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STAMEY FARMS
a strategic data center campus opportunity

UP TO 500 MW POWER CAPACITY

350 acres | Stamey Farm Rd. Statesville, NC

The Opportunity

350
available acres

One of the largest powered industrial sites in the Charlotte Region

230 KV Transmission lines

960

920 940

940

980

Topography, 20 ft contours

100 KV Transmission lines

980

960

940

44 KV Transmission lines

960

920

940

920

Flexible building configuration

The 350 acre property is currently unimproved land which offers developers and users an opportunity to fill the supply needs with the flexibility of different building configurations.

Demand in the sunbelt

The Southeast region is experiencing a surge in demand for data centers due to its business-friendly regulations, reliable power grid, access to abundant energy sources, and its robust demographics.

Close proximity to a stable labor market

With significant growth in the technology sector over the past decade, Charlotte and surrounding areas have become home to a diverse range of technology companies. Offering a stable labor market and ideal demographics for nearby data centers.

A Closer Look
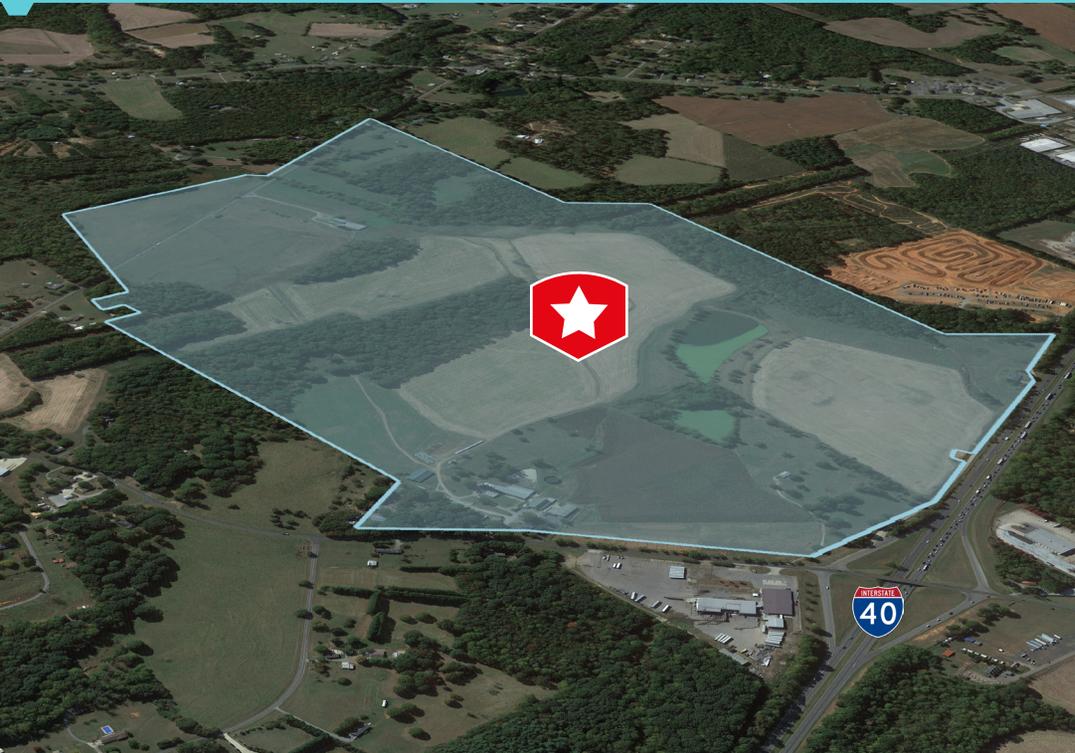
|	
TOTAL ACRES	+/- 350 AC
ZONING	Residential Agricultural with local support for Industrial and many other uses
WATER	On-site, West Iredell Water Corporation; 12 in 360,000 GPD
SEWER	Off-site, many connections available in proximity
ELECTRIC	Duke Energy or EnergyUnited 4 x 100 KV transmission lines and one 44 KV transmission line
POWER SPECS & TIMING (ESTIMATED)	By year 3: up to 150 MW capacity By year 4: up to 225 MW capacity By year 6: up to 500 MW capacity 10 years & beyond: site to be screened for 1GW capacity
TOPOGRAPHY	Excellent topography for large-scale development
LONGITUDE, LATITUDE	35.7770, -80.97741
GAS	6" Dominion Energy natural gas line
FIBER	EarthLink & AT&T at site - would consider a dual service to site

Gas / Electric Site Map

6" Dominion Energy natural gas line

EXIT 146

INTERSTATE 40

980' Elevation

960' Elevation

100 KV Transmission lines

44 KV Transmission lines

230 KV Transmission lines

70

Future: Air Park Blvd.

Statesville Airport

POWER CAPACITY

3 YEARS — 150 MW ⚡

4 YEARS — 225 MW ⚡

6 YEARS — 500 MW ⚡

10 & BEYOND — 1GW* ⚡
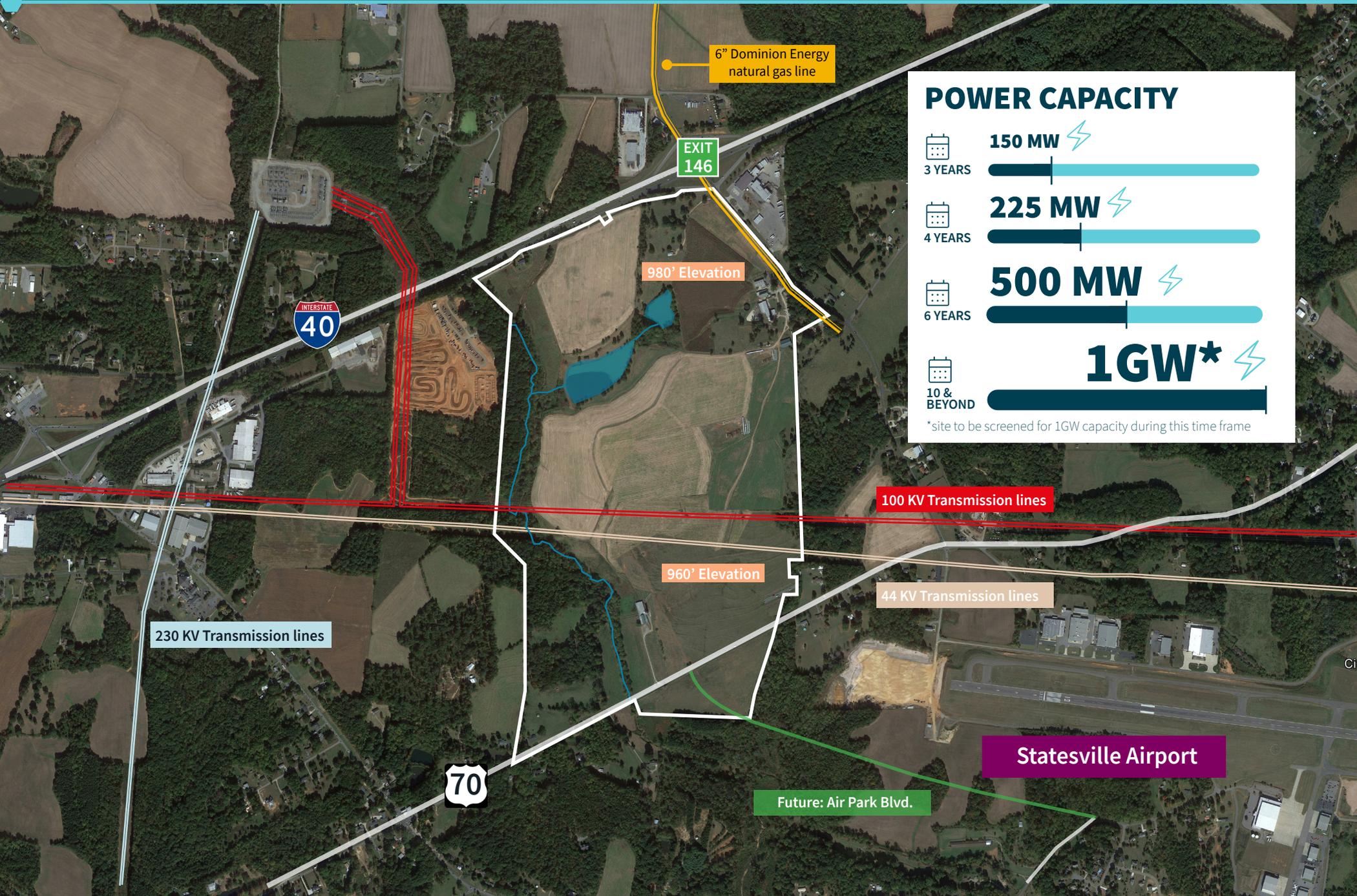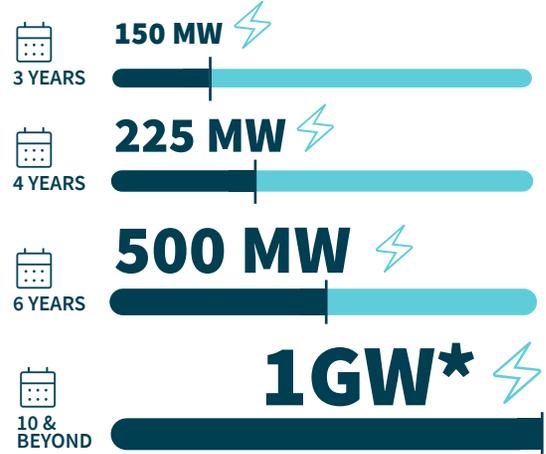
*site to be screened for 1GW capacity during this time frame

Sewer / Water Site Map

Private Sewer Line
(Origin Foods)

Proposed 9642 LF Gravity
Sewer Extension

12" waterline

Potential Option 3

12" waterline

West Iredell Water Corporation
360,000 GPD

INTERSTATE
40

Potential Option 1
5015 LF Gravity Sewer on site
& 9540 LF Gravity Sewer off site

Potential Option 2
Force Main 7,020 LF off site

City

6" waterline

70

Floodplain Map

Meeting Your Fiber Needs

Data center supply and demand in the Southeast

Supply
While Major cities such as Atlanta and Miami have emerged as key hubs and are expected to continue to expand for the foreseeable future to meet the growing demands of businesses, the Statesville market and neighboring Charlotte have minimal readily available data center buildings for colocation, and no traditional hyperscale, or AI-driven hyperscale. In the Charlotte area we have seen surges of supply growth in Hickory, University, Steele Creek, and the Airport submarket.

Demand
Industry-leading data center providers like Equinix, Digital Realty, and CyrusOne have established a strong presence in the Southeast bringing advanced technology and services to support the regions growing demand. The diverse economy offering strengths in finance, healthcare, logistics, and technology has fueled

Statesville

Hickory

Gastonia

Charlotte

— AT&T
— VERIZON
— ZAYO
— CROWN CASTLE
— SPECTRUM
— LUMEN
— Other
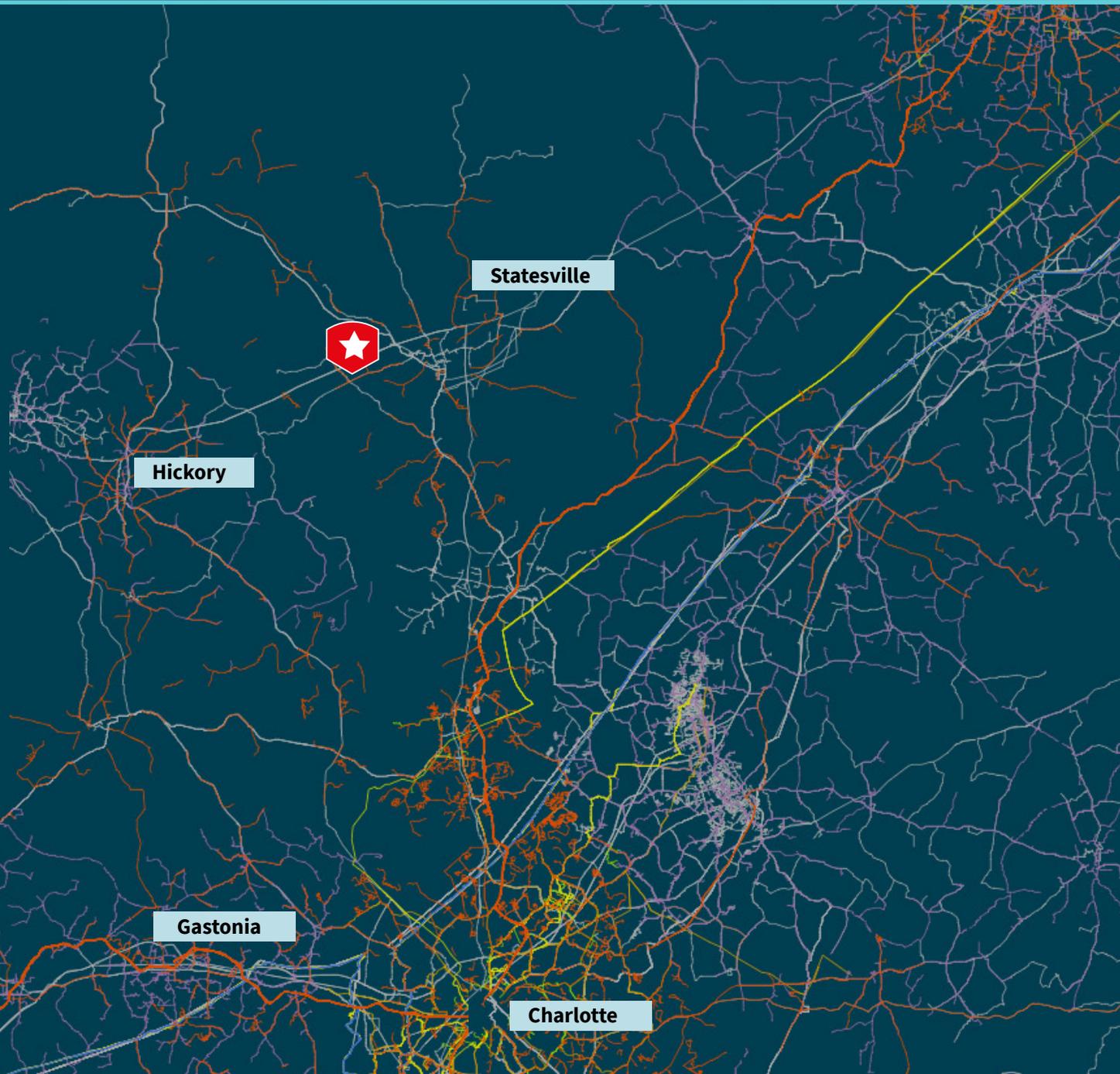
Local Fiber

Fiber Connections

NJ

VA

SC

FL

Dunart
(Western France)

MAREA
(Northern Spain)

BRUSA
(South America)

Confluence 1
(North America)
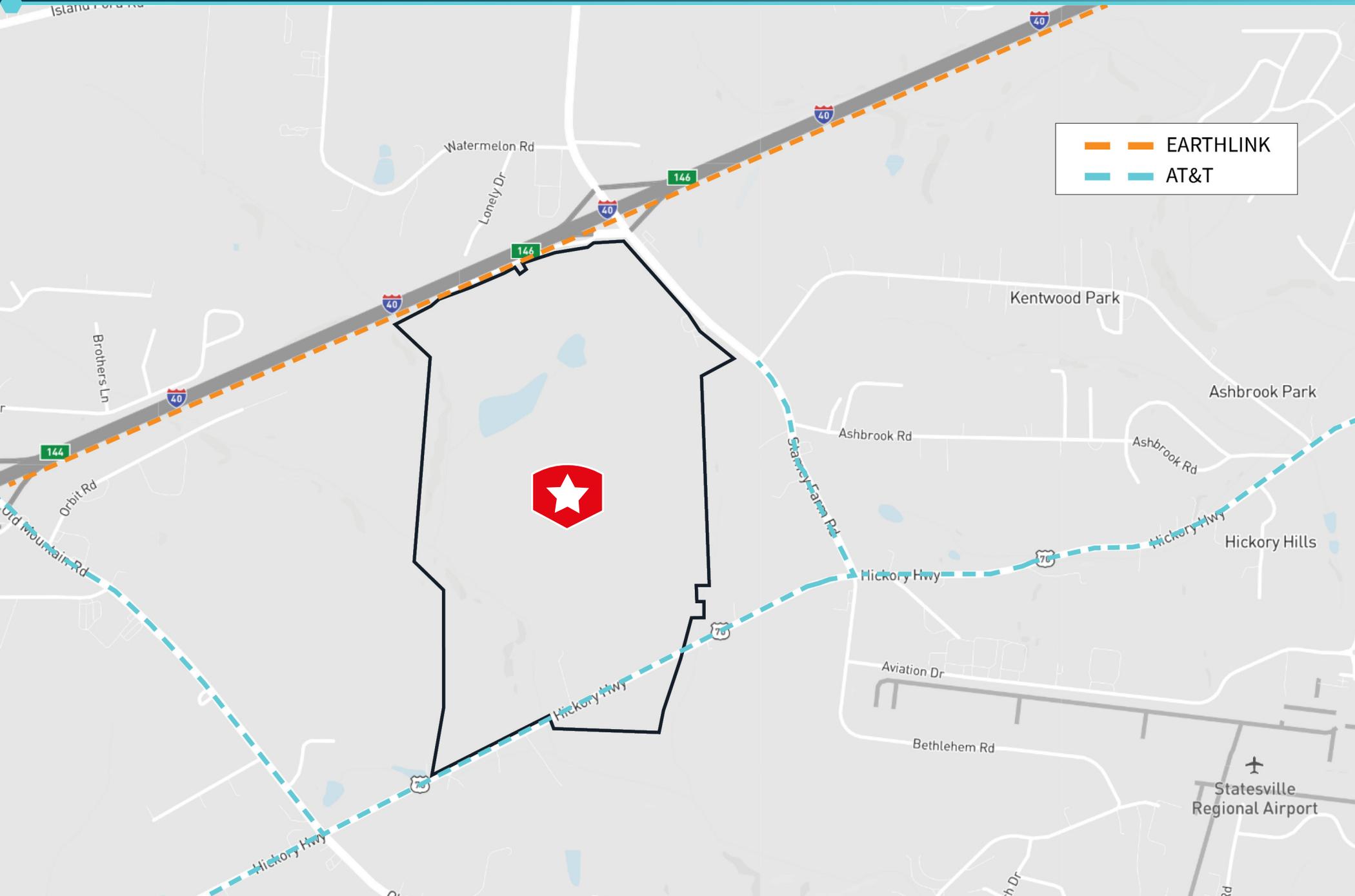
Long Haul Fiber Lines
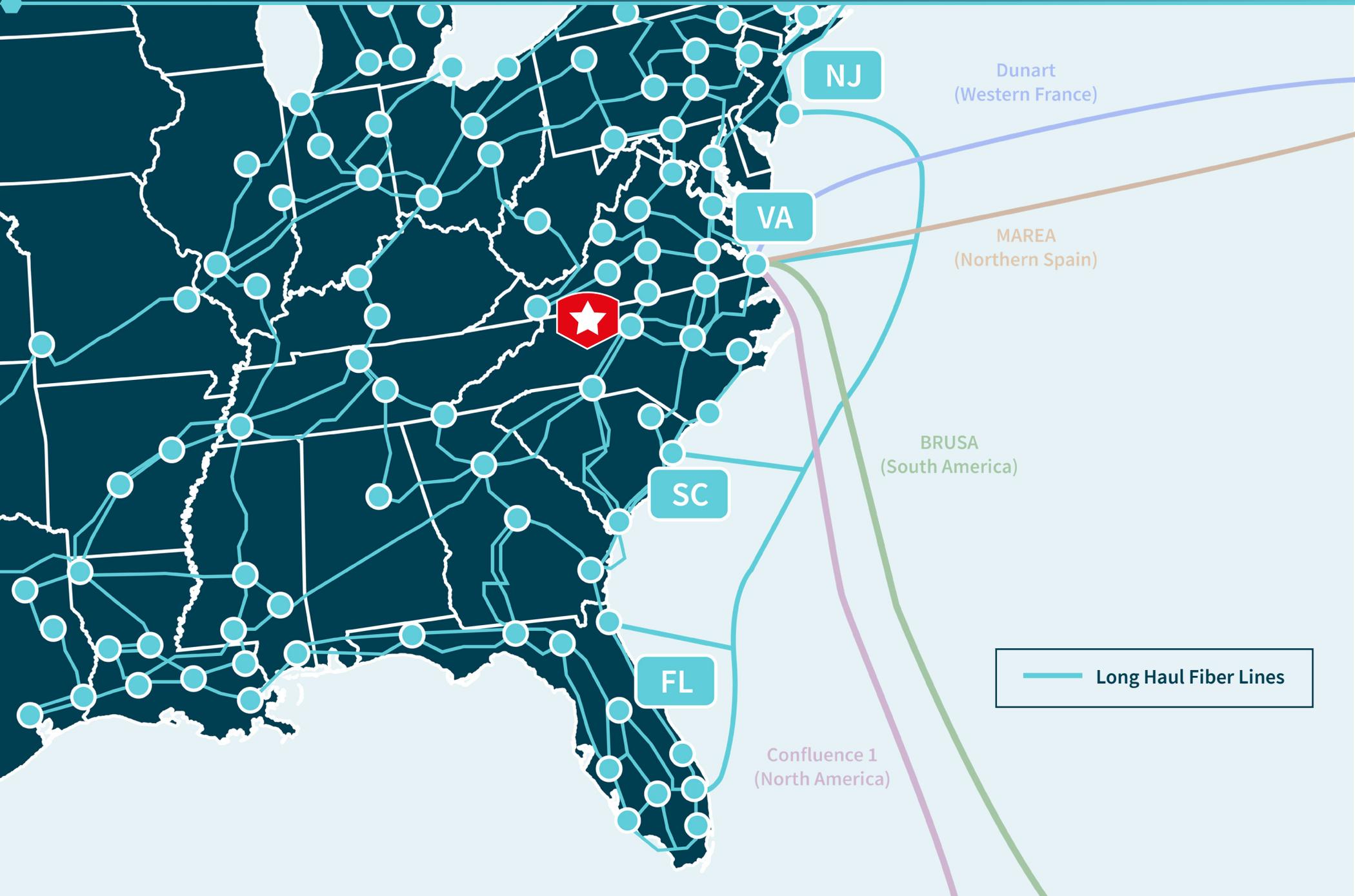
Market Trends

AI models are changing data center infrastructure

Data creation is rapidly accelerating, as each large language model requires more datapoints to train. By 2030, synthetic data will completely overtake real data in AI models, according to market research firm Gartner.

With the increase of AI requirements, data center operators need to install infrastructure to accommodate high power density server clusters, with some large requirements driving densities to 50–100 kW per rack. Many colocation providers have increased the voltage delivered to the floor to 415 volts which can reduce the upfront cost of delivering power to these high-density clusters. Additional innovations will be needed to improve cooling and energy efficiency for AI uses given sustainability goals of hyperscalers and colocation providers.

Additionally, latency requirements for AI allow the consideration of secondary or tertiary markets that may not qualify for traditional data centers.

Artificial Intelligence models are requiring more datapoints for training
(Trendline shown for language models)
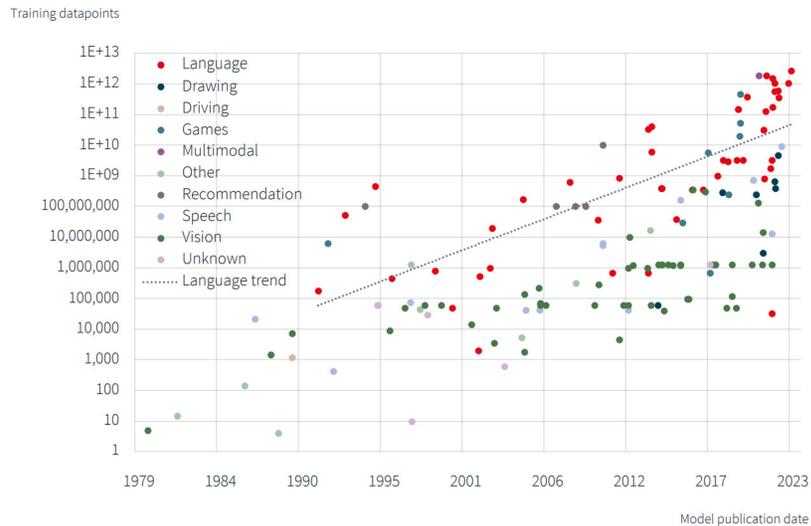
Source: Epoch (2023), OurWorldinData.org/artificial-intelligence

United states data center absorption & construction

*Includes markets with complete historical data from 2019-2023
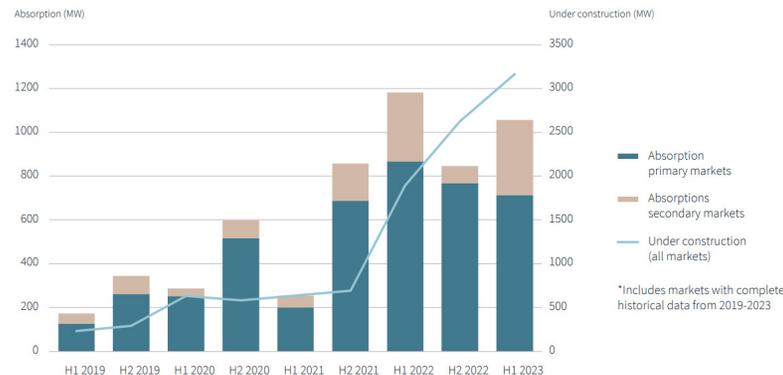
Source: JLL Research

4.2%
population growth in Charlotte MSA since 2020

277M SF
total inventory

22.3M SF
net absorption (past 24 mos)

70.5%
rent growth (since 2018)

96.3%
occupancy

Data Centers in the Area
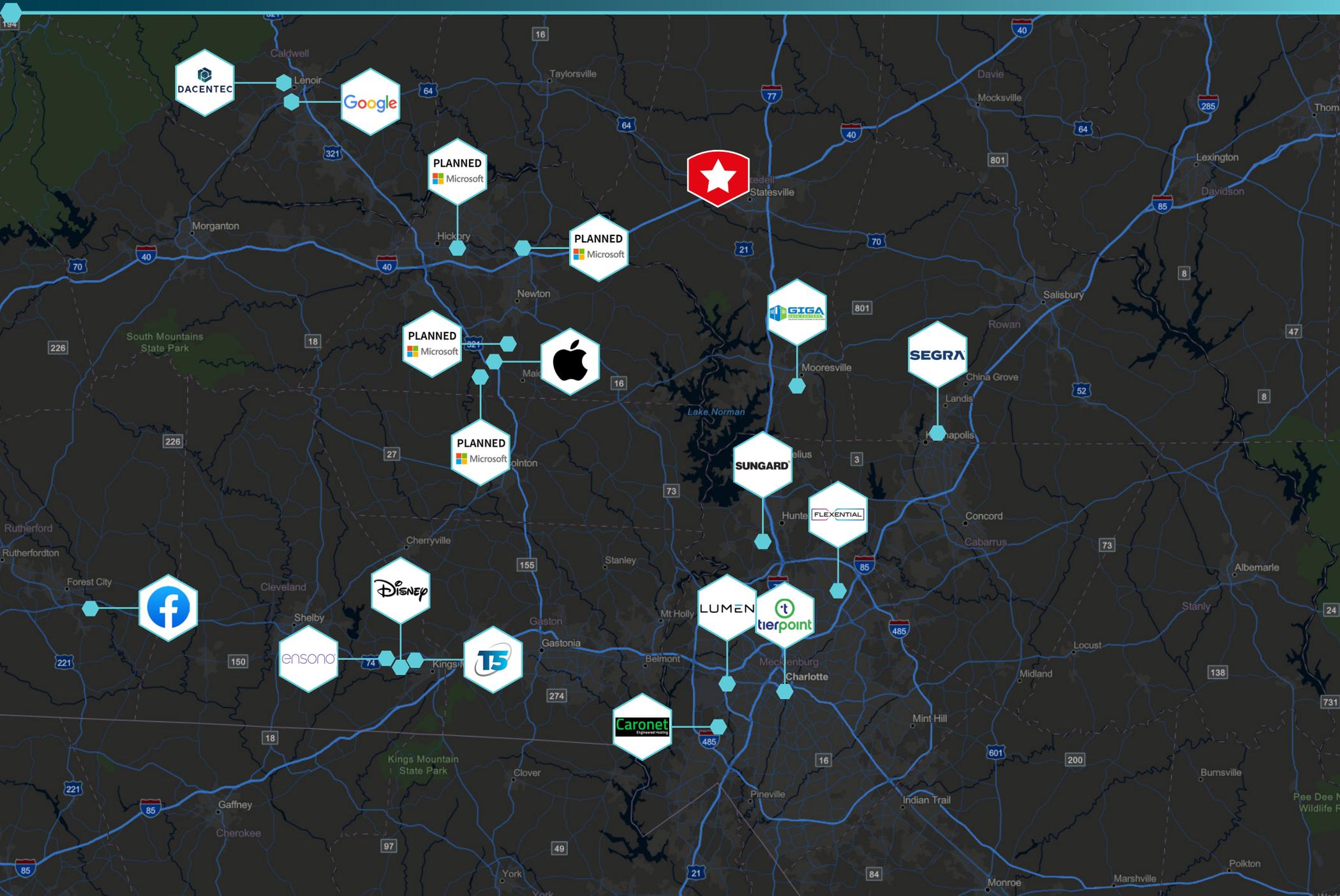
Occupiers in the Area

## Major corporate occupiers in the surrounding area
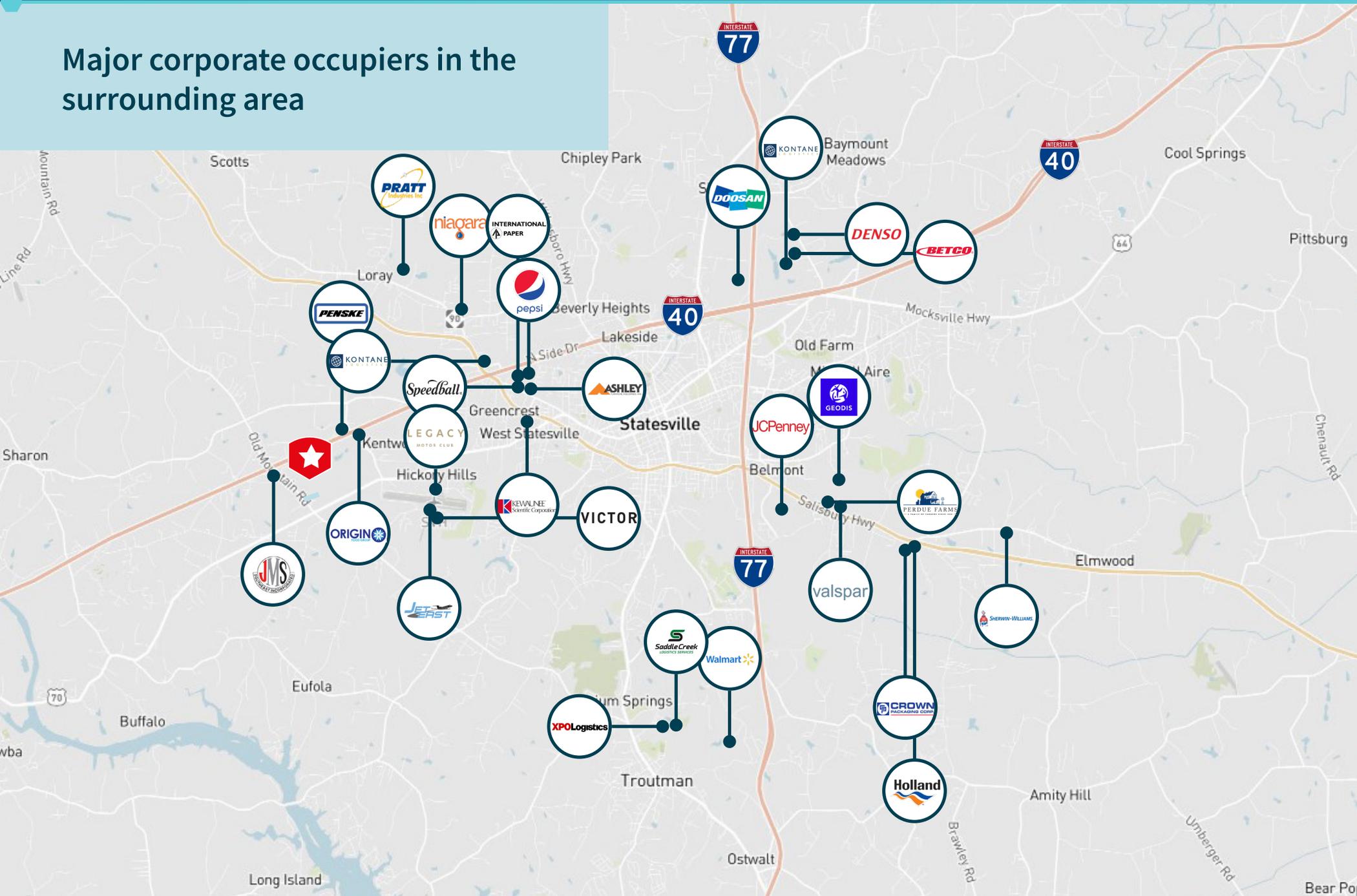
North Carolina Data Center Incentives

North Carolina provides **two** sales and use tax exemptions for purchase of the following items related to data centers and their operations:

Electricity and support equipment purchased for a

QUALIFYING DATA CENTER
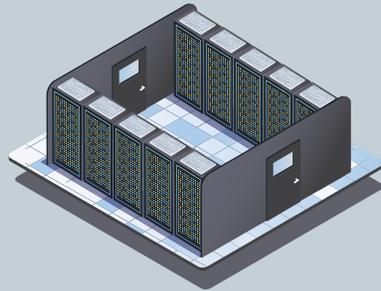
A "qualifying data center" must meet the following two conditions:

- The Secretary of Commerce must have made a written determination that at least $75 million in private funds has been or will be invested by one or more owners, users or tenants of the data center. Such funds must have been invested within five years of the first real or tangible property investment in the facility. Real and tangible investments in the data center that were made prior to Jan. 1, 2012 may not be included in the investment required.

- The data center must meet county wage standard and health insurance requirements.

Ready to learn more about Qualifying Data Centers? Click Here!

Computer Software that is sold to a person who operates a

DATA CENTER

Computer software that is sold to a person who operates a data center and that is used within the data center is exempt from sales tax. Computer software is defined as a set of coded instructions designed to cause a computer or automatic data-processing equipment to perform a task.

The N.C. Department of Commerce annually ranks the state's 100 counties based on economic well-being and assigns each a tier designation. The 40 most distressed counties are designated as Tier 1, the next 40 as Tier 2 and the 20 least distressed as Tier 3. This tier system is incorporated into the Eligible Internet Datacenter Sales Tax exemption to encourage economic activity in the less prosperous areas of the state.

Ready to learn more about Computer Software? Click Here!

"Data Center" is defined as: A facility that provides infrastructure for hosting or data-processing services and is concurrently maintainable. The power and cooling systems serving the computer equipment must include redundant capacity components and multiple distribution paths. Although the facility must have multiple distribution paths serving the computer equipment, a single distribution path may serve the computer equipment at any one time.

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