

# PROJECT TENNESSEE

CHARLESTON, TN

**251 ACRES**  
of Powered Data  
Center Land



**161 kV LINES**



**450 MW** OF POWER

UP TO **3 MILLION GPD**  
OF WATER AVAILABLE

**BY-RIGHT ZONING** FOR DATA  
CENTER DEVELOPMENT

**90-DAY FAST TRACK**  
APPROVAL FOR DESIGN  
AND CONSTRUCTION  
PERMITTING

**SALES AND USE TAX EXEMPTION**  
FOR DATA CENTER EQUIPMENT

# MULTIPLE PATHS TO *SIGNIFICANT POWER*

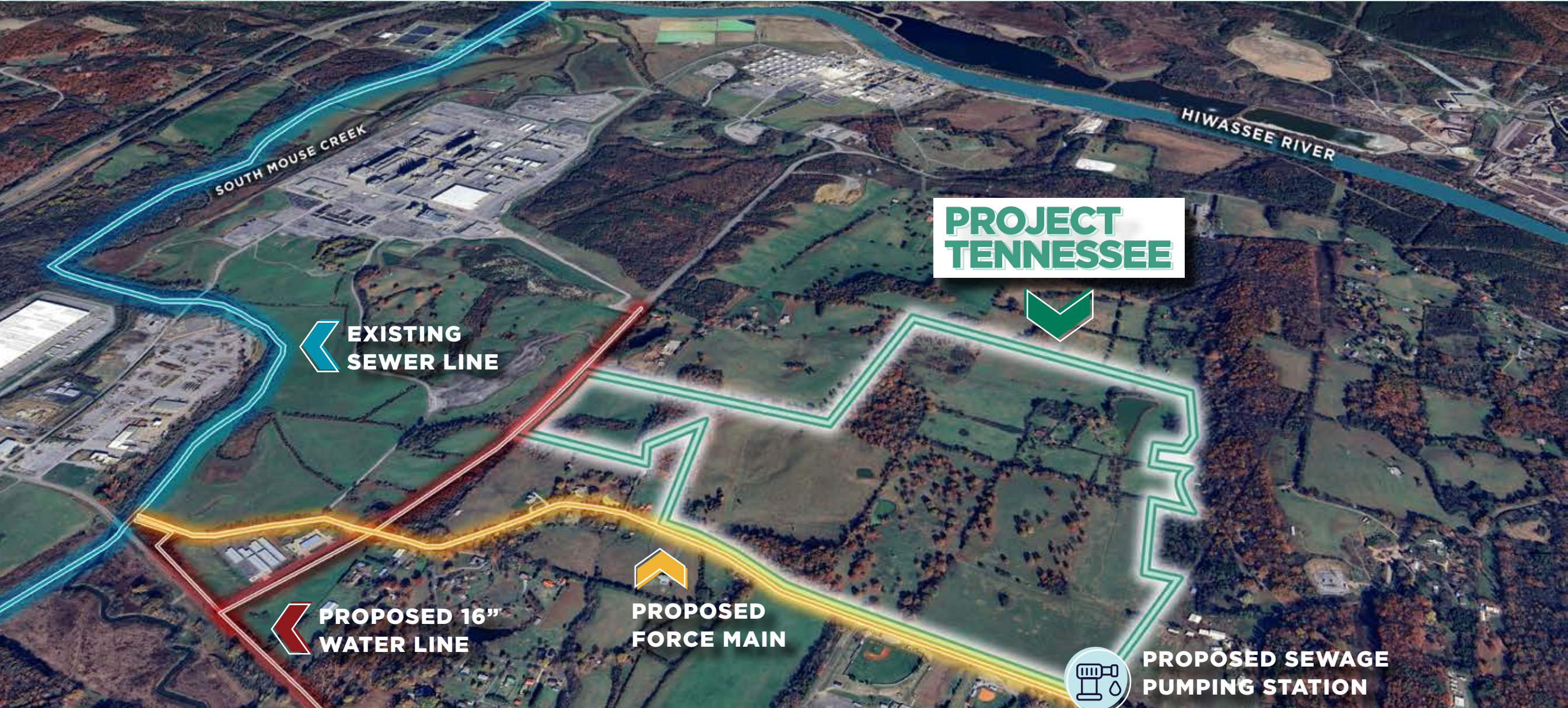
With results from the Tennessee Valley Authority (TVA) power study expected within 6 to 8 months, initial indications suggest that Project Tennessee could support up to 450 MW of capacity by 2030.

A natural gas pipeline expansion to bring up to 250 MW of natural gas power through a Combined Heat Power Plant funded, built, and operated by SDCL on an adjacent 54-acre parcel is currently in review.



# SUFFICIENT WATER TO SUPPORT ***LARGE SCALE DEVELOPMENT***

Via the Hiwassee River to the north, Cleveland Utilities has indicated that their facilities could supply up to 3 million GPD of water to the site. To enable this, a new 16-inch pipe adjacent to the property would need to be constructed and tied to the existing water lines along South Mouse Creek.



SOUTH MOUSE CREEK

HIWASSEE RIVER

**PROJECT  
TENNESSEE**

EXISTING  
SEWER LINE

PROPOSED 16"  
WATER LINE

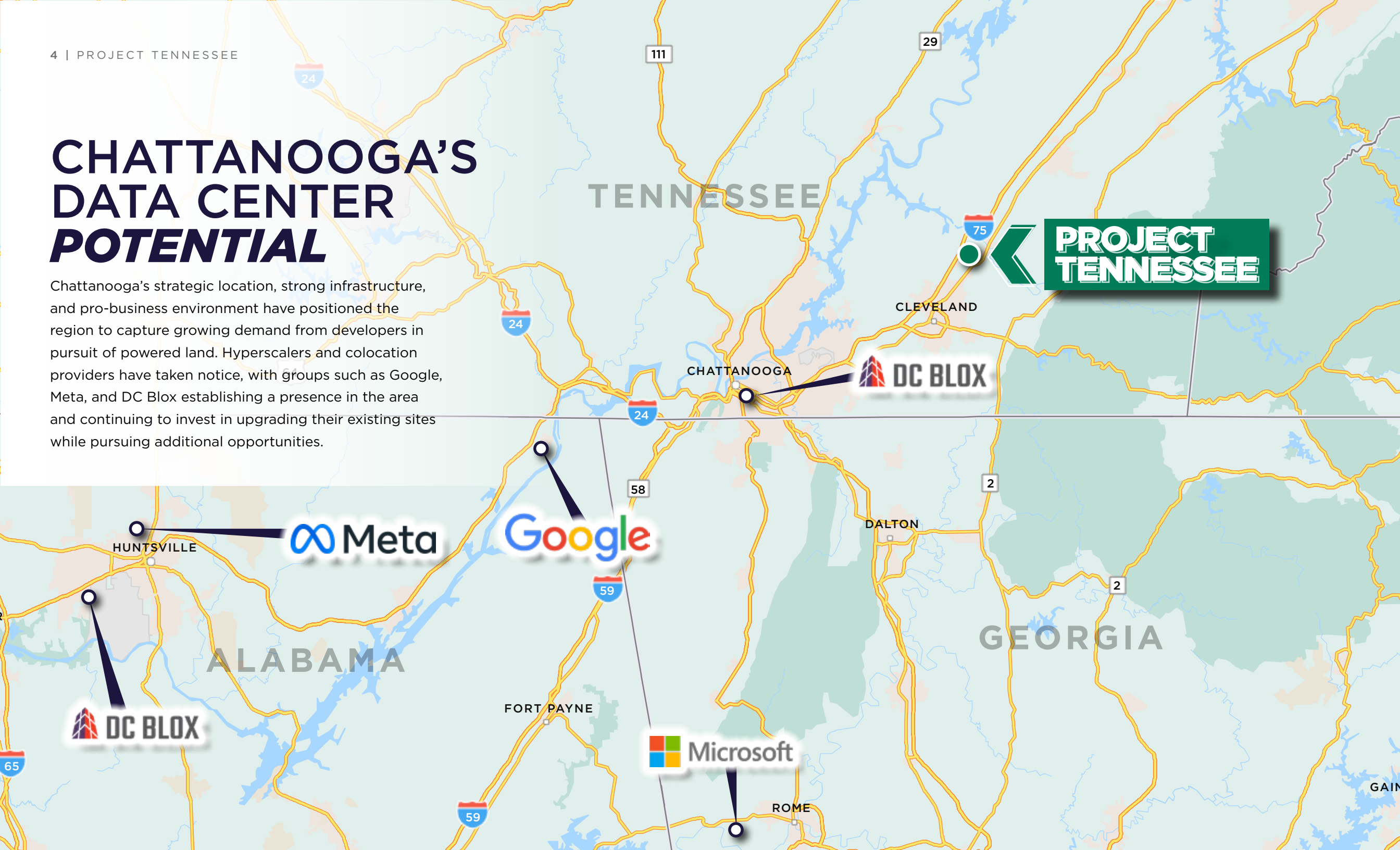
PROPOSED  
FORCE MAIN



PROPOSED SEWAGE  
PUMPING STATION

# CHATTANOOGA'S DATA CENTER POTENTIAL

Chattanooga's strategic location, strong infrastructure, and pro-business environment have positioned the region to capture growing demand from developers in pursuit of powered land. Hyperscalers and colocation providers have taken notice, with groups such as Google, Meta, and DC Blox establishing a presence in the area and continuing to invest in upgrading their existing sites while pursuing additional opportunities.



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TENNESSEE**

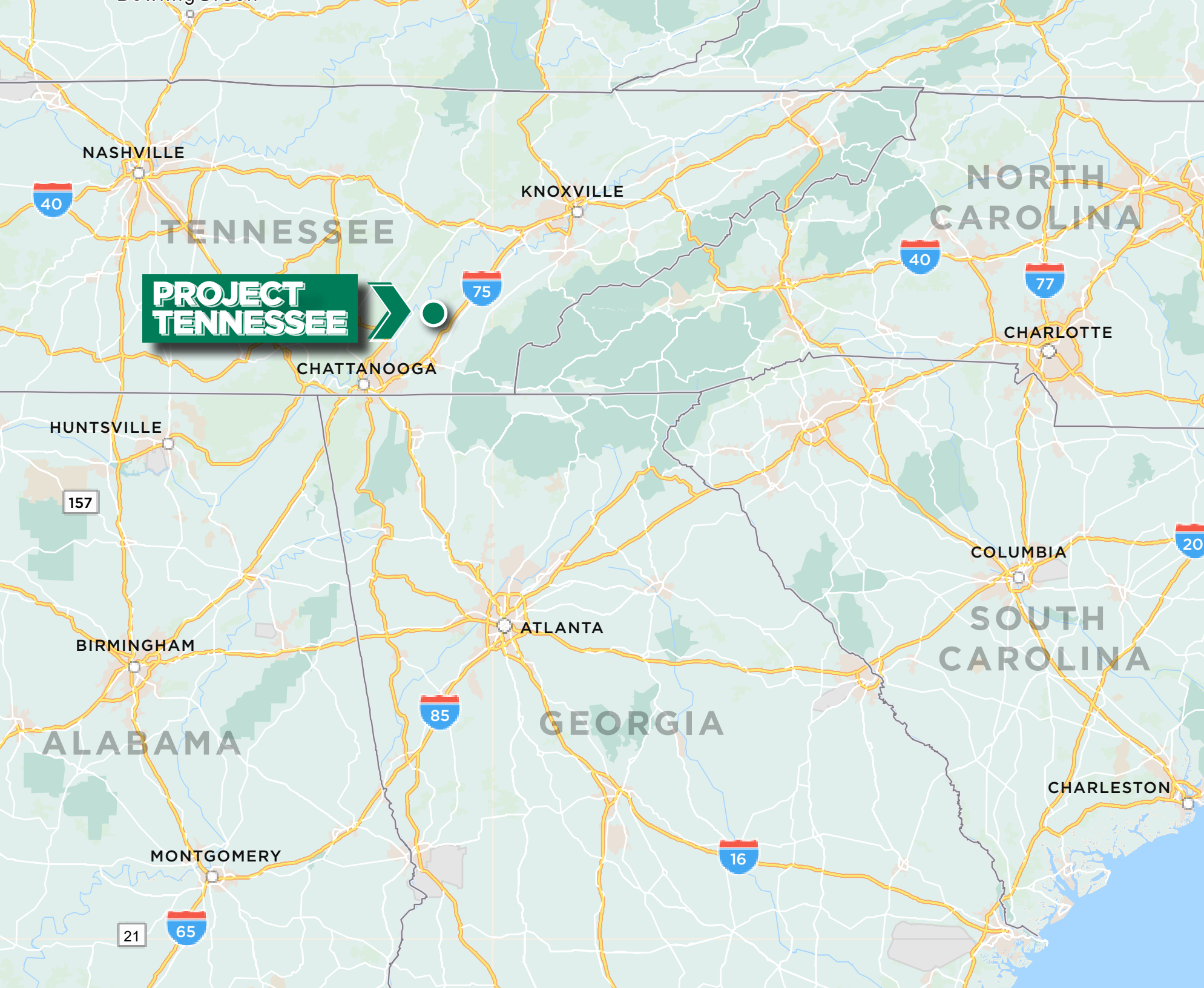
**DC BLOX**

**Meta**

**Google**

**DC BLOX**

**Microsoft**



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