



CULPEPER
TECHNOLOGY
CAMPUS

150 ACRE DATA CENTER CAMPUS CULPEPER COUNTY

600 MW AVAILABLE ONSITE



TECHNOLOGY OVERLAY INCENTIVES



ZONED DATA CENTER BY RIGHT



3M GPD RECYCLED WATER

CONTACT:

TAYLOR CHESS

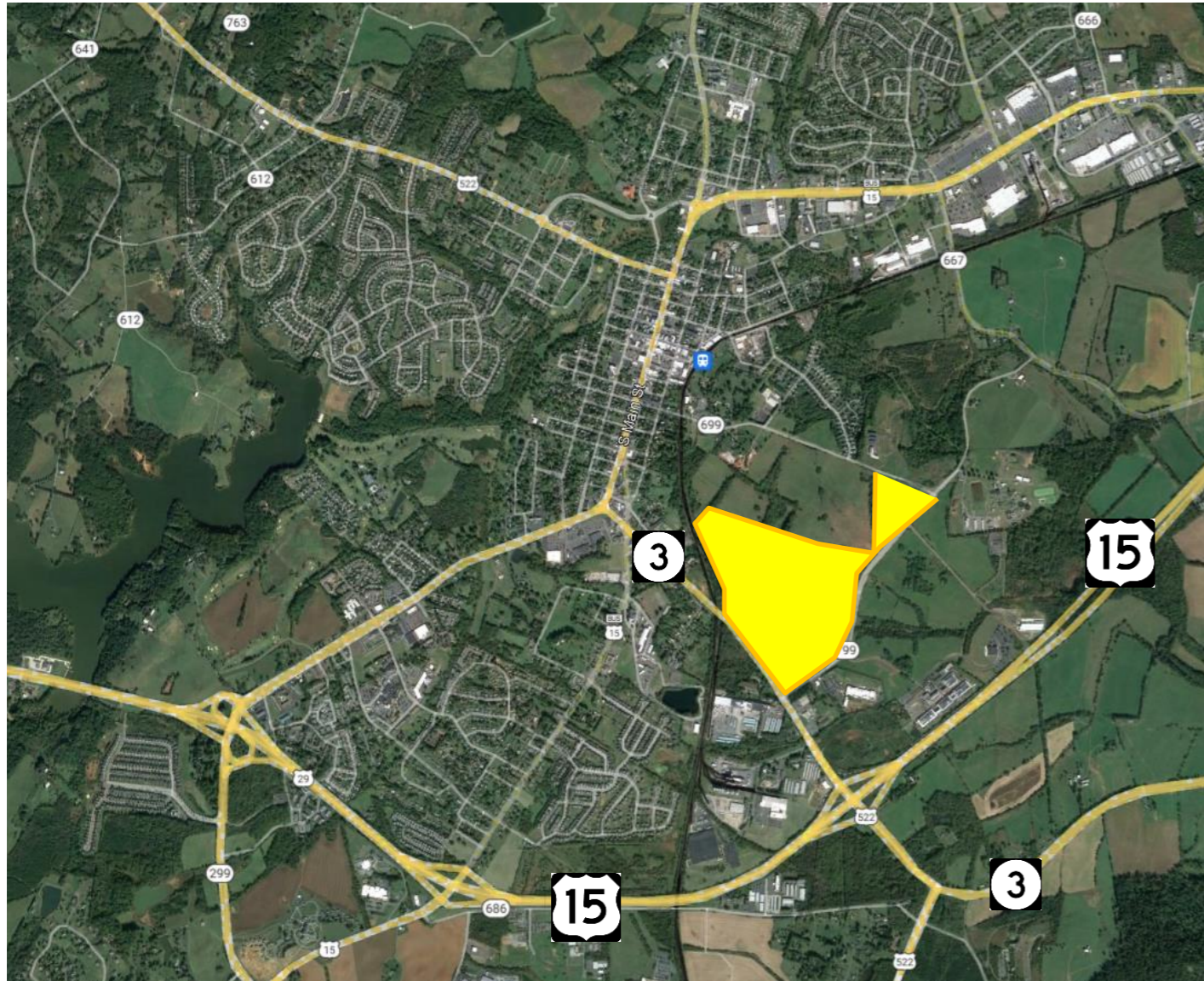
President, Acquisitions & Development

703-631-7520

tchess@petersoncos.com

LOCATION

Culpeper Technology Campus is located within the County and Town's Technology Overlay District along Germana Highway and McDevitt Drive.



PROPERTY DETAILS

Acreage	150 Acres	
Planned SF	2,049,058 SF	
Power Availability	60 MW	Q1 2027
	300 MW	2028
	600 MW	2029
Substation	Planned for two (2) onsite 300 MW Dominion substations	
Water	~3,000,000 GPD recycled water	
Zoning	M2 (Data Center By Right) Technology Overlay	
Fiber	Direct access to Fiber	

OVERALL SITE PLAN

To request a site plan in PDF or CAD,
please email: tchess@petersoncos.com



ABOUT PETERSON COMPANIES

With over 3 gigawatt of data center development in Northern Virginia, Peterson Companies is one of the area's most prominent developers for critical facilities offering a fully integrated real estate platform with in-house expertise on all aspects of land-use and development including land acquisition, planning and zoning, design and construction, property management, leasing and asset management.

Peterson Companies has closed recent transactions and is actively developing and advising for multiple data center projects including Microsoft's Loudoun County Campus, Avanti at Prince William County's Innovation Park, USTA South and East (Prince William), Silverbook (Loudoun), Lakeview (Loudoun), Leesburg Innovation Village (Loudoun), Youth for Tomorrow (Prince William), Stafford Technology Campus (Stafford), Nova Gateway Data Campus (Stafford), Culpeper Technology Campus (Culpeper), and Valley Innovation Park (Frederick).

As one of the region's largest privately-owned real estate developers, Peterson Companies has been consistently delivering premier destinations for more than 50 years. Our most prominent and successful mixed-use, residential and office developments in Northern Virginia and Maryland include, National Harbor, Downtown Silver Spring, Rio, Fairfax Corner, Fair Lakes, Virginia Gateway, Burke Centre and Tysons McLean Office Park. Following our founder's commitment to enhance the community we call home, we create vibrant properties, landmark facilities, and entire neighborhoods that bring people together.

With a belief that responsible land use is a core value, we have developed thousands of acres of wetlands, utilized cutting-edge solar technology and achieved LEED certification on many of our buildings.

www.petersoncos.com

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