

SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE



# 200 AC FOR SALE

0 Randall-Hunt Road | Dearing, GA 30808

DATA CENTER SITE

PRICE | \$55,000/AC

**WIL KACOS**  
wil@jordantrotter.com  
706 • 736 • 1031

**TRIPP WILSON**  
trip@jordantrotter.com  
706 • 736 • 1031



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



200 acres of raw land located in McDuffie County, Georgia. The site is contiguous with a Georgia Power substation to the West and a proposed Solar project to the East. With approximately 1,400' of frontage on Randall-Hunt Rd, there is ample frontage for multiple ingress/egress allowing multiple projects on site.

The site also benefits from it's proximity to Fort Eisenhower and the Headquarters for the U.S. Army Cybercommand, which exits approximately 75 soldiers trained on the fields of I.T. and cyber. The combination of access to a robust power infrastructure and a highly qualified workforce, make this site uniquely positioned for a prime Data Center site.

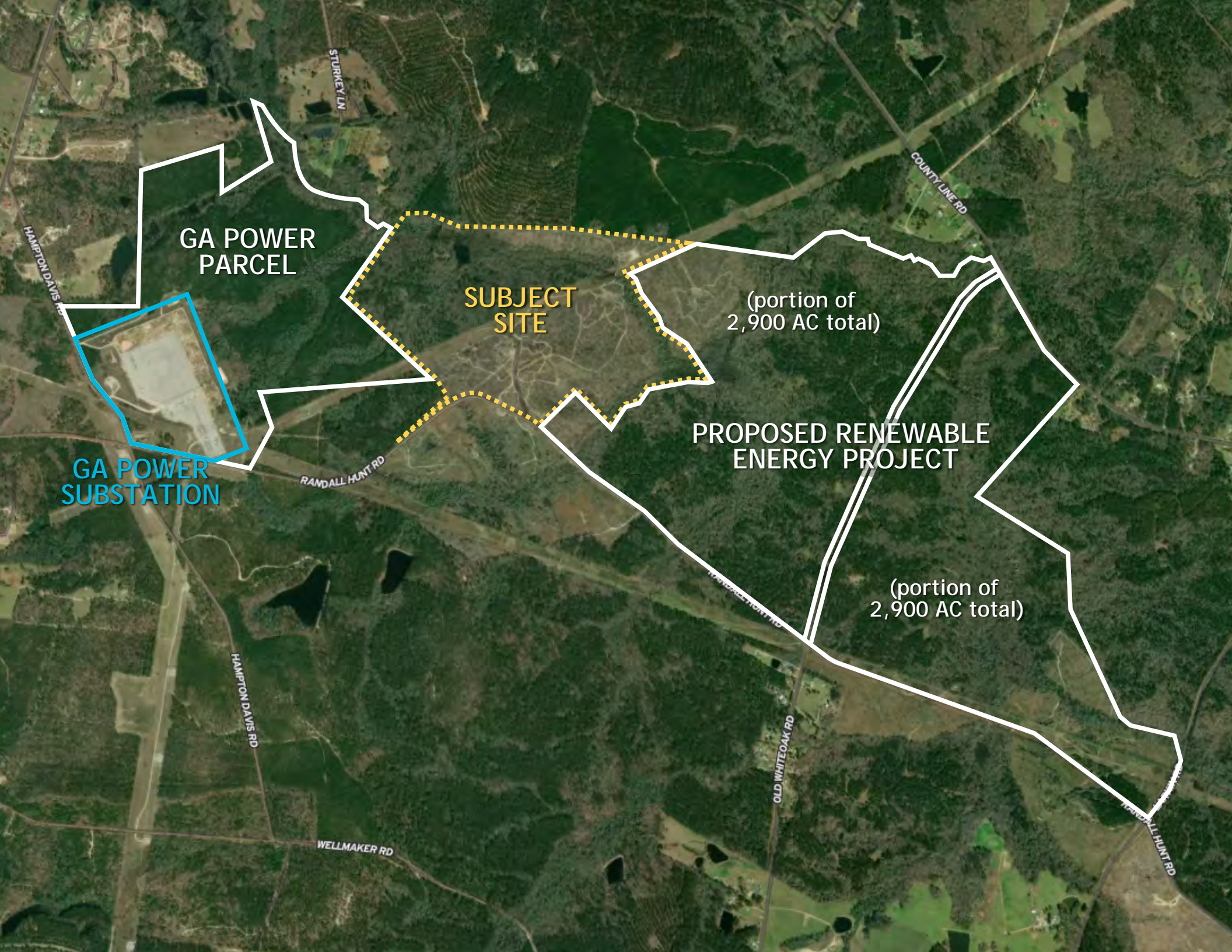
• • •

- Contiguous to a power substation
- Contiguous to a proposed solar energy project
  - Highly qualified cyber/I.T. workforce
  - Favorable tax environment in Georgia
- Located in the #1 state in the Union for business

AVERAGE AGE	42	41	39
TOTAL POPULATION	70	9,731	46,349
TOTAL HOUSEHOLDS	28	3,767	17,045
AVG. INCOME/HH	\$82,688	\$80,936	\$90,555
AVG. VALUE/HH	\$220,844	\$238,064	\$247,230







GA POWER  
PARCEL

SUBJECT  
SITE

(portion of  
2,900 AC total)

PROPOSED RENEWABLE  
ENERGY PROJECT

(portion of  
2,900 AC total)

GA POWER  
SUBSTATION

HAMPTON DAVIS RD

STURKEY LN

COUNTY LINE RD

RANDALL HUNT RD

HAMPTON DAVIS RD

WELLMAKER RD

OLD WHITEOAK RD

RANDALL HUNT RD





A collection of logos for various businesses, including Dollar General, KJ's, Hardee's, Regions, Huddle, and Habanero's.

# HARLEM HIGH — SCHOOL

## HARLEM

# GA POWER SUBSTATION

WHITE OAK ROAD



# THOMSON



WRENS HIGHWAY

# APPLYING HARLEM ROAD



# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



Unemployment Rate:  
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center

**Major Industry:** Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

