



LOUDOUN COUNTY PREMIER DATA CENTER LAND OPPORTUNITY

SYCOLIN RD,
LEESBURG, VA 20175



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EXECUTIVE SUMMARY

Property Overview

This 11.35-acre parcel sits directly off Sycolin Road in Loudoun County, Virginia, within the regions globally recognized Data Center Corridor. The site provides close proximity to major power, hyperscale, and cloud infrastructure that supports the world's leading enterprise operators. Its location offers exceptional connectivity to regional transportation networks, employment centers, and the broader Northern Virginia innovation cluster.

Zoned TR-10, the property offers meaningful flexibility for a range of transitional commercial, flex, contractor, or light industrial uses that offer adjacency to major data center infrastructure. This makes the site particularly attractive for users seeking a region with data center-driven infrastructure while maintaining compatibility with surrounding land uses. Its key position also enhances accessibility for workforce, logistics, and service-oriented operations.

The parcel is currently undeveloped land, providing a clean slate for developers to execute a tailored program. Its topography, access, and surrounding development patterns support a variety of site-planning approaches, from single-user facilities to multi-building layouts. With its acreage, zoning, and adjacency to one of the world's most valuable concentrations of digital infrastructure, the property offers a rare opportunity to secure a strategically located development site in the heart of Loudoun County's growth corridor.

Price: TBD

Investment Highlights

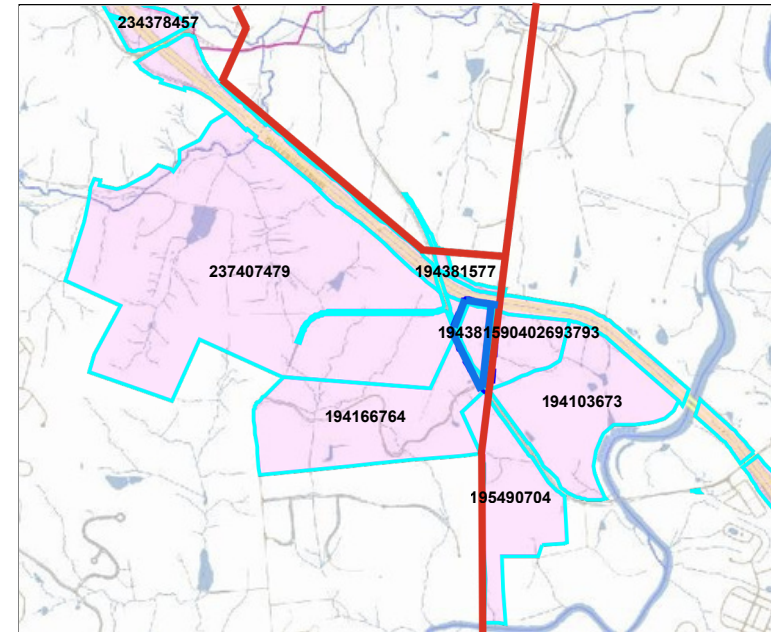
- Located within Northern Virginia's "Data Center Alley"
- Proximity to major transmission infrastructure
- Access to fiber-rich corridor
- Potential hyperscale or AI compute positioning
- Scalable campus potential
- Strong regional power demand fundamentals
- Located near existing and proposed substations
- Access to major transportation corridors
- Favorable regional data center ecosystem



EXECUTIVE SUMMARY

Property Data Table

Item	Description
Address	Sycolin Rd, Leesburg, VA 20175
Parcel ID	194-38-5006-000
Acres	11.35 acres
Zoning	TR-10
Core Uses	Transition Light Industrial, Light Production, Flex Space, Contractor
Utilities	Electric, Water & Sewer, Gas
Access	Direct access from Sycolin Rd
Asking Price	TBD



- Parcel
- Transmission lines

TRANSMISSION INFRASTRUCTURE

Transmission Lines

Dominion Energy:

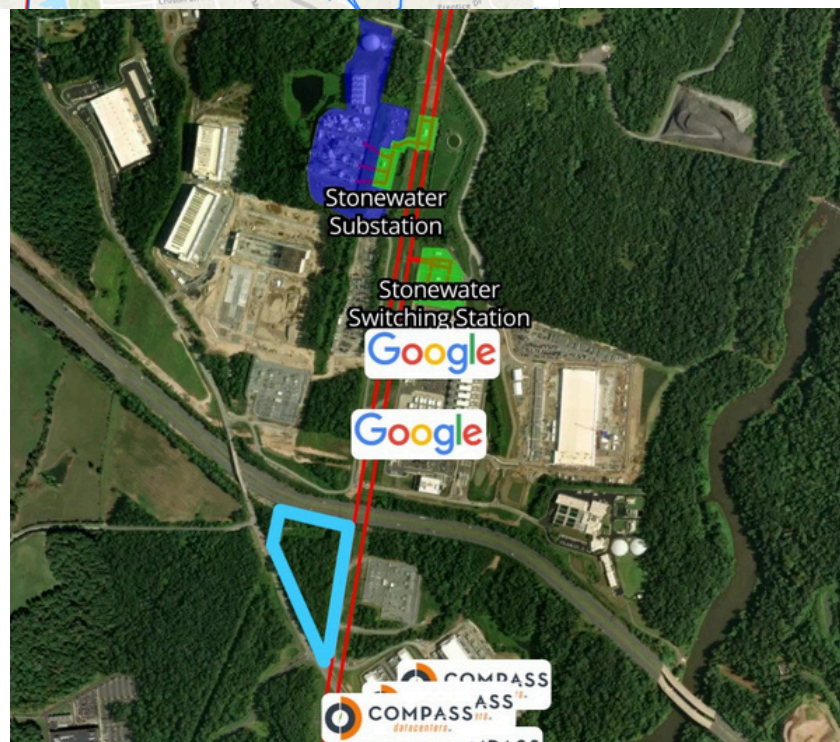
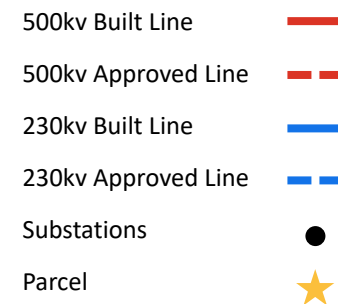
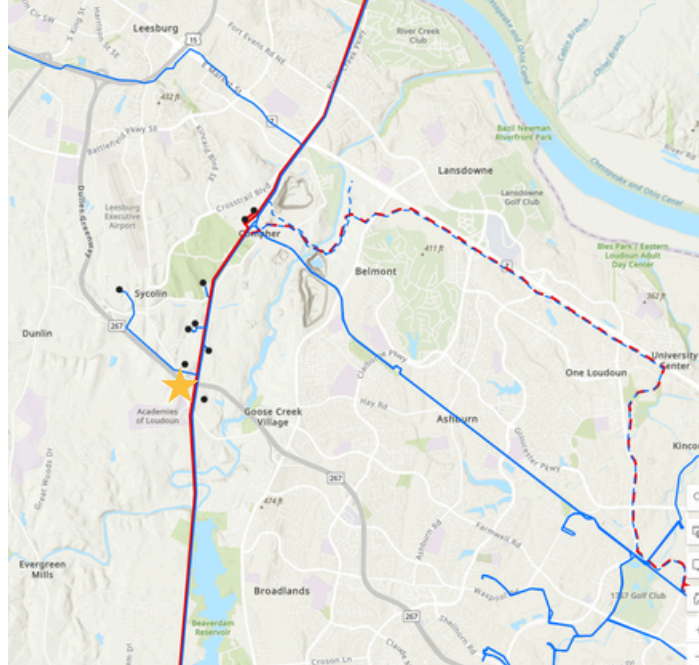
500kV/230kV transmission lines (Runs perpendicular to Route 267)

Dominion Substations:

Stonewater Substation — 1.2 miles
Belmont Substation — 1.3 miles
Cochran Mill Delivery Point — 2.4 miles
Altair Substation — 4.4 miles
Goose Creek Substation — 5.8 miles
Aspen Substation (To Be Built) — 5.8 miles
Pleasant View Substation — 5.9 miles

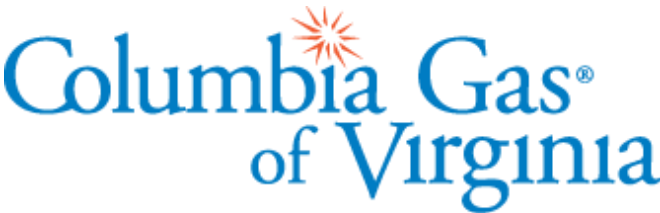
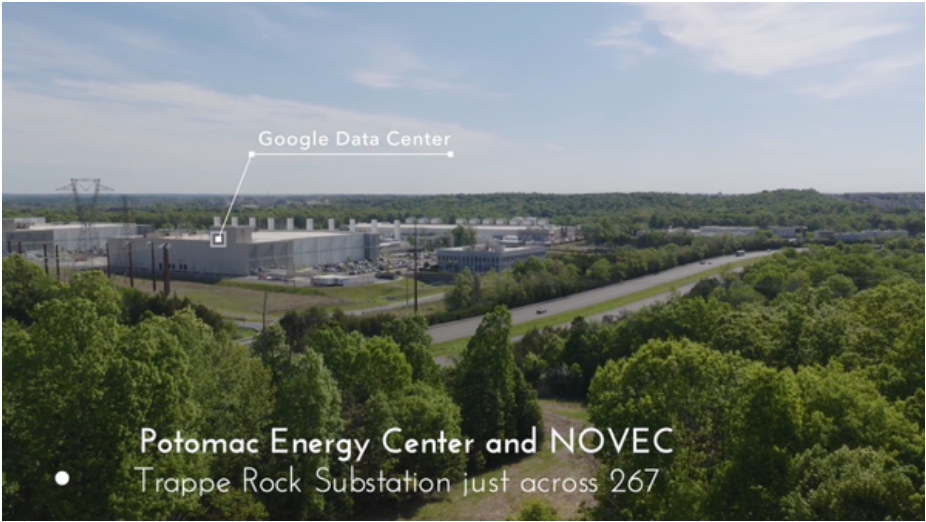
NOVEC Substations:

Thunderball Substation — 0.1 mile
Trappe Rock Substation — 0.7 miles
Gant Substation — 1.0 mile



UTILITIES

Utility Service	Provider	Type
Electricity	Dominion Energy NOVEC	Natural gas, coal, oil, nuclear, solar, wind
Water & Sewer	Loudoun Water	Centralized public water & sewage
Gas	Columbia Gas of Virginia	Natural gas



UTILITY & INFRASTRUCTURE MAP

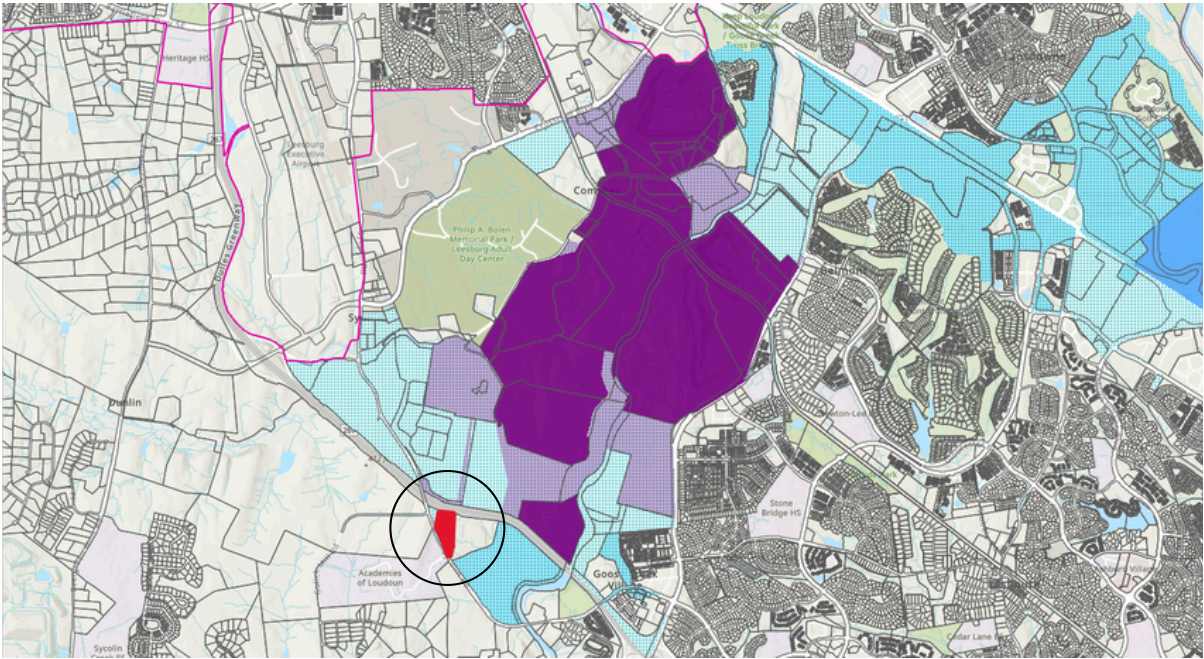


- 500kV Line
- 230kV Line
- Columbia Gas Line
- Water Line
- Substations
- Parcel

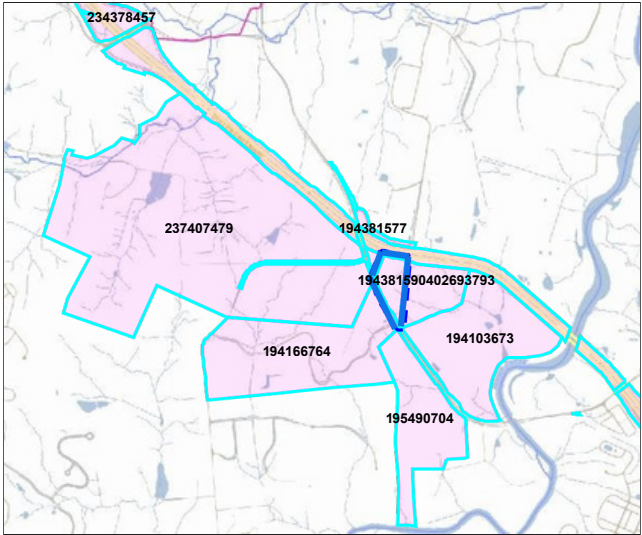
PHOTOS



PARCEL MAPS



- IP
- OP
- CLI
- GI
- MRHI
- Parcel



- TR-10
- IP
- OP
- GI
- MRHI
- Parcel

**LOCATION OVERVIEW:
LOUDOUN COUNTY, VA**

LOCATION OVERVIEW

Loudoun County is the world's largest and most advanced concentration of data centers, supporting a significant share of global internet traffic and serving as the primary hub for cloud, AI, and hyper-scale infrastructure. The region's fiber connectivity, scalable power network, and proximity to federal agencies have made it the most competitive digital infrastructure market globally.

At the center of this region is "Data Center Alley", home to the densest cluster of hyper-scale campuses, carrier hotels, and cloud on-ramps in the world. This proximity creates powerful network effects that attract major operators, such as AWS, Microsoft, Google, and Meta. AI-driven workloads are accelerating demand across the region, with users seeking sites capable of supporting high-density processing and rapid power delivery. Cloud providers continue to expand aggressively, driving higher-capacity designs and faster development cycles.

Land availability has become a defining factor in Loudoun County, with limited remaining acreage in core submarkets, pushing development toward transitional areas that still offer strong access and infrastructure adjacency. This parcel's size and strategic location position it as a rare opportunity in the region's most important growth corridor.



Key Operators Nearby:

- Google
- Compass
- CyrusOne
- Microsoft



Leesburg
Executive
Airport (JYO)

Microsoft
Data Centers

Potomac
Energy Center

Luck Stone
Leesburg
Plant

Google
Data Centers

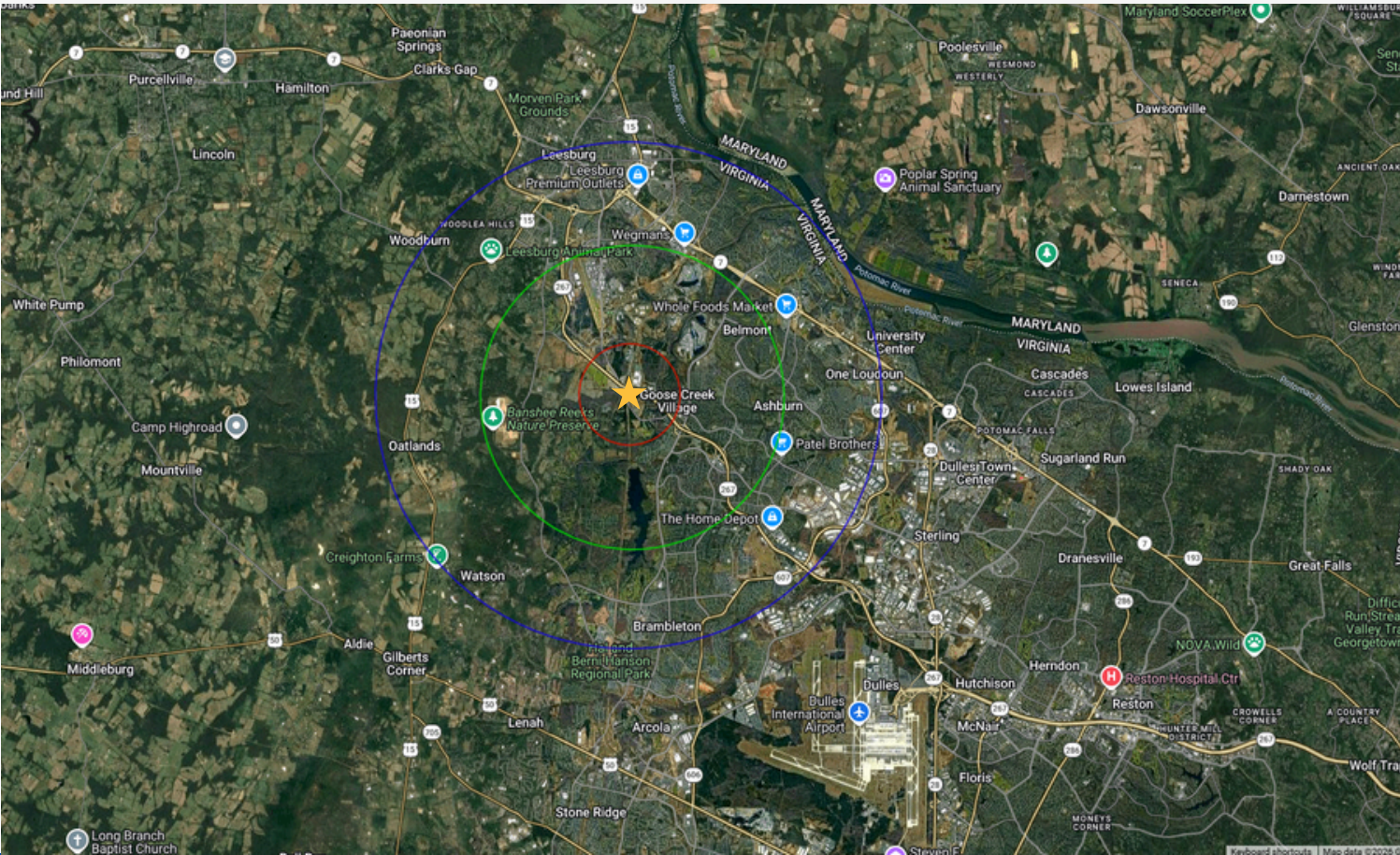
Academies
of Loudoun

Compass
Data Centers

Goose Creek Village
(Passion Fin, Makers
Unions, Parrando's,
The Burger Shack,
Walgreens, Western
Union Bank, Sunoco)

LOUDOUN COUNTY DEMOGRAPHICS

Populations and People Total Population 420,959	Income and Poverty Median Household Income \$177,567	Education Bachelor's Degree or Higher 65.3%
Employment Employment Rate 71.9%	Housing Total Housing Units 150,842	Health Without Health Care Coverage 6.1%
Business and Economy Total Employer Establishments 12,561	Families and Living Arrangements Total Households 146,170	Race and Ethnicity Hispanic or Latino (of any race) 59,744



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