



# LOUDOUN COUNTY PREMIER DATA CENTER LAND OPPORTUNITY

SYCOLIN RD,  
LEESBURG, VA 20175



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# EXECUTIVE SUMMARY

## Property Overview

This 11.35 acre parcel sits directly off Sycolin Road in Loudoun County, Virginia, within the regions globally recognized Data Center Corridor. The site provides close proximity to major power, hyperscale, and cloud infrastructure that supports the world's leading enterprise operators. Its location offers exceptional connectivity to regional transportation networks, employment centers, and the broader Northern Virginia innovation cluster.

Zoned TR-10, the property offers meaningful flexibility for a range of transitional commercial, flex, contractor, or light industrial uses that offer adjacency to major data center infrastructure. This makes the site particularly attractive for users seeking a region with data center-driven infrastructure while maintaining compatibility with surrounding land uses. Its key position also enhances accessibility for workforce, logistics, and service-oriented operations.

The parcel is currently undeveloped land, providing a clean slate for developers to execute a tailored program. Its topography, access, and surrounding development patterns support a variety of site-planning approaches, from single-user facilities to multi-building layouts. With its acreage, zoning, and adjacency to one of the world's most valuable concentrations of digital infrastructure, the property offers a rare opportunity to secure a strategically located development site in the heart of Loudoun County's growth corridor.

**Price: TBD**

## Investment Highlights

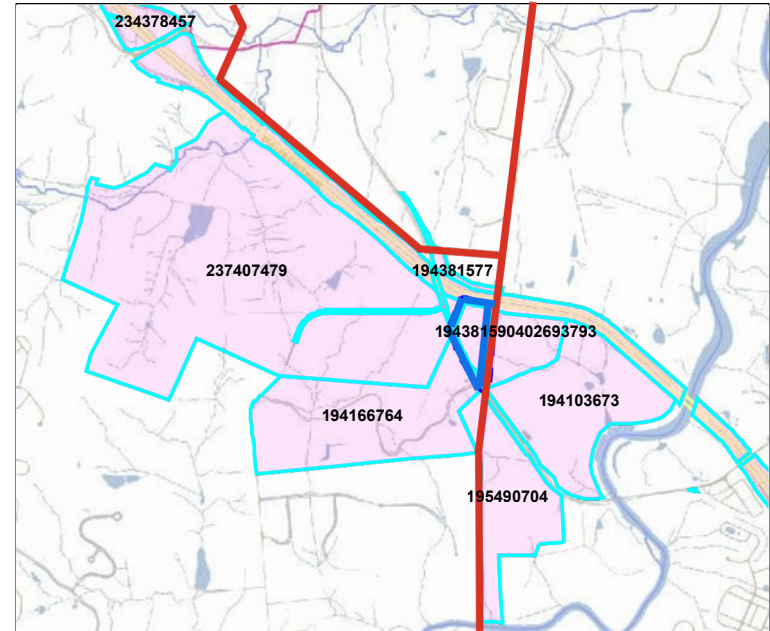
- Located within Northern Virginia's "Data Center Alley"
- Proximity to major transmission infrastructure
- Access to fiber-rich corridor
- Potential hyperscale or AI compute positioning
- Scalable campus potential
- Strong regional power demand fundamentals
- Located near existing and proposed substations
- Access to major transportation corridors
- Favorable regional data center ecosystem



# EXECUTIVE SUMMARY

## Property Data Table

Item	Description
Address	Sycolin Rd, Leesburg, VA 20175
Parcel ID	194-38-5006-000
Acres	11.35 acres
Zoning	TR-10
Core Uses	Transition Light Industrial, Light Production, Flex Space, Contractor
Utilities	Electric, Water & Sewer, Gas
Access	Direct access from Sycolin Rd
Asking Price	TBD



- Parcel
- Transmission lines

# TRANSMISSION INFRASTRUCTURE

## Transmission Lines

### Dominion Energy:

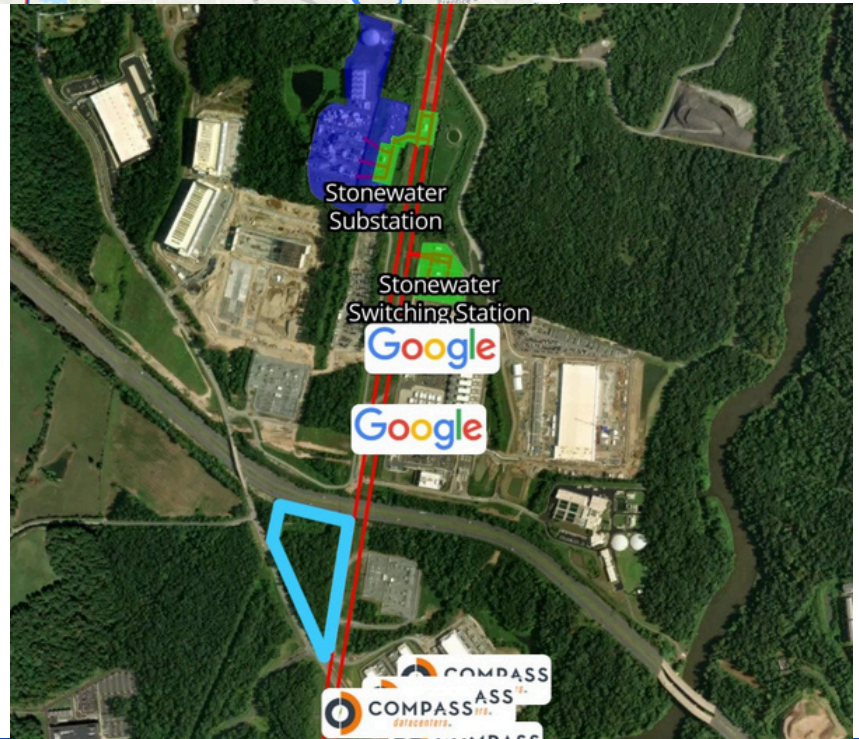
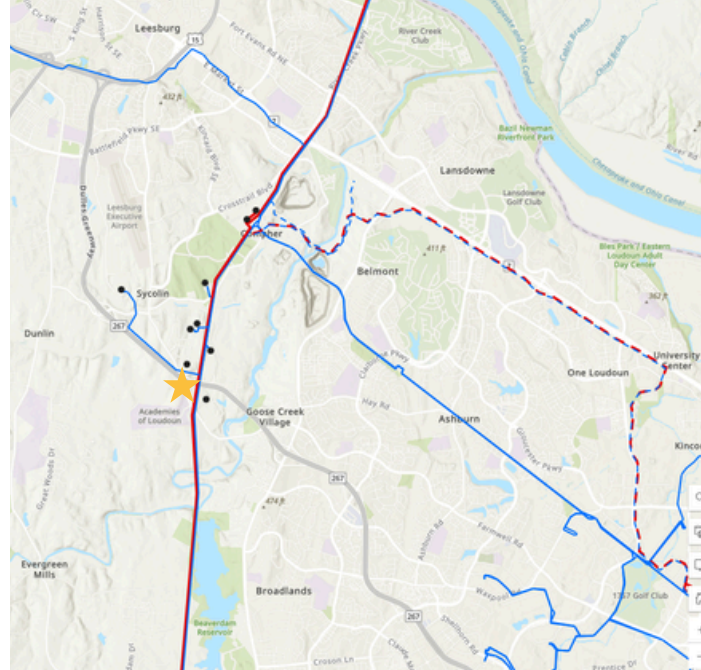
500kV/230kV transmission lines (Runs perpendicular to Route 267)

### Dominion Substations:

- Stonewater Substation — 1.2 miles
- Belmont Substation — 1.3 miles
- Cochran Mill Delivery Point — 2.4 miles
- Altair Substation — 4.4 miles
- Goose Creek Substation — 5.8 miles
- Proposed Aspen Substation — 5.8 miles
- Pleasant View Substation — 5.9 miles

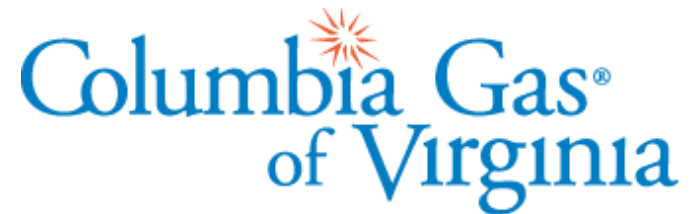
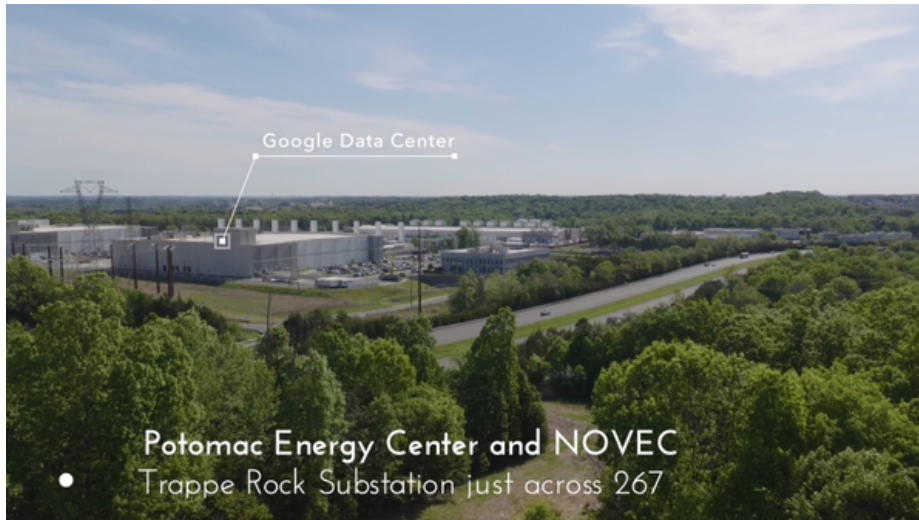
### NOVEC Substations:

- Thunderball Substation — 0.1 mile
- Trappe Rock Substation — 0.7 miles
- Gant Substation — 1.0 mile



# UTILITIES

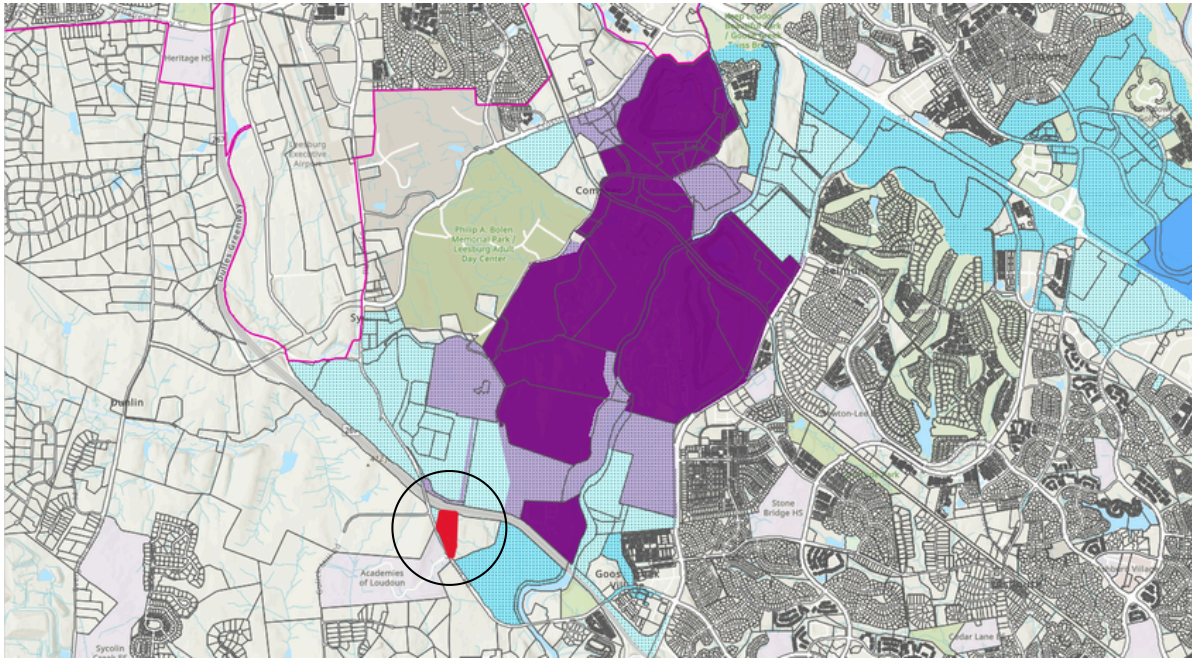
Utility Service	Provider	Type
Electricity	Dominion Energy   NOVEC	Natural gas, coal, oil, nuclear, solar, wind
Water & Sewer	Loudoun Water	Centralized public water & sewage
Gas	Columbia Gas of Virginia	Natural gas



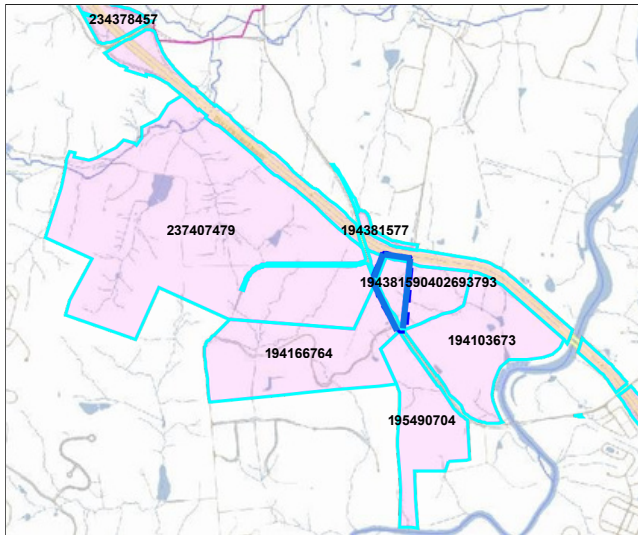
# PHOTOS



# PARCEL MAPS



- IP
- OP
- CLI
- GI
- MRHI
- Parcel



- TR-10
- IP
- OP
- GI
- MRHI
- Parcel

An aerial photograph showing a large electrical substation with multiple metal structures and power lines in the center. To the right, there are several large industrial or warehouse buildings with white roofs. The entire area is surrounded by a dense forest of green trees. A road with a few cars is visible in the lower left, and another road curves along the top left. The overall scene is a mix of industrial infrastructure and natural greenery.

**LOCATION OVERVIEW:  
LOUDOUN COUNTY, VA**

# LOCATION OVERVIEW

Loudoun County is the world's largest and most advanced concentration of data centers, supporting a significant share of global internet traffic and serving as the primary hub for cloud, AI, and hyper-scale infrastructure. The region's fiber connectivity, scalable power network, and proximity to federal agencies have made it the most competitive digital infrastructure market globally.

At the center of this region is "Data Center Alley", home to the densest cluster of hyper-scale campuses, carrier hotels, and cloud on-ramps in the world. This proximity creates powerful network effects that attract major operators, such as AWS, Microsoft, Google, and Meta. AI-driven workloads are accelerating demand across the region, with users seeking sites capable of supporting high-density processing and rapid power delivery. Cloud providers continue to expand aggressively, driving higher-capacity designs and faster development cycles.

Land availability has become a defining factor in Loudoun County, with limited remaining acreage in core submarkets, pushing development toward transitional areas that still offer strong access and infrastructure adjacency. This parcel's size and strategic location position it as a rare opportunity in the region's most important growth corridor.



## Key Operators Nearby:

- Google
- Compass
- CyrusOne
- Microsoft



**Leesburg Executive Airport (JYO)**

**Microsoft Data Centers**

**Potomac Energy Center**

**Luck Stone Leesburg Plant**

**Google Data Centers**

**Academies of Loudoun**

**Compass Data Centers**

**Goose Creek Village**  
(Passion Fin, Makers Unions, Parrando's, The Burger Shack, Walgreens, Western Union Bank, Sunoco)

# LOUDOUN COUNTY DEMOGRAPHICS

**Populations and People**  
Total Population  
**420,959**

**Employment**  
Employment Rate  
**71.9%**

**Business and Economy**  
Total Employer Establishments  
**12,561**

**Income and Poverty**  
Median Household Income  
**\$177,567**

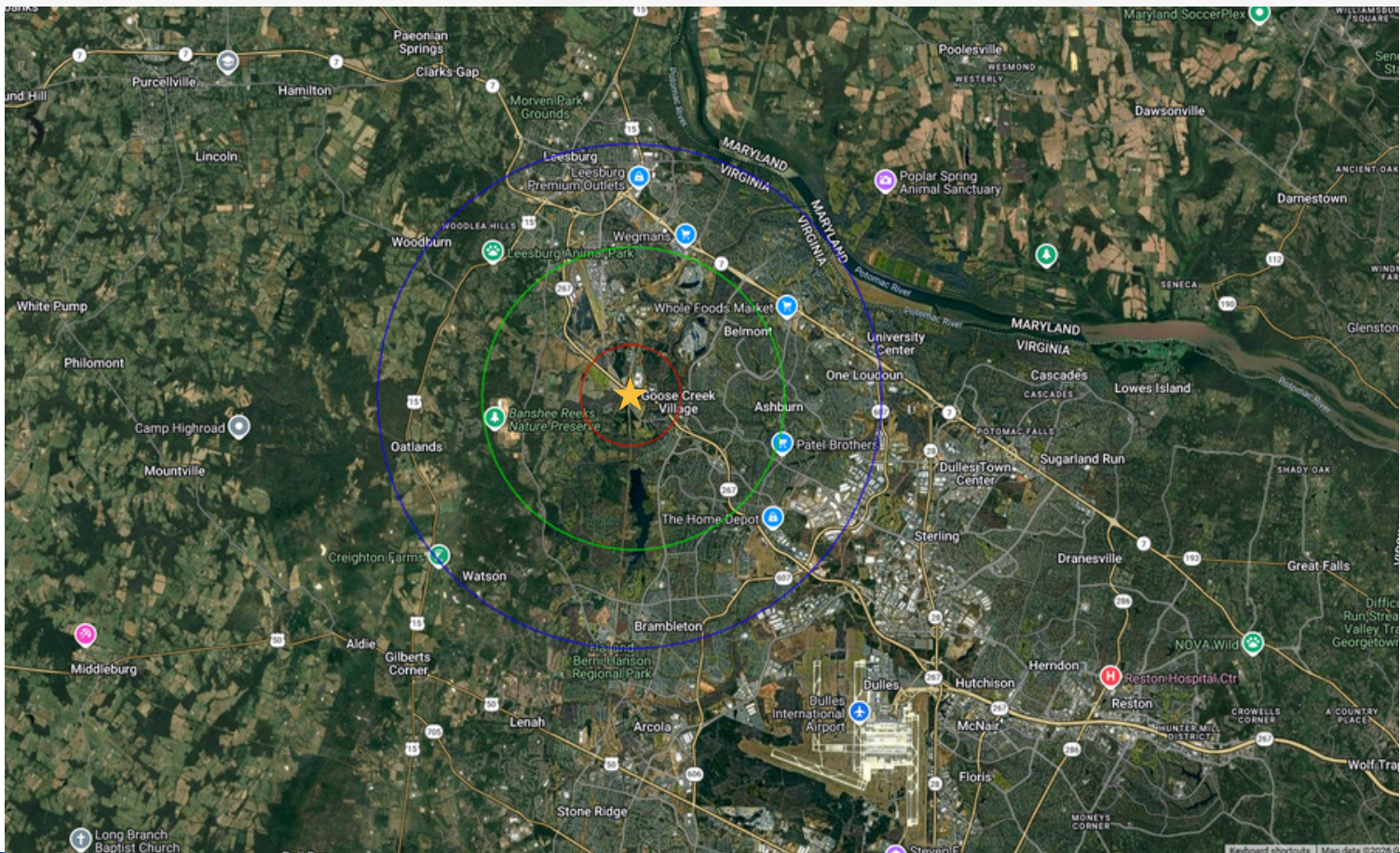
**Housing**  
Total Housing Units  
**150,842**

**Families and Living Arrangements**  
Total Households  
**146,170**

**Education**  
Bachelor's Degree or Higher  
**65.3%**

**Health**  
Without Health Care Coverage  
**6.1%**

**Race and Ethnicity**  
Hispanic or Latino (of any race)  
**59,744**



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