

FOR SALE — UNPRICED · CLAY COUNTY, GEORGIA

±719 Acres

Bluffton, GA

Data Center & Battery Storage Development Site
115 KV on-site Georgia Power transmission · 130 MW hydro anchor nearby · on-property gas pipeline

±719
ACRES

115 KV
ON-SITE TRANSMISSION

130
MW HYDRO ~15 MI

~47 mi
TO ALBANY, GA

Mill Pond Rd, Bluffton, GA

39824

Clay County · 31.58825, -84.8949

Georgia Power Delivery

115 KV On-Site Transmission

Walter F. George Hydro

130 MW USACE Plant · ~15 mi
NW

Natural Gas Pipeline

Crosses Subject Property

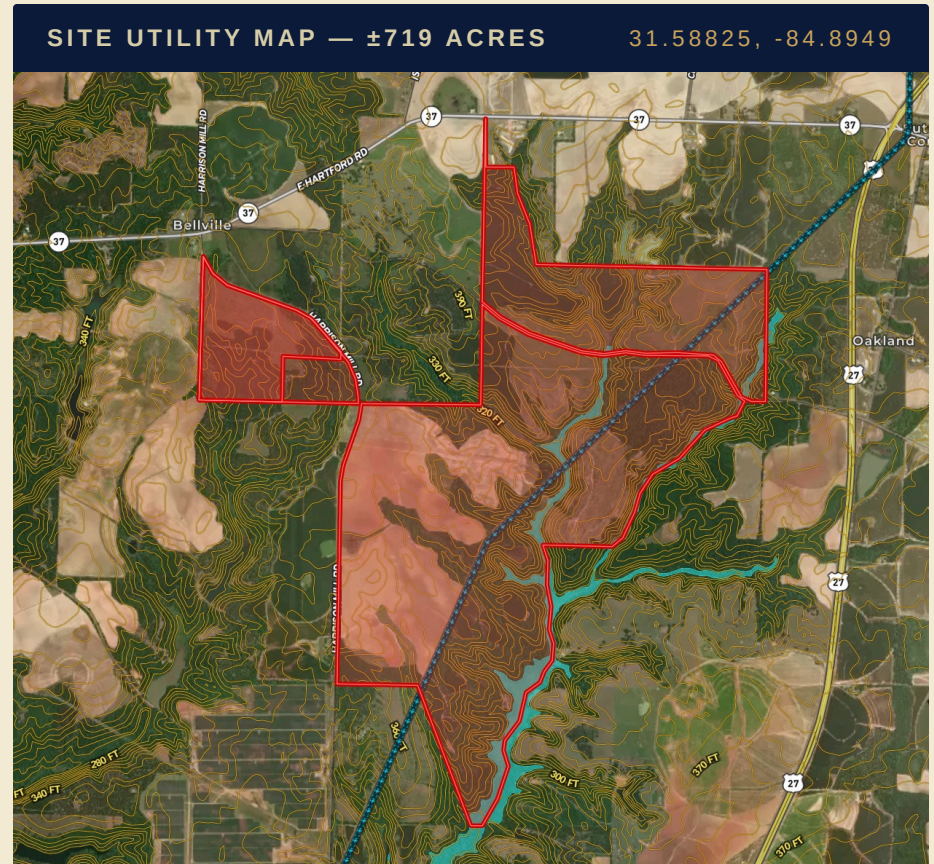
FOR SALE

Opportunity

FOR SALE — ±719 AC

Data Center & Battery Storage Development Site

- ◆ **±719-acre parcel** on Mill Pond Rd, Bluffton, GA — rural Clay County with flexible zoning & permitting
- ◆ **115 KV Georgia Power transmission** runs directly through the property — multiple in-service AC overhead segments
- ◆ **Two 115 KV in-service substations** within 12–13 miles — bracketing the site north and south
- ◆ **Walter F. George Hydroelectric Plant** — 130 MW USACE facility ~15 mi at Fort Gaines, anchoring the regional grid
- ◆ **Natural gas pipeline** runs through the property — on-site gas-fired generation, cogeneration, or thermal cooling optionality
- ◆ **Kudzu Networks fiber** — 1 Gbps symmetric service available (per source GIS · FCC BDC)
- ◆ **Walter F. George Reservoir / Lake Eufaula** ~10 mi west — 45,181 ac USACE impoundment, cooling-water optionality
- ◆ **Gently rolling upland terrain** — favorable for graded development pads with minimal earthwork
- ◆ **~47 mi from Albany** · ~79 mi to Columbus · ~181 mi to Atlanta
- ◆ **SERC / Southern Company (SOCO)** grid region — robust regional reliability, outside ERCOT/PJM
- ◆ **Plant Vogtle Units 3 & 4** — 2,234 MW of carbon-free nuclear baseload strengthens Georgia's generation mix
- ◆ **Georgia High-Tech Data Center** sales & use tax exemption (O.C.G.A. § 48-8-3(68.1)) — extended through 2031



NEARBY POWER GENERATION

130 MW

Walter F. George Hydroelectric · USACE · ~15 mi NW

Powerhouse Rd, Fort Gaines GA · 4 generators · Commissioned 1963 · Chattahoochee River

Site Details

ADDRESS	Mill Pond Rd, Bluffton, GA 39824
COORDINATES	31.58825, -84.8949
COUNTY	Clay County, Georgia
SITE SIZE	±719 Acres (multi-parcel)
ZONING	Rural / Agricultural — outside city limits (buyer to verify with Clay County)
CONDITION	Greenfield · Gently rolling upland
POWER PROVIDER	Georgia Power Co. (Southern Company)
TRANS. OWNER	Georgia Power Co. / Georgia Transmission Corp.
GRID REGION	NERC SERC · ISO/RTO: SOCO
NEARBY HYDRO	Walter F. George — 130 MW · ~15 mi NW
NATURAL GAS	Pipeline crosses subject property
CONNECTIVITY	Kudzu Networks (1 Gbps symmetric)
MARKET	~47 mi Albany · ~94 mi Tallahassee · ~181 mi Atlanta
TAP NODE	Tap172561 (Georgia Power)

Strategic Advantages

- › **Direct grid access** — 115 KV transmission & tap node on-property
- › **On-property natural gas** — supports CCGT, peaker, or thermal cooling
- › **Carbon-free baseload** — Walter F. George hydro ~15 mi NW
- › **Tax exemption eligible** — Georgia High-Tech Data Center program

ON-SITE TRANSMISSION — GEORGIA POWER

115 KV  Active · Multiple segments

Tap Node  Tap172561 · in-service

Sub N  115 KV · ~13.3 mi north

NATURAL GAS — ON PROPERTY

Natural gas transmission pipeline crosses the subject property — operator, diameter and class to be verified via PHMSA NPMS and Georgia 811 before excavation.

Southern Natural Gas Co. (Kinder Morgan / Southern Co JV) is Georgia's largest gas transmission operator at 1,008 mi of in-state pipeline.

SUBSTATION SUMMARY

- GP** **115 KV — In-Service Substation (N)**
~13.3 mi north of property · Georgia Power network
- GP** **115 KV — In-Service Substation (S)**
~12 mi south of property · Georgia Power network
- GP** **Tap Node 172561**
Local Georgia Power feeder · Active

TRANSMISSION VOLTAGE ON-SITE

115
KV · ACTIVE

2
SUBSTATIONS

±719
ACRES

Power Infrastructure

Grid Transmission — On-Site (Georgia Power)

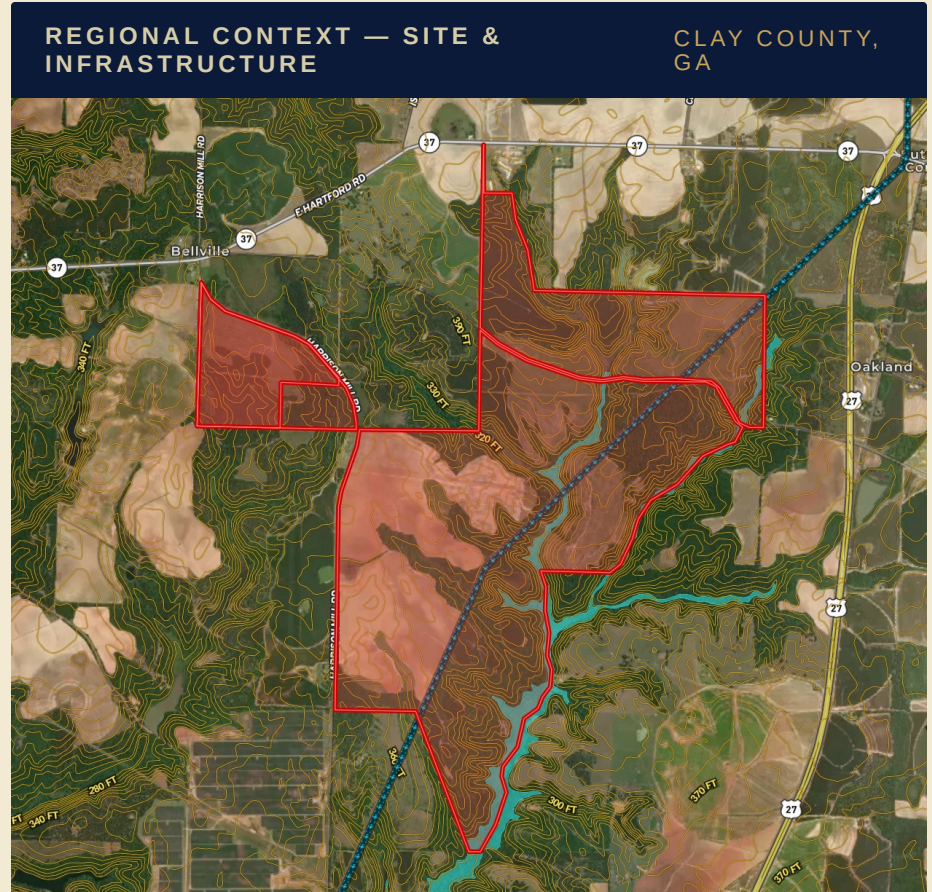
- › 115 KV AC overhead — multiple in-service Georgia Power segments through property
- › Direct tap node (Tap172561) on the local Georgia Power network
- › Backbone owned/operated by Georgia Power / Georgia Transmission Corp
- › NERC SERC reliability region · Southern Company (SOCO) balancing authority
- › Outside ERCOT / PJM — Southeast Tier 1 reliability footprint

Substation Access — Multiple Within Vicinity

- › 115 KV in-service substation ~13.3 mi north of property
- › 115 KV in-service substation ~12 mi south of property
- › Direct interconnection studies available through Georgia Power
- › Large-load interconnection inquiries welcomed for qualifying data center loads

Natural Gas — Pipeline On Property

- › Natural gas transmission pipeline crosses the site directly
- › Southern Natural Gas Co. (Kinder Morgan / Southern Co JV) operates ~1,008 mi in Georgia
- › Supports on-site gas-fired generation, cogeneration, or thermal cooling
- › SSE4 expansion pending FERC (Docket CP25-517-000) — +1.3 Bcf/d planned
- › Operator, diameter & class to be verified via PHMSA NPMS & GA 811

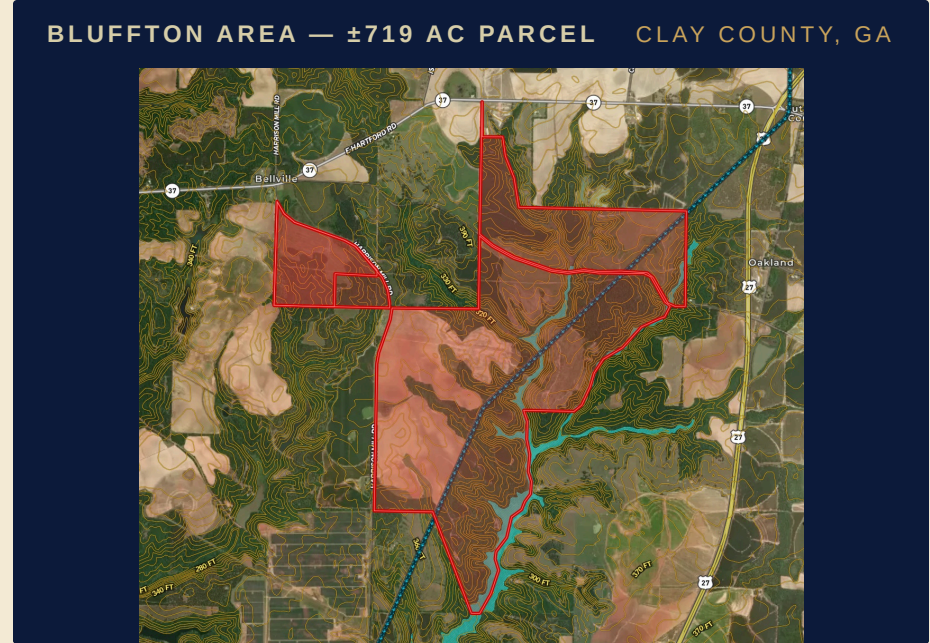


GENERATION ASSETS — REGIONAL	
Walter F. George Hydroelectric · ~15 mi	130 MW
Plant Vogtle Units 3 & 4 · Online 2023-24	2,234 MW
Georgia Power 2025 IRP additions	Multi-GW
SW Georgia solar buildout	Growing

MARKET POSITION

Location

- ◆ **Clay County, GA** — anchored by Fort Gaines, county seat & Chattahoochee River port
- ◆ **~47 miles from Albany, GA** — Southwest Georgia Regional Airport (ABY) for commercial access
- ◆ **~79 miles to Columbus, GA** — Columbus Metropolitan Airport (CSG) & Fort Moore metro
- ◆ **~94 miles to Tallahassee, FL** — TLH commercial airport & capital metro market access
- ◆ **~181 miles to Atlanta** — Southeast data center hub via I-85 corridor
- ◆ **Walter F. George Reservoir / Lake Eufaula** — 45,181 ac, 640 mi shoreline, ~10 mi west
- ◆ **Chattahoochee River** — navigable USACE waterway, hydroelectric generation, regional water source
- ◆ **SERC / Southern Company grid region** — robust reliability, no ERCOT constraints
- ◆ **Pro-business Georgia** — Quick Start workforce training, right-to-work state, no franchise tax



<p>2,848 CLAY CO. POP (2020)</p>	<p>~47 mi TO ALBANY</p>	<p>~181 mi TO ATLANTA</p>
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GEORGIA / SOCO REGIONAL GENERATION QUEUE	
Walter F. George Hydroelectric · ~15 mi	130 MW
Plant Vogtle Units 3 & 4 · 2023-24	2,234 MW
Georgia Power 2025 IRP (gas + solar)	Multi-GW
SW Georgia solar buildout	Growing

DISTANCE TO ALBANY, GA
~47 Miles
 ABY Southwest Georgia Regional Airport · regional commercial service

COUNTY SEAT
Fort Gaines — Clay County
 ~9 mi NW · Walter F. George Lock & Dam · Chattahoochee River port

REGIONAL ENERGY ACTIVITY
Georgia Power · USACE · Southern Co.
 Hydroelectric anchor, transmission build-out, AI-driven data center growth across SW Georgia

Fiber & Connectivity

- ◆ **Kudzu Networks fiber** at site — 1 Gbps symmetric service (per source GIS · FCC BDC)
- ◆ **BSLF ID 1137233833 · FCC# 29239688** — verified via FCC Broadband Data Collection
- ◆ **Windstream / Kinetic** — fiber available in the Bluffton area, speeds up to 8 Gbps in covered zones
- ◆ **EarthLink Fiber** — fiber service in Bluffton, speeds up to 5 Gbps
- ◆ **Low latency service profile** suitable for enterprise / data-center applications
- ◆ **Long-haul backbone proximity** — routes between Tallahassee, Albany, Columbus and Atlanta cross the SW Georgia corridor
- ◆ **Multi-carrier expansion potential** — large-load data center developments routinely attract supplemental long-haul fiber builds
- ◆ **Direct interconnection** with Southeast carrier hotels (Atlanta 56 Marietta, Tallahassee, Jacksonville) achievable via lit fiber procurement
- ◆ **Address-specific availability** for each carrier must be confirmed via the FCC National Broadband Map

Long-Haul Backbone & Routing

- › **I-75 corridor** — primary north-south long-haul fiber path linking Atlanta <-> Tallahassee <-> Tampa
- › **US-27 / US-19 corridor** — secondary regional path through SW Georgia connecting Albany and Columbus markets
- › **Atlanta carrier hotels** — 56 Marietta St (the Southeast's primary peering point) reachable via lit-fiber procurement
- › **Tallahassee & Jacksonville POPs** — additional Southeast interconnection options for redundancy
- › **Subsea cable proximity** — multiple transatlantic landings on the Florida Atlantic coast (Jacksonville, Palm Beach) provide international reach

BLUFFTON AREA CARRIERS

- Kudzu Networks • Windstream/Kinetic • EarthLink Fiber
- HughesNet • Viasat • AT&T (regional)

FIBER SPECIFICATIONS — ON SITE

1,000 Mbps

Max Download Speed (Kudzu Networks · Symmetric)

1,000 Mbps

Max Upload Speed (Kudzu Networks · Symmetric)

Low Latency

Service Type: Residential-grade · commercial available on request

Data Center Network Considerations

- › **Carrier diversity** — multiple ILECs/CLECs in market support redundant entry & mission-critical uptime profiles
- › **Dark fiber availability** — typical Southeast practice for large-load builds; verify routes & pricing with each carrier
- › **Atlanta latency** — ~181 mi straight-line; well within sub-5 ms one-way fiber latency targets for regional peering
- › **Tallahassee latency** — ~94 mi to TLH metro for low-latency southeast hub access
- › **FCC BDC** — full carrier coverage detail at broadbandmap.fcc.gov (search ZIP 39824)

Provider speeds verified via FCC National Broadband Map (BDC data, Clay County). Address-specific availability and lit-fiber pricing to be confirmed with each operator.

Power Plant & Substation Intelligence

PRIMARY REGIONAL GENERATION — ~15 MILES NORTHWEST

Walter F. George Hydroelectric Plant

Powerhouse Rd, Fort Gaines GA · U.S. Army Corps of Engineers (Mobile District)

130 MW

CAPACITY

4 Units

GENERATORS

1963

COMMISSIONED

TECHNOLOGY

Hydroelectric · Conventional

RIVER / BASIN

Chattahoochee · ACF

GRID

NERC SERC · ISO SOCO

OPERATOR

USACE (Mobile District)

CO-LOCATED ASSET

Walter F. George Lock

Fort Gaines GA · on Chattahoochee

LIFT: 88 ft

STATUS: Operating

SUBSTATION N

115 KV In-Service

~13.3 mi north of property

OWNER: GA Power

STATUS: In-service

SUBSTATION S

115 KV In-Service

~12 mi south of property

OWNER: GA Power

STATUS: In-service

PIPELINE OPERATOR

Gas On-Site

Transmission line crosses property

LIKELY: SNG (TBV)

STATUS: Operating

SUBSTATION FOOTPRINT

Georgia Power / GTC Network

115 KV N: In-service · ~13.3 mi north

115 KV S: In-service · ~12 mi south

TAP NODE: Tap172561 · local feeder

OWNER: Georgia Power Co.

RELIABILITY: NERC SERC

NATURAL GAS PIPELINE — ON PROPERTY

Gas transmission pipeline crosses the site. Operator to be verified via PHMSA NPMS & Georgia 811.

LIKELY OPERATOR: Southern Natural Gas Co.

GA SYSTEM: ~1,008 mi (largest in state)

TOTAL SYSTEM: ~6,900 mi interstate (FERC)

EXPANSION: SSE4 — +1.3 Bcf/d (FERC pending)

STATUS: Operating

Natural Gas Pipeline Operators

A natural gas transmission pipeline traverses the ±719-acre subject property directly — a rare attribute for SW Georgia greenfield sites and a meaningful enabler for on-site CCGT, peaker, cogeneration, or thermal cooling installations. The dominant regional operator is **Southern Natural Gas (SNG)**, jointly owned by Kinder Morgan and Southern Company; the on-property line's operator, diameter and class must be verified via PHMSA NPMS before any planning is final.

Major Gas Transmission Operators in Corridor

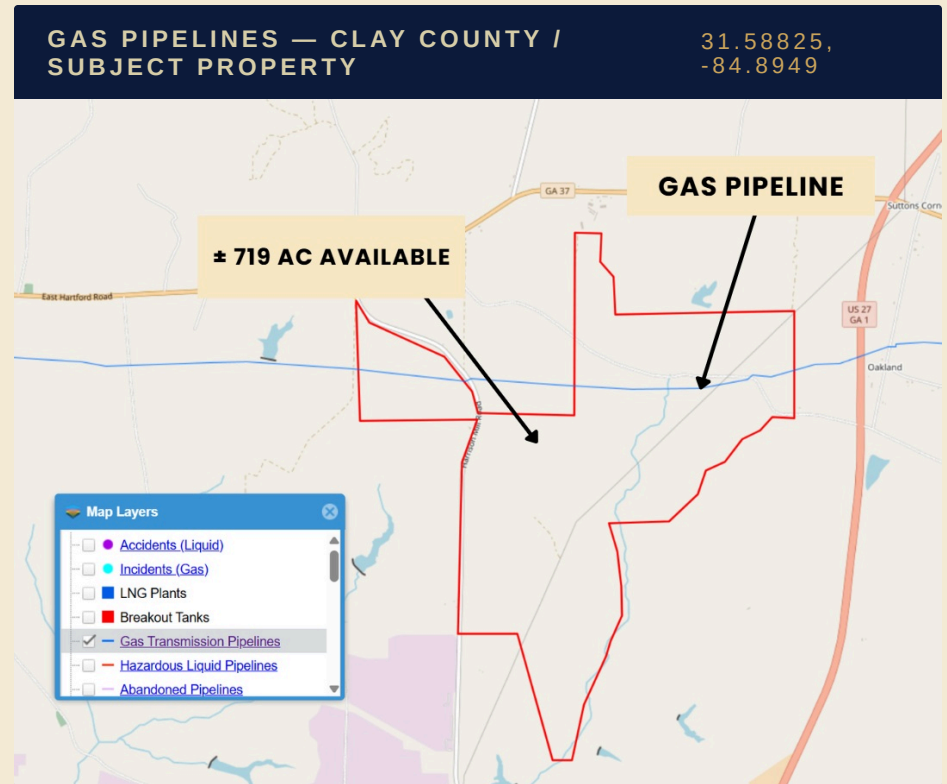
- **Southern Natural Gas Co. (SNG)** — Kinder Morgan / Southern Co JV; ~6,900-mile interstate system, 1,008 mi in Georgia (largest operator in state)
- **Service area:** Louisiana, Mississippi, Alabama, Georgia, Florida, South Carolina, Tennessee
- **Class P5 · Interstate · FERC-regulated** — supports large industrial loads
- **SSE4 expansion** pending FERC (Docket CP25-517-000) — +1.3 Bcf/d planned capacity
- **Sabal Trail Transmission** — Spectra/NextEra/Duke JV; passes through SW Georgia, additional regional optionality
- **Local distribution / supply** for the Bluffton-Fort Gaines area available through regional providers

Authoritative Operator Identification

- **PHMSA NPMS Public Map Viewer** — use the "Identify" tool to confirm operator, commodity, and diameter
- **PHMSA "Find Who's Operating Pipelines"** — county-level lookup at npms.phmsa.dot.gov · search county Clay, GA · ZIP 39824
- **Georgia 811** — call before any excavation; ±500 ft NPMS accuracy

On-Site Fuel Optionality

- **CCGT generation** — combined-cycle gas turbines for high-efficiency baseload power
- **Peaker plant** — simple-cycle gas turbines for load-following or backup generation
- **Cogeneration & thermal cooling** — CHP and natural gas absorption chillers for thermal load applications



GAS PIPELINES — CLAY COUNTY / SUBJECT PROPERTY

31.58825,
-84.8949

GEORGIA GAS TRANSMISSION SCALE

SNG — GA Mileage	1,008 mi
SNG Total Interstate	~6,900 mi
SSE4 (FERC Pending)	+1.3 Bcf/d
Pipeline on Property	Crosses Site

Regulatory: FERC · Georgia PSC. NPMS excludes gathering/distribution lines; ±500 ft accuracy. Call Georgia 811 before excavation.

Water Features & Floodplain

The ±719-acre parcel sits in southwest Georgia's Lower Chattahoochee corridor. The **Chattahoochee River and Walter F. George Reservoir (Lake Eufaula)** are ~10 mi west, providing surface water for cooling, fire protection, and process needs. The **Upper Floridan Aquifer** is the regional principal groundwater source. *Final FEMA floodplain determination should be confirmed via site-specific flood elevation certificate.*

FEMA Floodplain — Site-Specific Verification

- › **FEMA floodplain noted on parcel** — exact extent & SFHA zone to be confirmed via NFHL panel
- › **Property generally on upland terrain** typical of the Bluffton ridge
- › **Buyer to obtain** site-specific flood elevation certificate during due diligence
- › **Multi-parcel assemblage** allows siting away from any mapped floodway

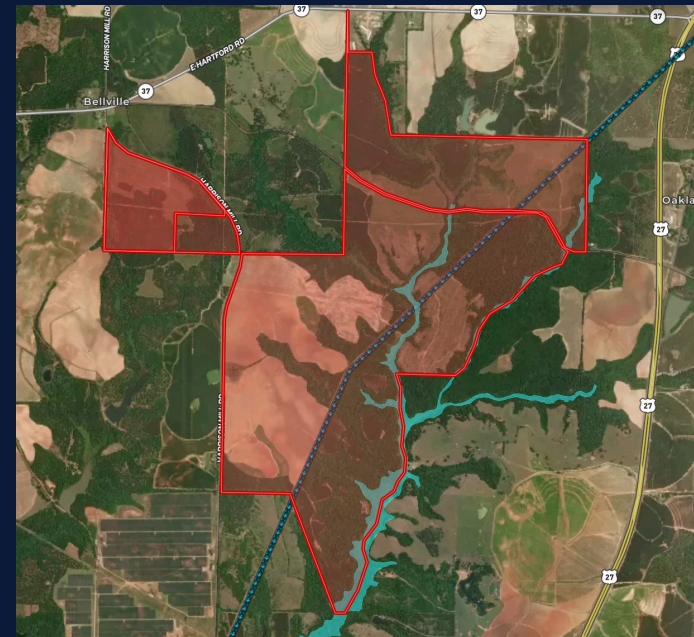
Surface Water — ACF Basin

- › **Chattahoochee River** — navigable USACE waterway, ~10 mi west; powers Walter F. George dam
- › **Walter F. George Reservoir / Lake Eufaula** — 45,181 ac USACE impoundment, 640 mi shoreline
- › **Cemochechobee Creek & tributaries** — local drainage feeding the Chattahoochee
- › **George W. Andrews Lake** — USACE lock & dam ~29 mi south on the Chattahoochee

Groundwater & Water Utility

- › **Upper Floridan Aquifer** (major) — principal SW Georgia source, high-yield wells
- › **Claiborne & Clayton aquifers** — secondary regional aquifers (Clayton Formation is foundation of WFG dam)
- › **Local water/sewer** — Town of Bluffton & City of Fort Gaines utilities
- › **Cooling-water optionality** — surface water & aquifer wells both available subject to permitting

FEMA FLOODPLAIN — ±719 AC PARCEL 31.58825, -84.8949



SITE HYDROLOGY SNAPSHOT

Site Setting	SW Georgia upland
River Basin	Lower Chattahoochee (ACF)
Nearest River	Chattahoochee · ~10 mi
Nearest Reservoir	Lake Eufaula · ~10 mi
Primary Aquifer	Upper Floridan

Tax & Business Incentives

Georgia Business Environment

- ✓ Tier 1 jobs credit (county dependent)
- ✓ Georgia Quick Start workforce
- ✓ Strong renewable buildout
- ✓ No franchise tax
- ✓ Right-to-work state
- ✓ Pro-business legislature

Georgia Data Center Incentives

- › **High-Tech Data Center Equipment Exemption** — sales & use tax exemption (O.C.G.A. § 48-8-3(68.1) / Rule 560-12-2-.117)
- › **Equipment exempt** — backup generators, cooling, switchgear, batteries, cabling, hardware
- › **Investment threshold** scaled by county population (favorable for low-population Clay County)
- › **Exemption extended to 2031** (Gov. Kemp vetoed pause bill, May 2024)
- › **Tier 1 jobs tax credit** — Clay County is among Georgia's most distressed tiers, maximizing benefit
- › **Local tax abatement** potential via Clay County Industrial Development Authority

Southern Company / SOCO Advantages

- › **Southern Company territory** — vertically integrated regulated utility, strong reliability record
- › **Georgia Power** direct interconnection process available for large loads
- › **Walter F. George USACE hydroelectric** — 130 MW carbon-free baseload ~15 mi from site
- › **Plant Vogtle nuclear baseload** — Units 3 & 4 online (2023-2024), strengthens GA carbon-free supply
- › **Active solar buildout** in Clay and surrounding SW Georgia counties

MARKET CONTEXT

Georgia is experiencing the Southeast's fastest data-center growth, driven by AI demand. The 130 MW Walter F. George hydroelectric plant, regional renewable buildout, and 115 KV Georgia Power transmission directly on the site position this property as strategically valuable for developers seeking reliable, diverse, low-carbon power.

Local Resources & Contacts

ELECTRIC UTILITY

Georgia Power Co.

Southern Company subsidiary (NYSE: SO)

HQ: 241 Ralph McGill Blvd NE, Atlanta, GA 30308

Customer Svc: (888) 660-5890

Economic Dev: selectgeorgia.com

Service Area: 155 counties · 2.6M customers

Transmission: Georgia Power / GTC

Grid Region: NERC SERC · SOCO

WATER UTILITY

Bluffton / Fort Gaines Utilities

Local water & sewer providers

Service Area: Municipal & surrounding

Source: Upper Floridan Aquifer · Chattahoochee

Alt Provider: Clay County rural water districts

Regulator: Georgia EPD Drinking Water Program

Industrial: Well permitting via GA EPD

COUNTY GOVERNMENT

Clay County, Georgia

County Seat: Fort Gaines

Population: 2,848 (2020) · 2,815 (2025 est.)

Courthouse: Fort Gaines, GA

Website: claycountyga.net

Drivers: Agriculture, energy, recreation/lake, manufacturing

Congress: GA-2

NEAREST MUNICIPALITIES

Bluffton & Fort Gaines

SW Georgia · Chattahoochee corridor

Bluffton: Town · 113 pop (2020) · ZIP 39824

Fort Gaines: 995 pop (2020) · ZIP 39851

Government: Council/Commission

Highways: US-27, US-82, SR-39, SR-37

River Access: Chattahoochee / Lake Eufaula

Lodge: George T. Bagby State Park

ECONOMIC DEVELOPMENT

SW GA Regional Dev. Authority

Serves Clay County & SW Georgia region

Address: 147 Wilson St, Suite 1, Fort Gaines, GA 39851

Phone: (229) 768-3238

Chamber: claychamberofcommerce.com

State Partner: GA Dept. of Economic Development

Programs: Job tax credits, abatements, OneGeorgia

STATE & REGIONAL RESOURCES

Georgia Resources

State-level partners & agencies

Workforce: Georgia Quick Start (free training)

State Agency: Georgia Public Service Commission

Pipeline Safety: Georgia PSC Pipeline Safety

Reliability: SERC Reliability Corporation

Balancing Auth: Southern Company (SOCO)

Tax Exemption: O.C.G.A. § 48-8-3(68.1)

Contact Us



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