

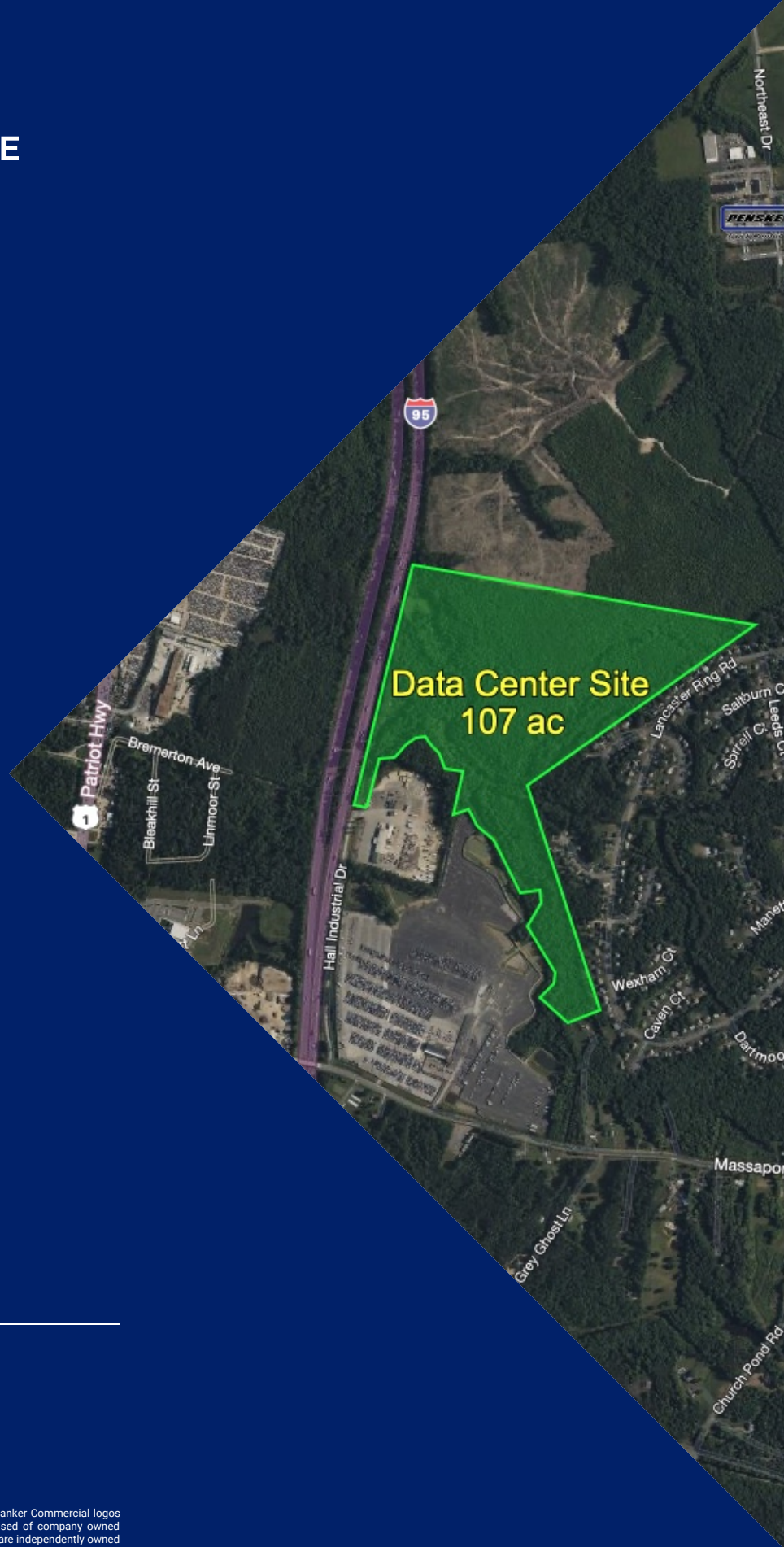
# FOR SALE

## 107 ACRE DATA CENTER SITE

Hall Industrial Drive Fredericksburg, VA 22408

SALE PRICE

Accepting Offers



COLDWELL BANKER  
**COMMERCIAL**  
ELITE

**Carl Braun**

540 842 7551

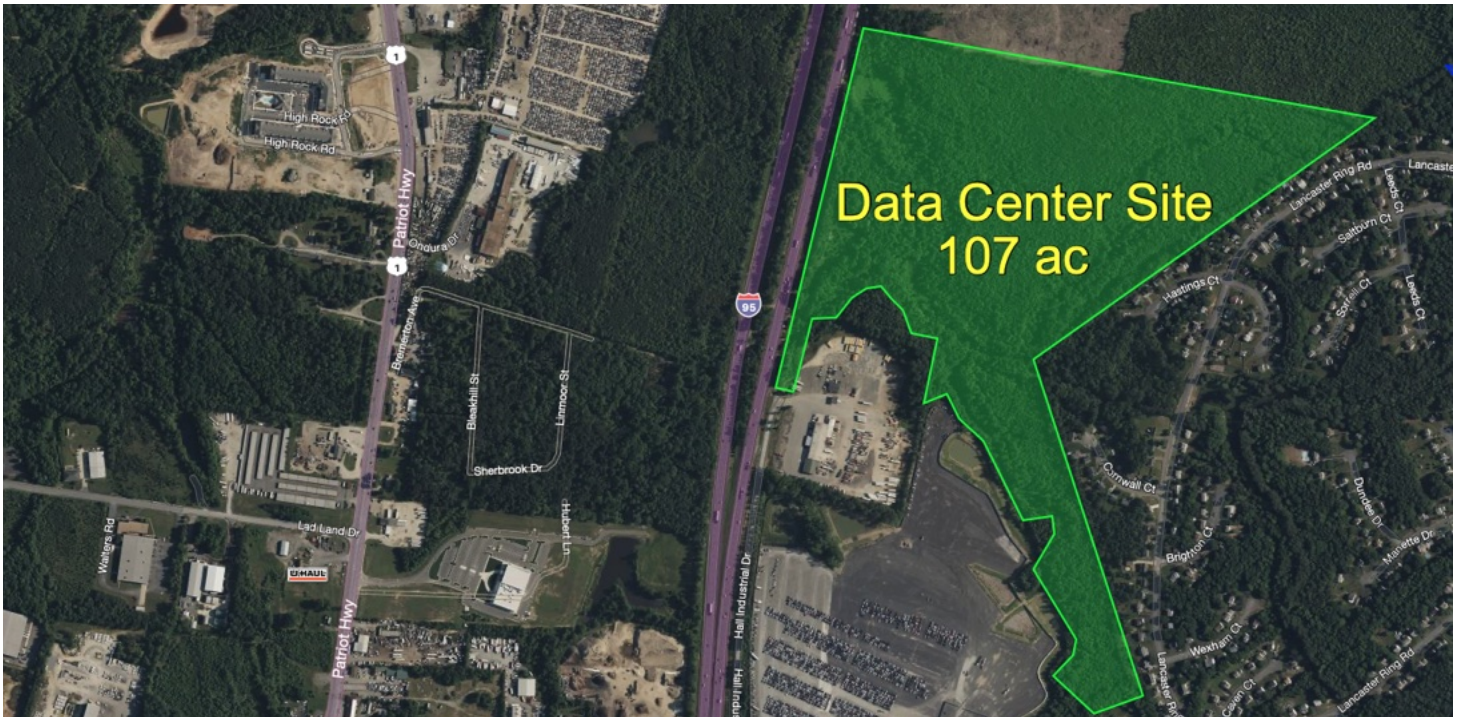
**Brian Cunningham, CCIM**

540 429 3414

# SALE

## 107 ACRE DATA CENTER SITE

Hall Industrial Drive Fredericksburg, VA 22408



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Elite is pleased to present a 107 acre Data Center Site located halfway between Washington DC and Richmond VA, along Interstate 95 in Spotsylvania County.

### PROPERTY HIGHLIGHTS

- Borders Interstate I-95
- Only 3.69 miles from Southpoint Exit on I-95
- Zone I-2 - Heavy industrial
- \*Data Center is a By Right Use\*
- 230 KV line just over 1/2 mile to the east
- Summit IG Dark Fiber at Southpoint Exit on I-95
- Adjacent to 329 ac Amazon Web Service Data Center site
- Southeast of 145 ac Powerhouse 95 Data Center site
- Located outside the 50-Mile DC Blast Zone for safety and continuous operations

### OFFERING SUMMARY

Lot Size:	107.06 Acres
Zoning:	I-2
APN:	50-A-1D & 50-A-1D1

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,846	19,939	62,464
Total Population	22,224	53,289	169,389
Average HH Income	\$98,111	\$99,549	\$100,649

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3 Amazon Web Service Data Center Sites to the East and Powerhouse 95 to the Northeast

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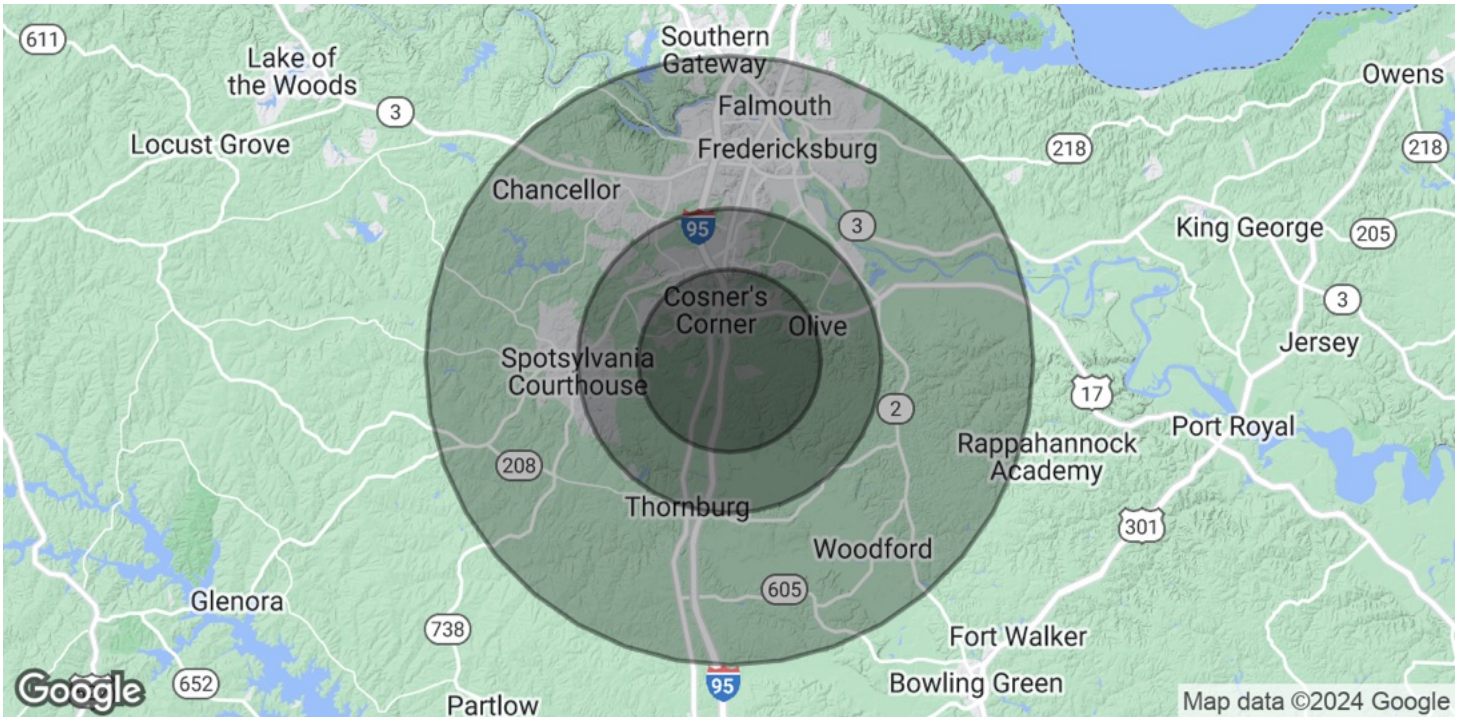


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,224	53,289	169,389
Average Age	40.3	38.3	37.2
Average Age (Male)	39.9	37.5	36
Average Age (Female)	40.1	39.4	38.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,846	19,939	62,464
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$98,111	\$99,549	\$100,649
Average House Value	\$276,145	\$275,996	\$298,571

\* Demographic data derived from 2020 ACS - US Census

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