



## Bradley Square

AEP Qualified Data Center Site – Mt Hope, WV

### Address

Bradley Square, Appalachian Heights Road, Mt Hope, WV (Raleigh County)

### Property Description

Bradley Square demonstrates favorable potential for data center development. It offers strong utility and fiber infrastructure. The Beckley area offers a temperate climate which is conducive for “free cooling.” This site contains a total of 108.05 acres, 82.37 of which is developable and has been split out into Phase I (66.32 ac.) and Phase II (16.05 ac.). Construction could be completed within 18 months.

### Data Center Modeling

The pre-qualification analysis modeled a data center with 100,000 square feet of white space. **It has been deemed appropriate for colocation and enterprise users.**

### Site Details

Available Acres: 108  
 Developable Acres: 82.37  
 Topography: Partially developed  
 Setting: Single site

### Available Utility Resources

#### Power

- Electric Service Provider – Appalachian Power
- Cost of Power – \$.0591/kWh (assumes 10 MW)
- 138kV Transmission service – 12-18 months delivery date
- Dual circuit 138kV service available
- 12.47kV existing service voltage
- Data center analysis design load capacity in excess of 20MW

#### Fiber and Telecommunications

- A major carrier POP is located in the Appalachian Power Beckley Substation approx. 1 mile from site
- Providers in vicinity – AT&T, Verizon, Zayo

#### Gas

- Gas Service Provider – Mountaineer Gas Company
- 6” high pressure gas line (55PSI) service near the site

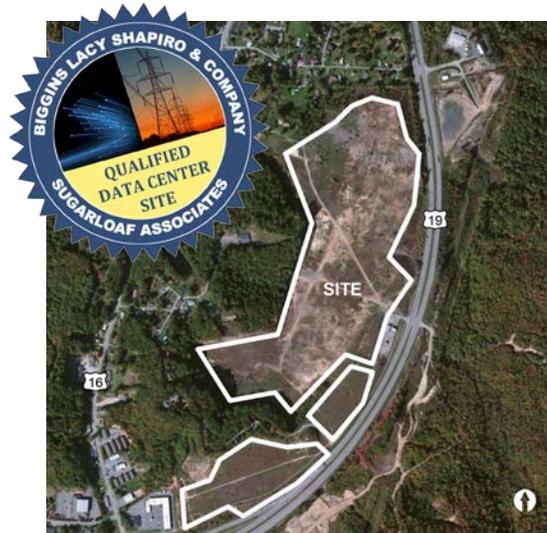
#### Water

- Water Service Provider – Beckley Water Company
- Capacity in excess of 300,000 GPD

#### Sewer

- Wastewater & Sewer Service Provider – Bradley Public Service District
- 10” main is located within ½ mile of the site

Available Acres: 108



Site Aerial

### Contact

John Smolak  
 AEP - Appalachian Power  
 40 Franklin Road SW, Roanoke, VA 24011  
 Phone: 540-985-2605  
 E-mail: [jjsmolak@aep.com](mailto:jjsmolak@aep.com)  
 Web: [aeped.com](http://aeped.com)



*Bradley Square, in Mt Hope, WV, is six miles due north of Beckley, WV. There are several small neighboring communities near Mt Hope. Charleston, WV is approximately 57 miles north and Roanoke, VA is approximately 130 miles southeast.*



## Location

- US Rt. 19 to the east
- Small residential neighborhoods to the north and east
- Undeveloped land to the west and south
- 0.5 miles from I-64/I-77
- 14 miles from Raleigh County Memorial Airport

## State Tax Structure / Incentives\*

- Sales Tax – 6%
- Sales Tax Exemption – Yes
- Business Personal Property Tax – Yes
- Personal Property Tax Exemptions – Yes
- Property Tax Abatements for Data Centers – Limited
- TIF Agreements – No
- Job Training – No
- Corporate Business Tax/Apportionment – Double weighted sales
- Possible Incentive Programs – Five for Ten, Economic Opportunity Credit

\*subject to qualifications and availability



*Rendering of data center at site*



*Aerial view of data center at site*



*Panoramic view of lot 1 scanning east to west*



### **The AEP Data Center Site Qualification Program**

This site has been designated an AEP Qualified Data Center Site. It has passed a rigorous, independent on-site review of requirements needed to support a major data center. Biggins Lacy Shapiro & Company, a location economics and site selection firm, served as lead consultant for the program, together with its affiliated energy services company, Sugarloaf Associates.

*This designation has been provided without any representations or warranties regarding the suitability of the property for a particular project or with respect to the property's compliance with applicable federal, state or local laws including, without limitation, environmental laws, or regarding the presence of infrastructure, including, without limitation, electrical service, fiber availability, and water service.*

**An in-depth site prospectus is available upon request.**