

LADYSMITH DATA CENTER

POTENTIAL DATA CENTER SITE

5394-5386 GATEWOOD ROAD

WOODFORD, VA

220 ACRES FOR SALE

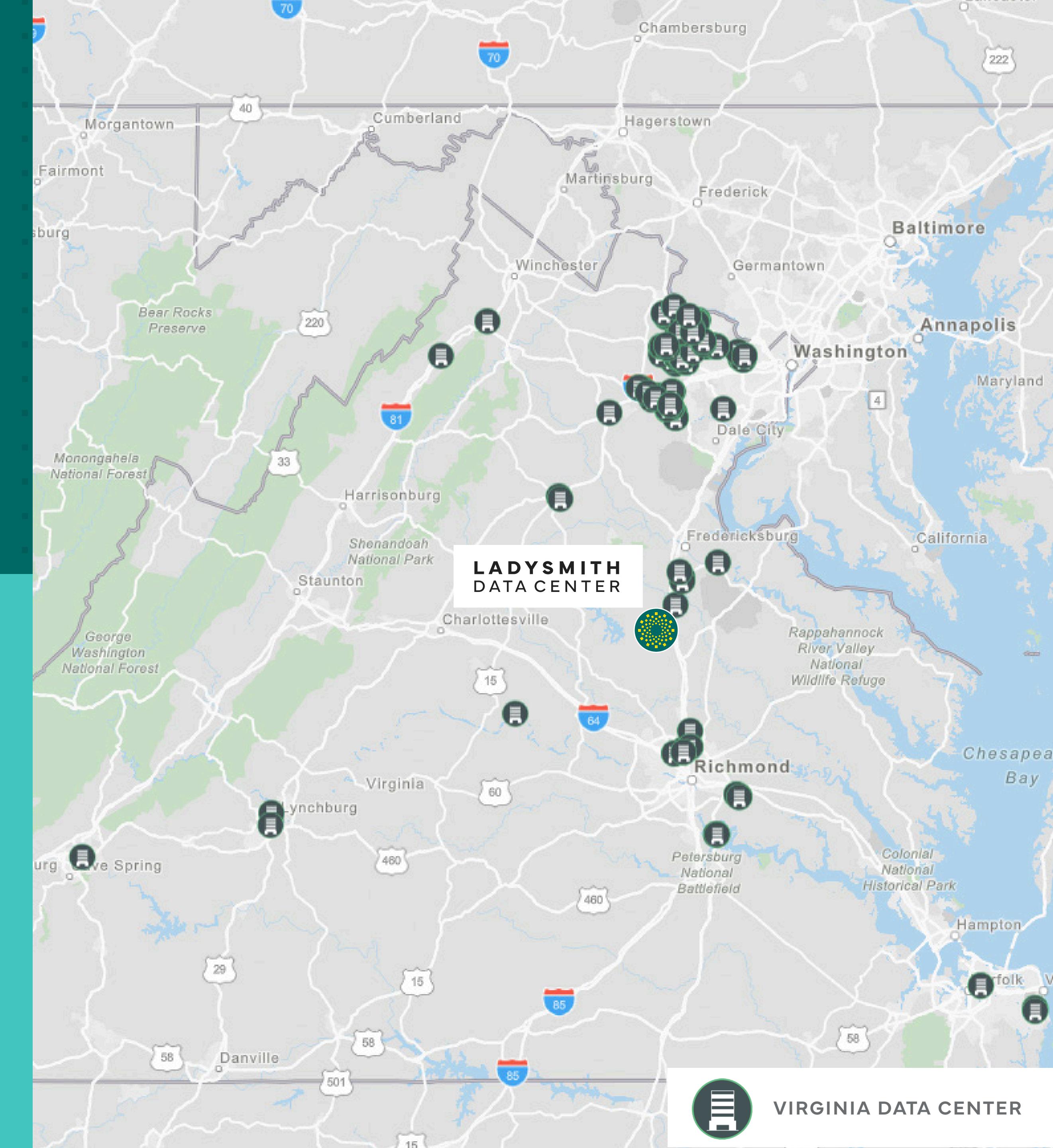
5394-5386 GATEWOOD ROAD, WOODFORD, VA



COUNTY SUPPORTIVE
OF DATA CENTER
REZONE

ACROSS FROM
SWITCHYARD
(DOMINION ENERGY)

230, 500 KV
TRANSMISSION LINES
ADJACENT TO SITE



AI TECHNOLOGY FUELS DATA CENTER DEMAND



The data center industry is undergoing a transformation, making it an attractive investment opportunity.

Historically used for storage, computing, and networking, data centers now incorporate AI, machine learning, high-performance computing, and cloud-based solutions.



WOODFORD HAS IT ALL

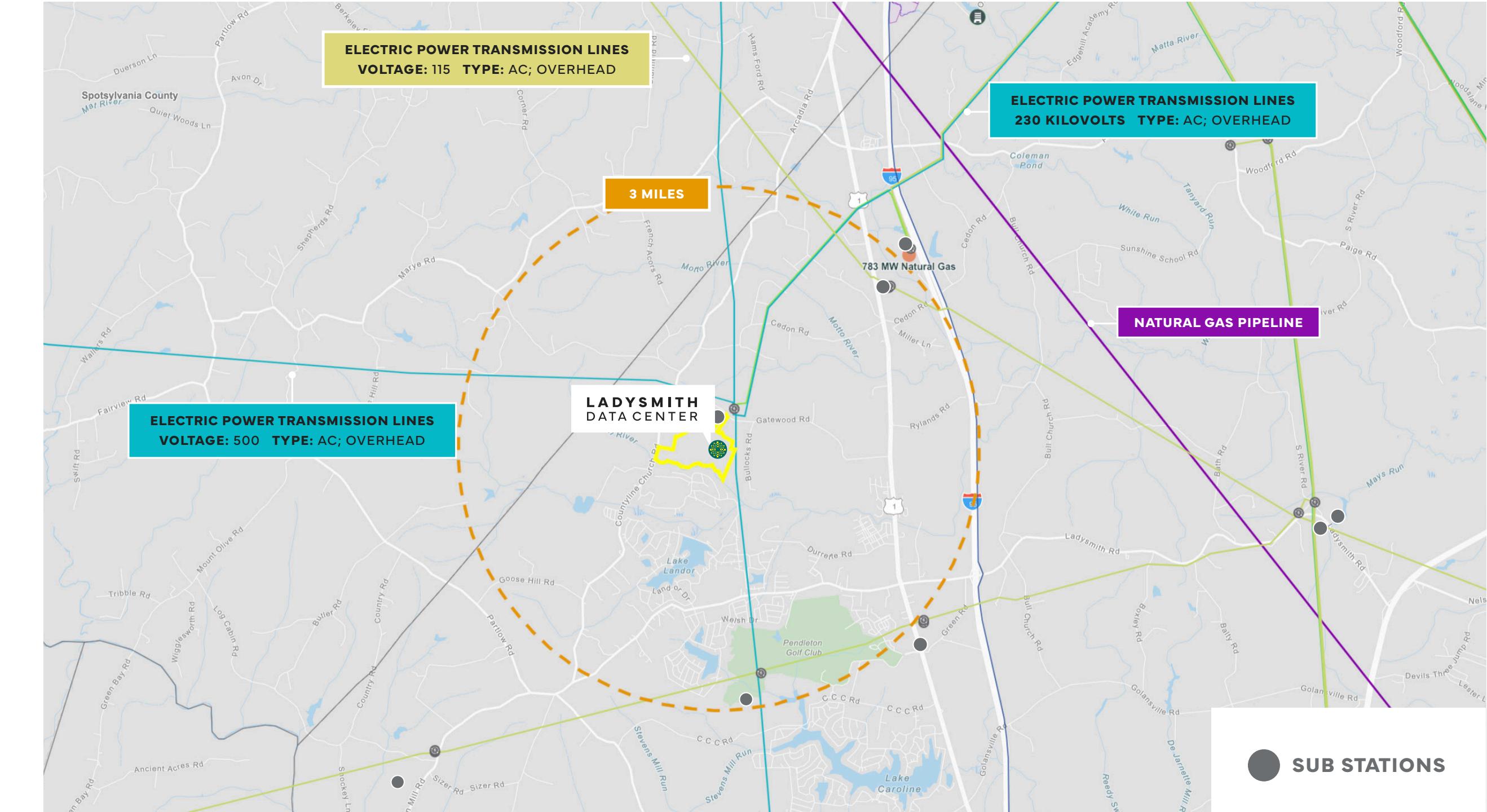
Woodford and surrounding areas offer strategic location for data center development.

Reliable power infrastructure and uninterrupted power supply (adjacent to existing substation).

Extensive fiber optic network for high-speed and reliable internet connectivity.

Virginia provides a business-friendly environment with tax incentives and regulations.

Availability of skilled workforce from local universities and colleges.



LOCATION DEMOGRAPHICS

30 MILE RADIUS

 Data Centers totaling **20M SF+** currently existing or under development in the region

 Population: **24,375**

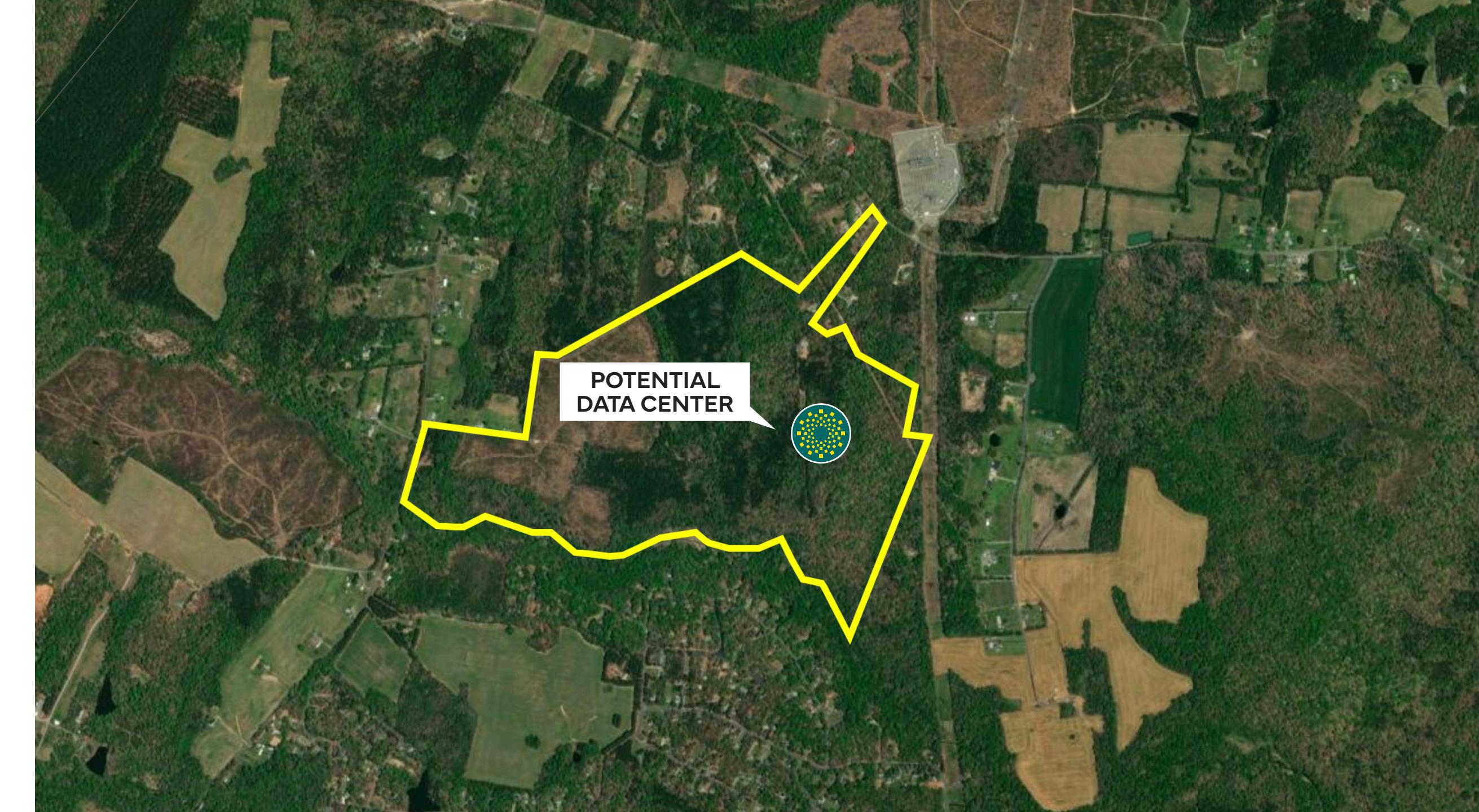
 Daytime Population: **11,987**

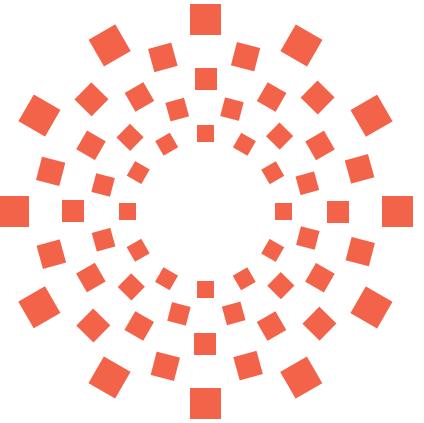
 Avg Household Income: **\$128,800**



The site presents a prime 220 acre development opportunity.

The location benefits from county-backed data centers, offering direct access to 2 transmission lines. Its proximity to existing data centers including AWS (multiple), AREP, and QTS, makes it an exceptional site and an enticing investment opportunity.





**LADYSMITH
DATA CENTER**

CONTACT US

Jason Hetherington, SIOR

+1 804.401.4002

jason.hetherington@cbre.com

Douglas O. Tice, IV

+1 804.201.2036

doug.tice@cbre.com

Brad Lowry

+1 804.401.4007

brad.lowry@cbre.com