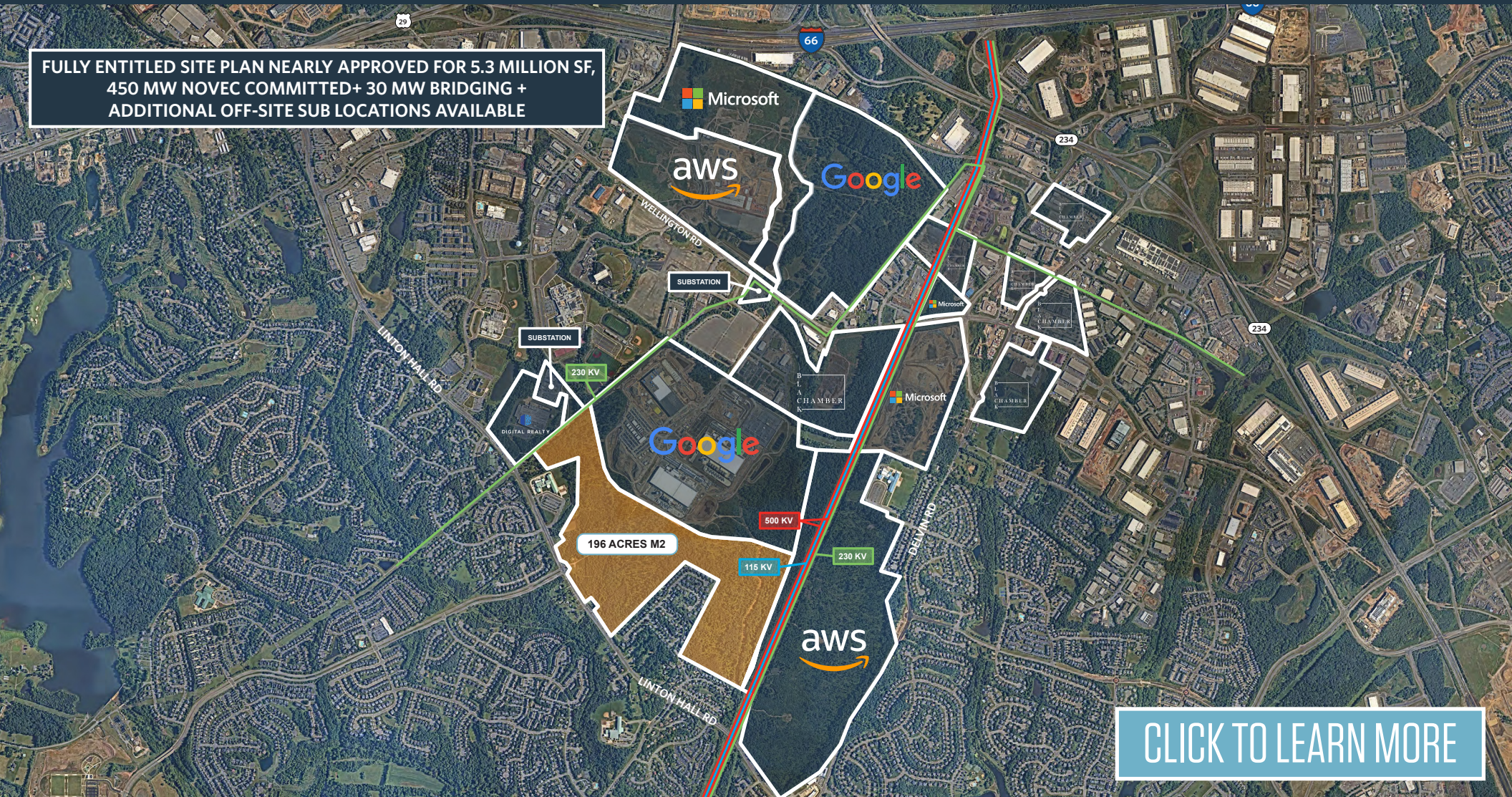


HUNTER TRUST

196 ACRES - POWERED DATA CENTER LAND OPPORTUNITY - BRISTOW, VA - PRINCE WILLIAM COUNTY

FULLY ENTITLED SITE PLAN NEARLY APPROVED FOR 5.3 MILLION SF,
450 MW NOVEC COMMITTED+ 30 MW BRIDGING +
ADDITIONAL OFF-SITE SUB LOCATIONS AVAILABLE



[CLICK TO LEARN MORE](#)

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196 ACRES - POWERED DATA CENTER LAND OPPORTUNITY - BRISTOW, VA - PRINCE WILLIAM COUNTY

PRIME DATA CENTER LAND IN NORTHERN VIRGINIA

We are excited to present a unique opportunity to include 196 acres of fully entitled by-right data center land in Northern Virginia, the largest and most coveted data center market in the world. This exceptional property is strategically located in the heart of Prince William County, offering unparalleled access to key infrastructure and utilities.

PROPERTY HIGHLIGHTS:

SIZE: 196 acres of fully entitled land, ready for development. Additional nearby off-site substation locations also available.

POWER TIMELINE: 30MW bridging available Q1 2026 with ESA signed; 300MW on-site substation at Diamond Hill with a capitalized engineering and construction agreement with energization 12/31 and 150MW at Sapphire Ridge, with an electric service workplan in process which currently sits in batch 7 with Dominion. Additional off-site substation locations are also available.

SITE PLANS: Site plan is currently being processed and will be approved by closing.

WETLAND PERMIT: Extensive coordination with VA DEQ and Army corps of engineers, nearing wetland approval within 60 days.

ZONING: The property features by-right M-2 zoning within the Data Center Overlay District, allowing for seamless data center development and a streamlined process to build.

UTILITIES: The site is serviced by NOVEC, currently undergoing public facilities review process expected to be completed April 2026, featuring accessible utilities, including high-voltage transmission lines and fiber optic connectivity.

ACCESSIBILITY: The property is in proximity to major transportation routes, including highways and airports, facilitating easy access for construction and operations.

MARKET OVERVIEW: Northern Virginia continues to dominate the data center market, showcasing record year-end absorption and a thriving ecosystem of technology and cloud service providers. The region's strategic location, coupled with its advanced infrastructure, makes it an ideal destination for data center investments.

DEVELOPMENT OPPORTUNITY: This 196-acre site presents a rare opportunity to develop a state-of-the-art data center campus in a market characterized by high demand and growth. Whether you are an investor or an end-user, this property provides the perfect foundation for your data center operations.

DENSITY: Max FAR 1.0 (if entire site is developed as a data center), Max Building Height: 75 ft, Site Planned Density: 5,303,474 SF

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PROFFER SUMMARY (REZ2020-00022) – HUNTER PROPERTY REZONING

PROPERTY OVERVIEW

- **Size:** ±196.28 acres
- **Location:** 13301 Casey Lane, 8613 & 8223 Linton Hall Road
- **GPINs:** 7496-17-5917, 7496-25-7319, 7496-43-8199
- **District:** Brentsville Magisterial District
- **Zoning:** M-2 (Light Industrial)
- **Overlays:** Within the Data Center Opportunity Zone

PLANNED USE AND DEVELOPMENT

- **Use:** Flex industrial and data center facilities
- **Building Height:** Up to 75 feet for data centers and 60 feet for other buildings
Compliance required with the General Development Plan (GDP) dated June 25, 2021

PROHIBITED USES (NOT PERMITTED UNDER THIS REZONING):

- Bus station (commercial), flea market, heliport/helipad, marina
- Racetrack (equestrian or motorized), radio/TV stations, shooting ranges
- Junkyard, landfill, mobile home/trailer courts, labor camp
- Trade or convention center, stadium or arena, water transport facility
- Heavy or chemical-intensive manufacturing, explosive chemical storage

DESIGN AND SCREENING STANDARDS

- Must include at least 3 design elements from Section 32-509.02.4(A)(1)
- Warehouse/flex buildings must include architectural articulation, fenestration, varied materials, and rooftop screening
- Service/loading areas visible from major roads must be screened
- Special conditions apply to development near residential communities

ENVIRONMENTAL PROVISIONS

- \$75 per buildable acre contribution for water quality projects
- Stormwater BMPs may be implemented individually or through a master plan
- Pollutants must be properly disposed; no discharges into stormwater/sewer
- Buffers and RPAs to remain mostly undisturbed with strict landscaping standards
- 100-foot residential buffer to be preserved and supplemented as needed

FIRE AND RESCUE

- \$0.61 per square foot of building space to be paid for fire/rescue services

TRANSPORTATION IMPROVEMENTS

- Right-of-way dedication for University Blvd and Rollins Ford Road extensions
- Construction and striping upgrades at Linton Hall & Rollins Ford intersection
- Signal modifications and pedestrian crossings at Linton Hall Rd
- Sidewalks and bike racks to be installed with development

UTILITIES

- Mandatory connection to public water and sewer
- Applicant bears cost of all related infrastructure improvements

MISCELLANEOUS COMMITMENTS

- Monetary contributions adjusted by CPI if paid after 18 months (capped at 6% annually)
- HOAs and school to be notified of blasting 10 days in advance
- Site plans for Land Bays B2 and C to be shared with adjacent HOAs (already completed)
- Easement granted for stormwater access and public walking trail after Casey Lane is abandoned

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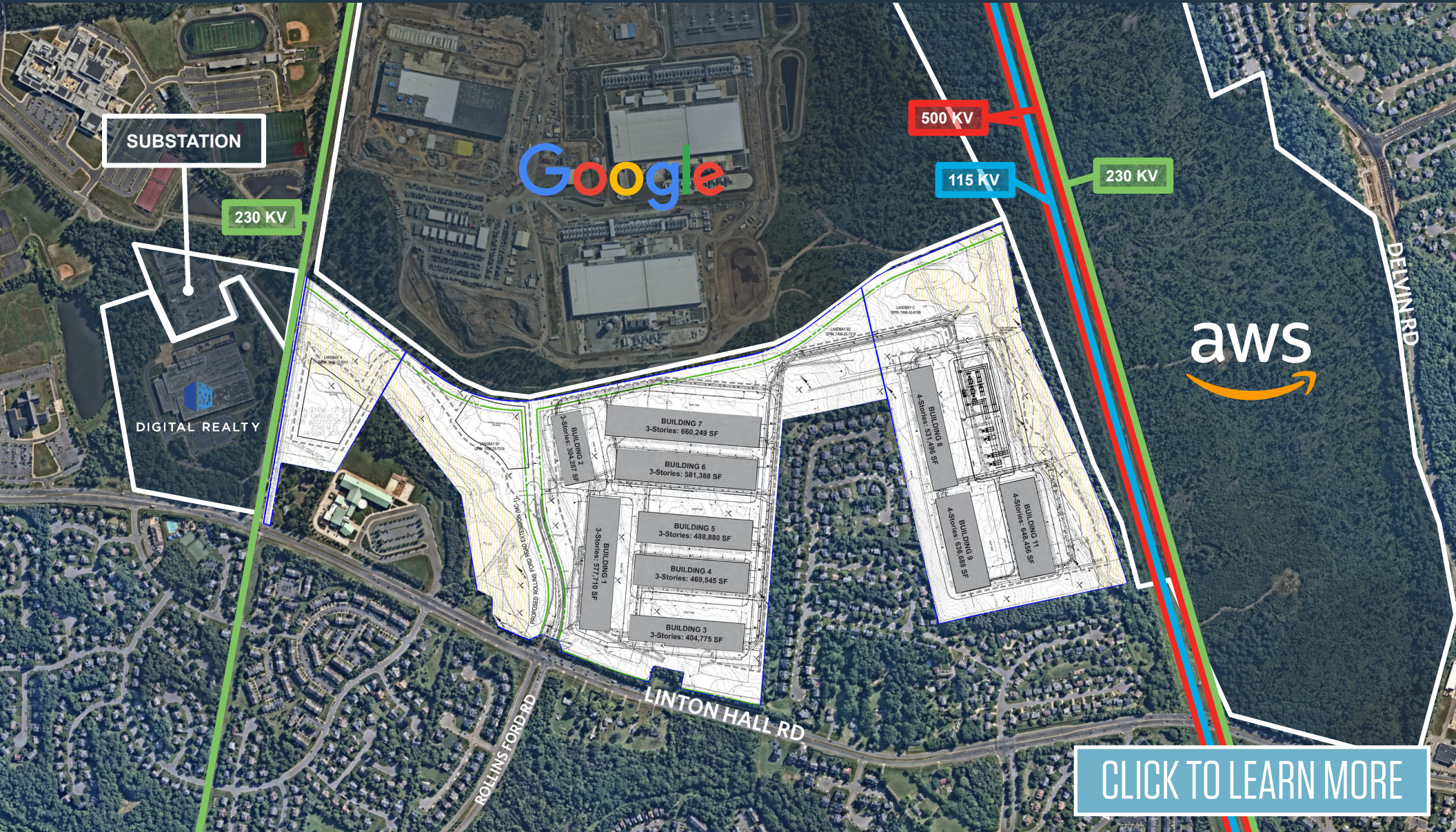
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