

**OVER 500 ACRES OF DEVELOPMENT POTENTIAL**



**Potential for mixed-use, residential project and/or Data Center**

For more information, contact:

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**Specifications**

Total Size	504.62 Acres
Timing	Available immediately
Pricing	Negotiable
Location	Three miles from Dahlgren NSWC



**Property Features**

- 504 acres located within three miles of Dahlgren NSWCDD divided into four parcels with 4,200 feet of frontage on US Route 301
- Parcels have water, power, sewer plans, accessibility and advantageous zoning
- Heavy Infrastructure in place: 200,000 gal water tank, 12" water main, cell tower and high transmission lines along property border, and Century Link and Verizon long haul fiber on-site
- Convenient to Washington, Fredericksburg, Richmond and Norfolk with distance that supports continuity-of-operations requirements for data centers
- Engineered drawings available – residential development with approved preliminary plan for 77 residential lots
- Mixed use with a business park fronting Route 301 and residential development in rear



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