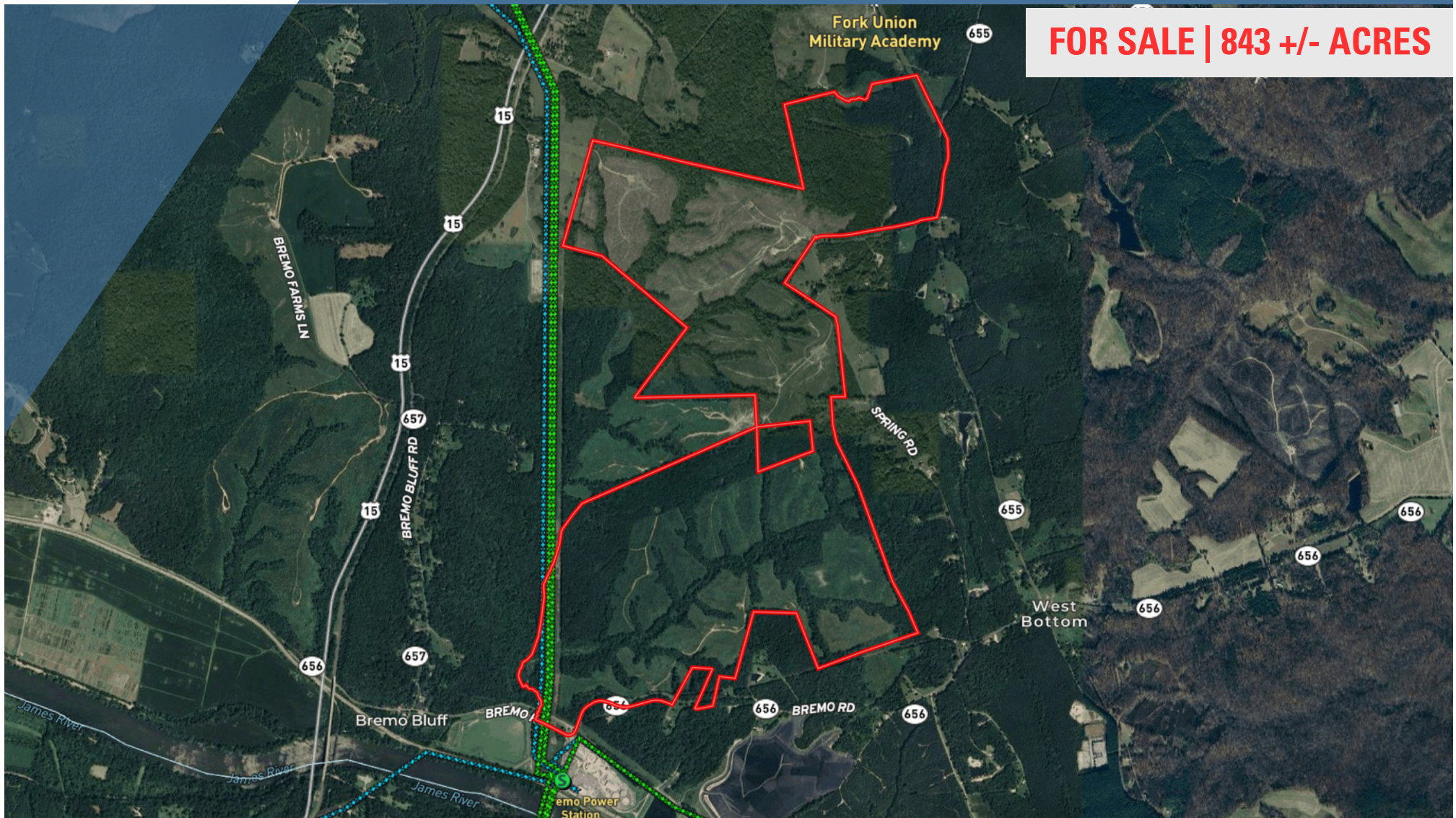


SugarOak
Realty, LLC®

FLUVANNA ENERGY SITE

0 BREMO ROAD, BREMO BLUFF, VA 23022

FOR SALE | 843 +/- ACRES



ANDY WALSH

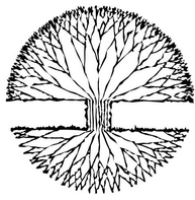
PRESIDENT/PRINCIPAL BROKER
804.308.1603
ANDYW@SUGAROAK.COM

JOHN SIMPSON

MANAGING BROKER
770-409-9700
JOHNS@SUGAROAK.COM

ALLAN SHARRETT

VICE PRESIDENT, SALES/LEASING
804.308.8825
ALLANS@SUGAROAK.COM

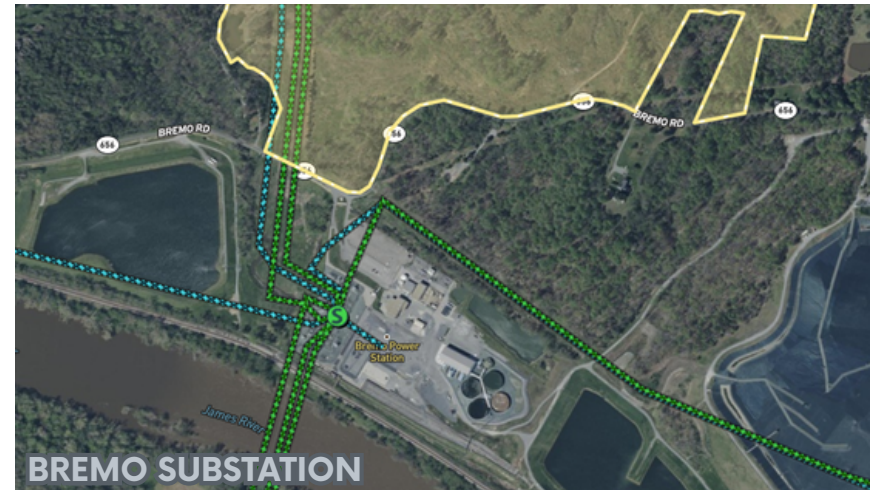
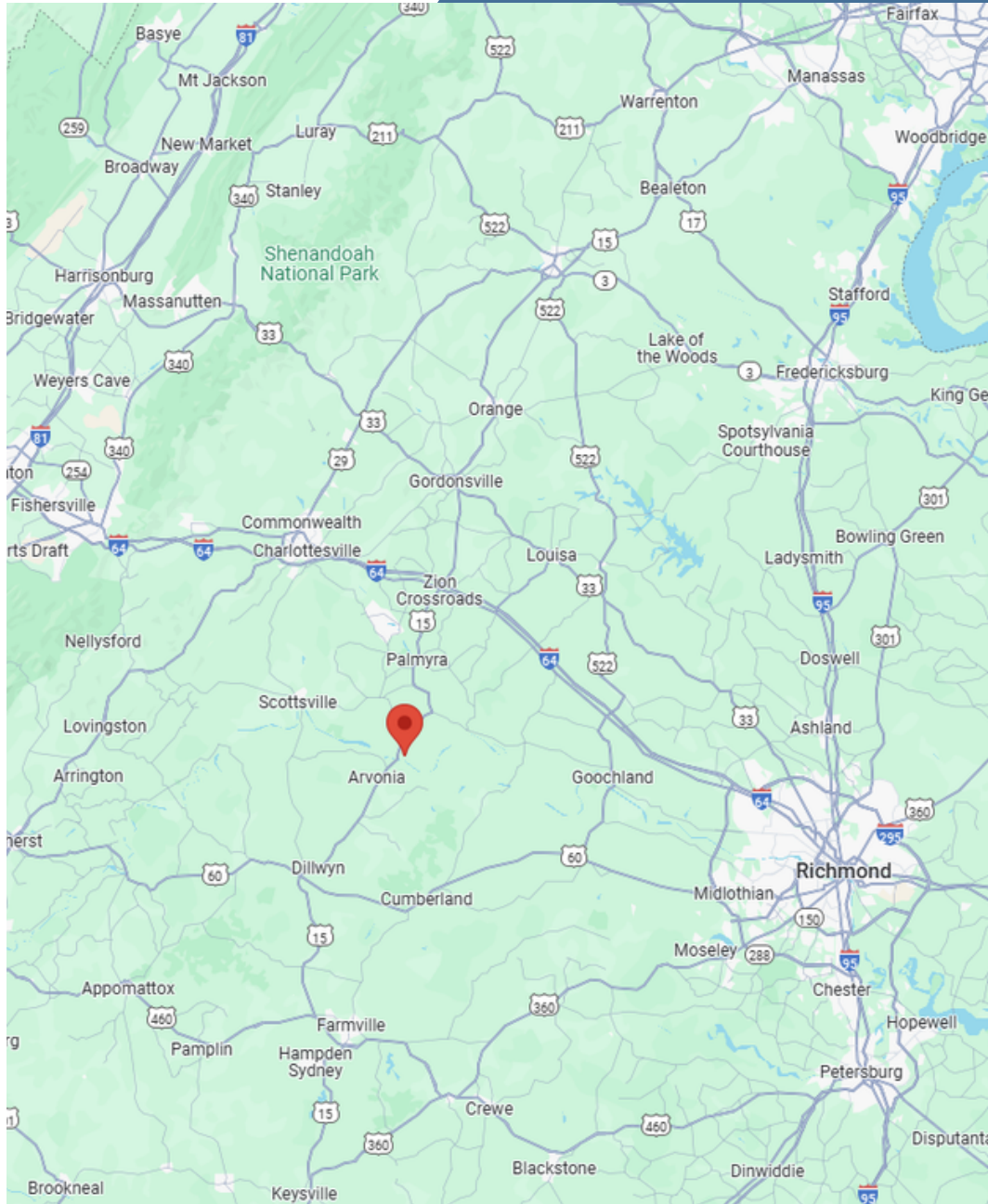


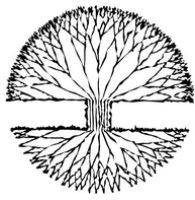
SugarOak
Realty, LLC®

SITE HIGHLIGHTS

0 BREMO ROAD, BREMO BLUFF, VA 23022

- **DIRECT ACCESS TO DUAL 230 kV & SINGLE 115 kV TRANSMISSION LINES**
- Access to **Bremo Substation & Fork Union Substation**
- **843 ACRES** for a scalable development

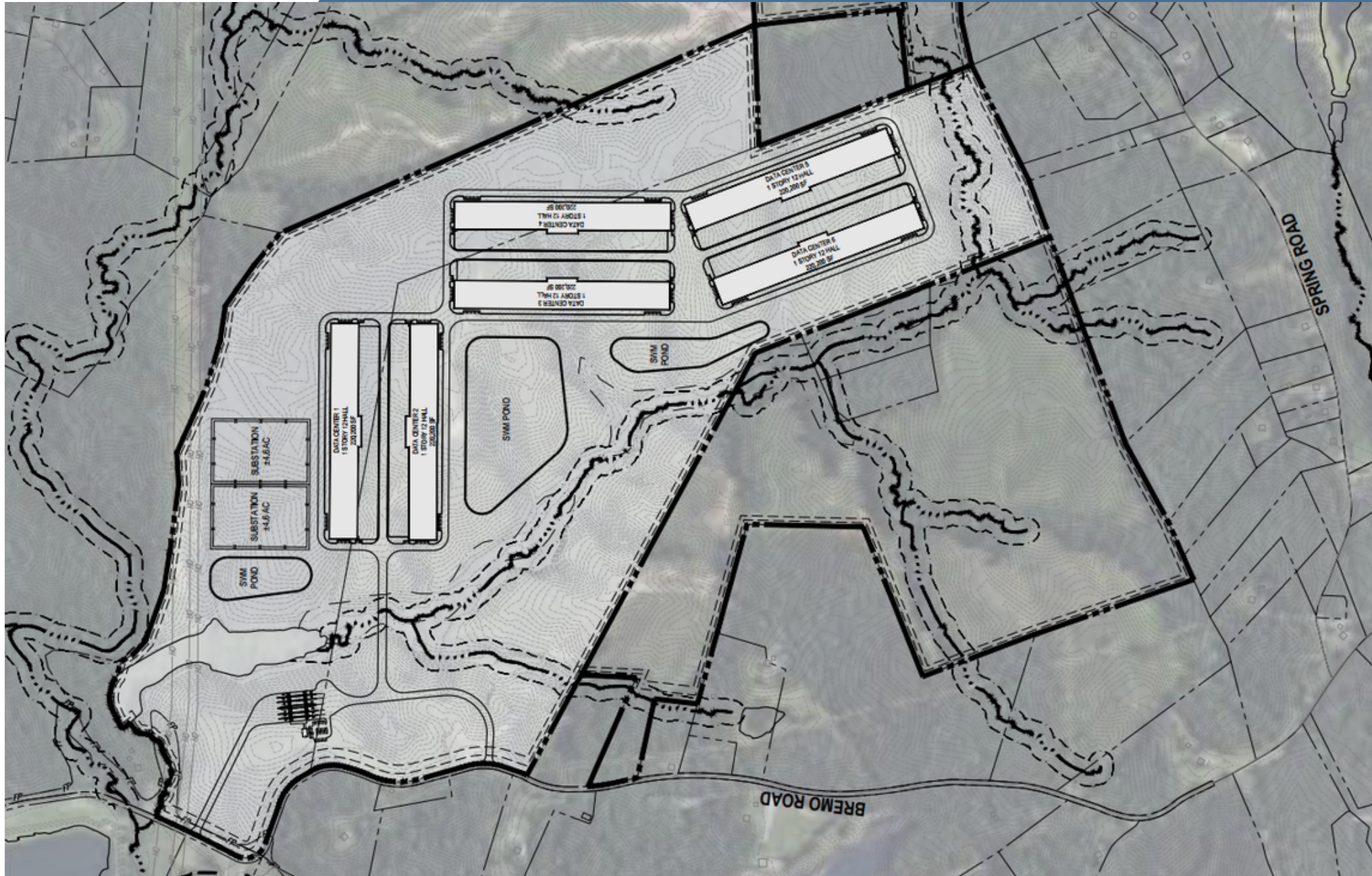




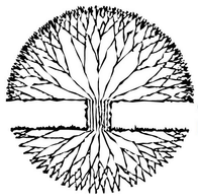
SugarOak
Realty, LLC®

CONCEPTUAL SITE PLAN

0 BREMO ROAD, BREMO BLUFF, VA 23022



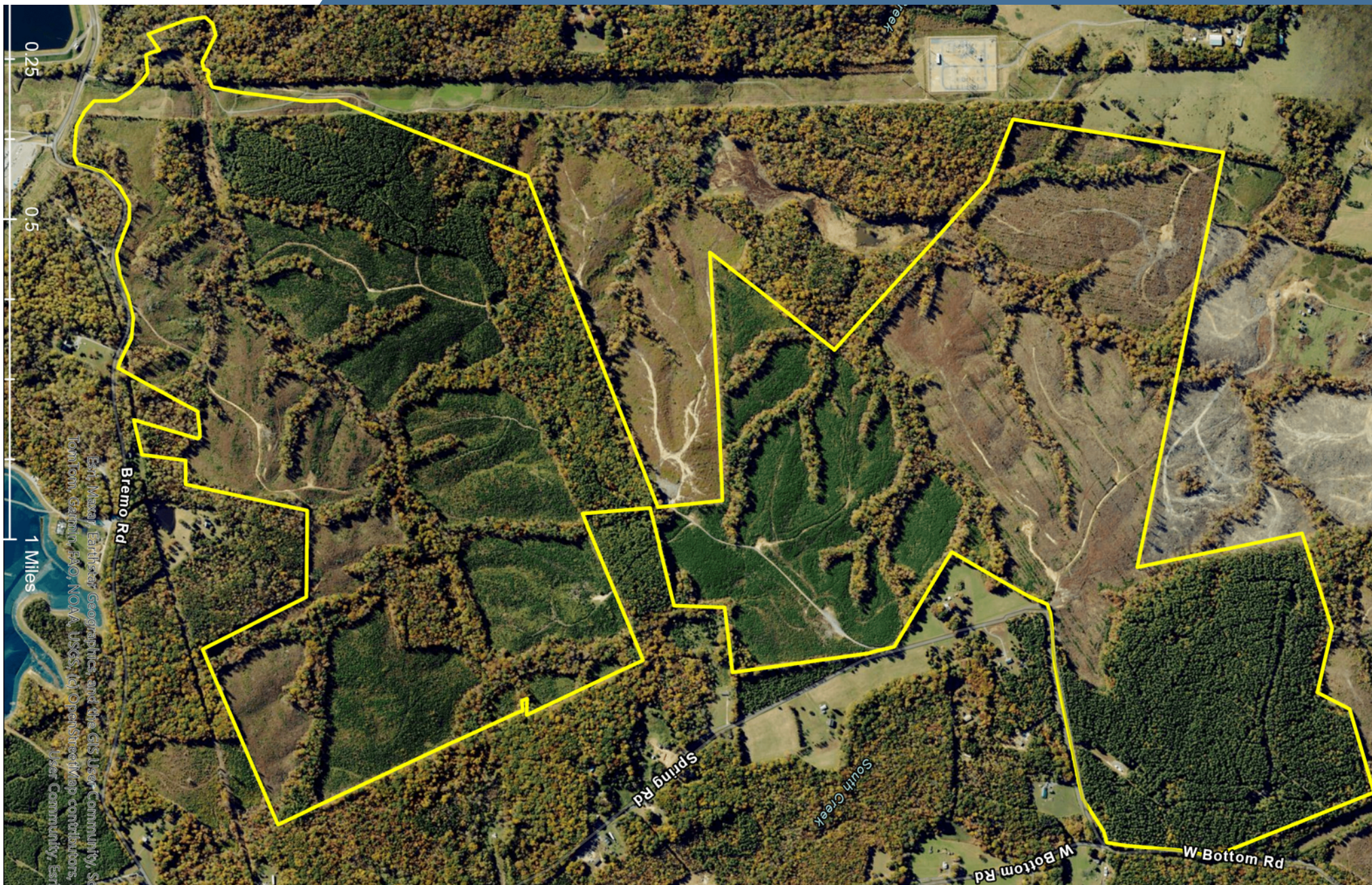
Conceptual plan contemplates a **1.3M SF, 305-acre campus** at the **south end**, with **direct access to dual 230 kV transmission lines**



SugarOak
Realty, LLC®

SITE AERIAL

0 BREMO ROAD, BREMO BLUFF, VA 23022



PROPOSED TRANSMISSION PROJECTS

0 BREMO ROAD, BREMO BLUFF, VA 23022

