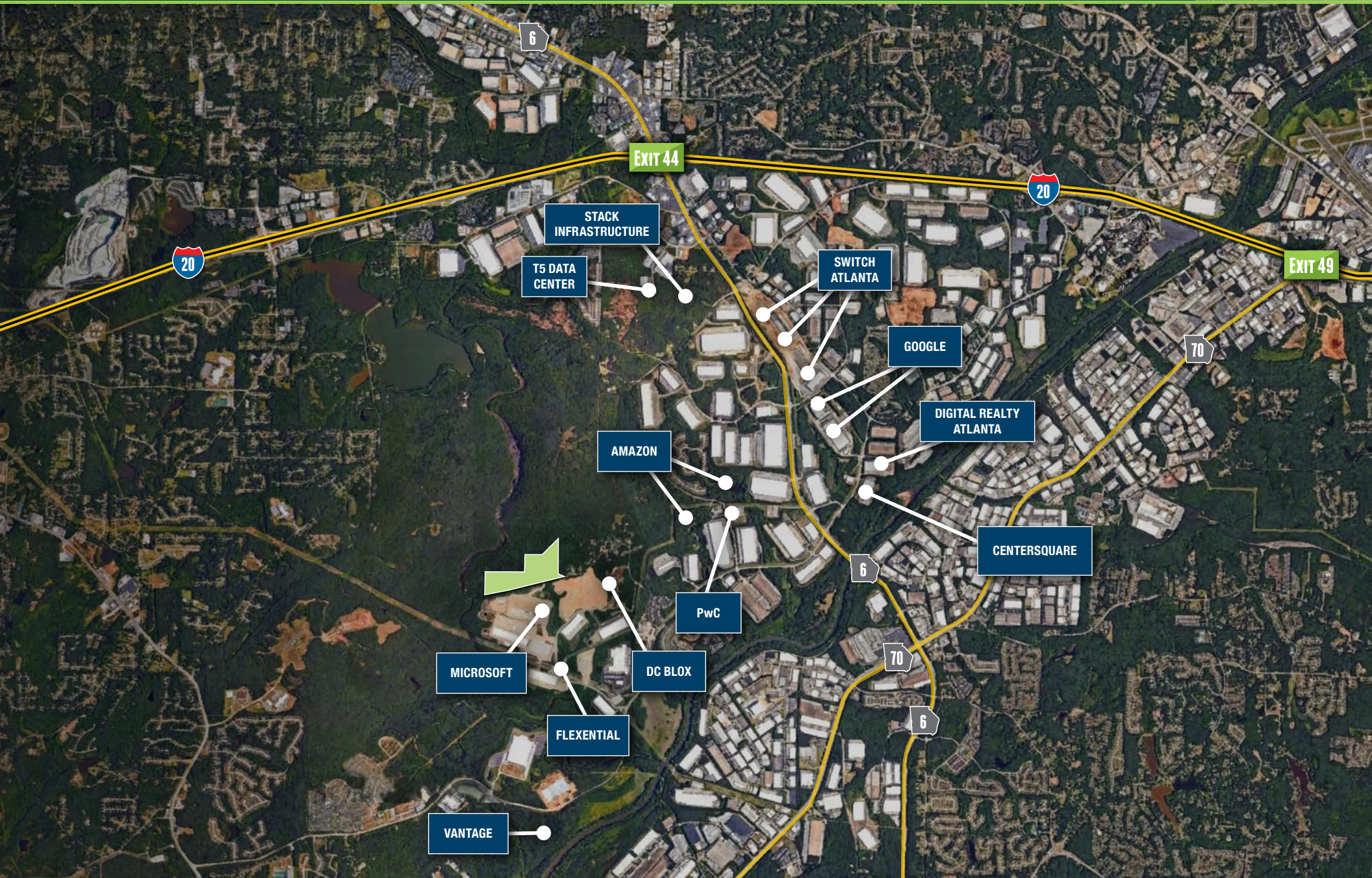
Adjoining Neighbors include Microsoft and DC BLOX
Located in Data Center Hub
3.7 Miles to Fulton Industrial Blvd
5.5 Miles to I-20 at Exit 44 (Thornton Rd)
5.9 Miles to I-20 at Exit 46 (Riverside Pkwy)

ADJOINING DATA CENTER OPTION

Adjoining Data Center Investments	MICROSOFT Azure Campus	DC BLOX ATL - West Campus
Location	1601 North River Road Lithia Springs, GA 30122	1701 North River Road Lithia Springs, GA 30122
Total Campus Size	±160 Acres	±100 Acres
Total Investment	\$1.842 Billion	\$1.2+ Billion
Buildings Planned	3–4 Hyperscale Buildings (≈2M SF total planned)	Multiple Buildings (≈1.25M SF in total across 12 data halls)
MW Capacity	Up to 324 MW	200 MW (120 MW initially, expandable to 200MW)
Construction Timeline	Through 2032 (Phased Delivery)	Through 2029 (3 Buildings, A, B, C)
Financing	Privately Funded + \$75M in Local Tax Incentives	\$1.15B Green Loan + Support from Elevate Douglas
Strategic Use	Azure East US 3 Cloud Infrastructure	Hyperscale-ready, AI/ML-optimized, Co-location or Cloud-Hosted
Relevance to Your Site	Directly South of this Site	Directly Southeast of this Site

DEVELOPMENT POTENTIAL					
User Type	Buildings	Stories	Est. Building SF	Est. MW Capacity	Comments
Microsoft (Expansion)	2-4 Buildings	1-2 Stories	600,000-800,000 SF	100-180 MW	Would mirror their adjacent 1.8M SF/160-acre development; scale-back suitable for secondary hub or load balancing site.
DC Blox (Expansion)	2-4 Buildings	1-2 Stories	700,000-1,000,000 SF	100-180 MW	Aligned with their 180–300 MW planned build-out on 100 acres next door; could support multi-phase wholesale/co-location builds.
Hyperscale Competitor (e.g. STACK, Switch, QTS)	2-4 Buildings	2-3 Stories	900,000-1,500,000 SF	150-240 MW	STACK's nearby 3-story facility supports 80+ MW; a new entrant could scale higher with multi-level designs.

CORPORATE NEIGHBORS



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For more information please contact:

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