



**DataCenter**  
**Group**

BROKERAGE • ENTITLEMENT • DEVELOPMENT

# GORDON ROAD DATA CENTER SITE

10725 Gordon Road, Spotsylvania, VA 22553  
186AC IDEAL FOR DATA CENTER DEVELOPMENT

# SITE INFORMATION

Coldwell Banker Commercial Elite – The Data Center Group is pleased to present a prime 186-acre data center site along Gordon Road in Spotsylvania County, ideally suited for data center development. For details regarding zoning, power availability, and pricing, please contact us today.



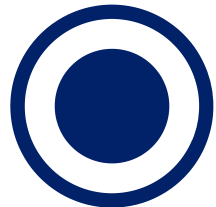
## Strategic Location

Situated just ±3.4 miles from I-95, providing convenient access to major transportation routes.



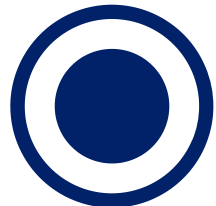
## Robust Fiber Infrastructure

SummitIG Dark Fiber is available at the Southpoint Exit on I-95, ensuring high-speed, low-latency connectivity.



## Safety & Operational Security

Located outside of the 50-mile DC Blast Zone, offering enhanced security for uninterrupted operations.



## Development-Ready

The site can be rezoned for by-right data center use, streamlining the approval process for developers.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	700	12,363	26,482
POPULATION	2,186	36,262	75,329
HH INCOME	\$109,737	\$103,998	\$100,887

# PROPERTY OVERVIEW

✓ **SITE SIZE**  
186 Acres

✓ **SALE PRICE**  
Contact for Pricing

✓ **ZONING**  
RU-Able To Be Rezoned

✓ **PROPERTY TYPE**  
Vacant Land



## POWER

- 115 kV substation located adjacent to property
- 500 kV line running through the property
- Summit IG Dark Fiber line running alongside I-95



# POWER AERIAL



# Contact Us

The Data Center Group, led by seasoned commercial agents Carl Braun and Brian Cunningham, CCIM, specializes in identifying and securing prime land for data center development. With deep market expertise, strong industry connections, and data-driven insights, the team helps developers and investors navigate the increasing demand for data centers. Committed to delivering strategic solutions, they work closely with landowners, investors, and end users to maximize returns while fostering economic growth and community development through this rapidly expanding industry.



**Carl Braun**

Senior Sales Associate  
Co-Founder, CEO Data Center Group

-  540.842.7551
-  [www.cbelite.com](http://www.cbelite.com)
-  [cbraun@cbecommercial.com](mailto:cbraun@cbecommercial.com)
-  990 Bragg Rd, Spotsylvania, VA 22407
-  [linkedin.com/in/carl-braun/](https://www.linkedin.com/in/carl-braun/)



**Brian Cunningham, CCIM**

Senior Associate Broker  
Co-Founder, COO Data Center Group

-  540.420.3414
-  [www.cbelite.com](http://www.cbelite.com)
-  [bcunningham@cbecommercial.com](mailto:bcunningham@cbecommercial.com)
-  990 Bragg Rd, Spotsylvania, VA 22407
-  [linkedin.com/in/briancunninghamccim/](https://www.linkedin.com/in/briancunninghamccim/)

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.