



Progress Park

AEP Qualified Data Center Site – Wytheville, Virginia

Address

Peppers Ferry Road and East Trinkle Drive, Wytheville, Virginia (Wythe County)

Property Description

Progress Park is a 1,200+ acre industrial park managed by the Joint Industrial Development of Wythe County. Available lots #35/#36 and #19/#20 are favorable for data center development. Existing zoning designation allows for data center use and outdoor equipment (with restrictive covenants). There is access to long-haul and short-haul fiber providers, and multiple electric supply with available capacity.

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: 26-97 acres (5 lots available)
 Zoning: Industrial
 Topography: Gently rolling
 Setting: Industrial Park

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
- Single contingency or dual circuit 138kV service available from two diverse substations
- 12.47kV existing service voltage
- Data center analysis design load capacity in excess of 20MW

Fiber and Telecommunications

- Several long haul fiber carriers in close proximity
- Wytheville is an intersection between major fiber routes linking Columbus, OH and Washington, DC
- Adequate bandwidth and major POPs located nearby

Gas

- Gas Service Provider – Atmos Energy
- 6" medium pressure line services some companies in the park

Water

- Water Service Provider – Town of Wytheville Public Works
- (2) 16" connected mains
- 3.75 MGD available water capacity

Sewer

- Sewer Service Provider – Wythe County Public Works
- 1.5 MGD available sewer capacity

Available Acres: 26-97 acres across 5 lots



Progress Park layout

Contact

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Progress Park is located in an unincorporated area, four miles due east of the center of the town of Wytheville and approximately 77 miles southwest of downtown Roanoke, VA.

The closest major metropolitan hub is Greensboro, NC which is approximately 95 miles away. Ashburn, VA, which is a major hub for data centers and telecommunications, is approximately 241 miles away.



Location

- Available lots 19 and 20 are 40 acres, and lots 35 and 36 are 180 acres
- Park located 4 miles east of Wytheville
- 77 miles southwest of Roanoke
- 2 miles from the intersection of I-81 and I-77
- Mountain Empire Airport (general aviation) – 16 miles
- Roanoke Regional Airport (commercial) – 75 miles
- Park is rail served by Norfolk Southern



Rendering of data center at site

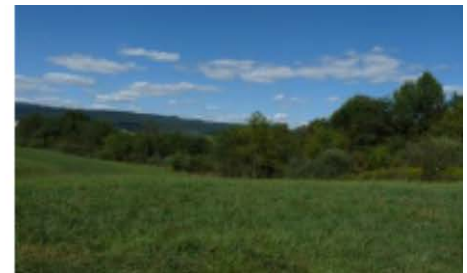
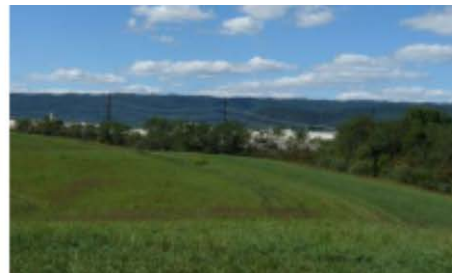
State Tax Structure / Incentives*

- Sales Tax – 5%
- Sales Tax Exemption – Yes
- Business Personal Property Tax – Yes
- Personal Property Tax Exemptions – Yes
- Property Tax Abatements for Data Centers – Limited
- TIF Agreements – Yes
- Job Training – Yes
- Corporate Business Tax/Apportionment – Double weighted sales
- Possible Incentive Programs – VIP, Governor's Opportunity Fund, Enterprise Zone, Major Business Facility Tax Credit



Birds-eye view of data center at site

*subject to qualifications and availability



Panoramic view of site #19/20 scanning north to northeast of the site

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, and Intelligent Building Solutions, a facilities consulting firm.

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.