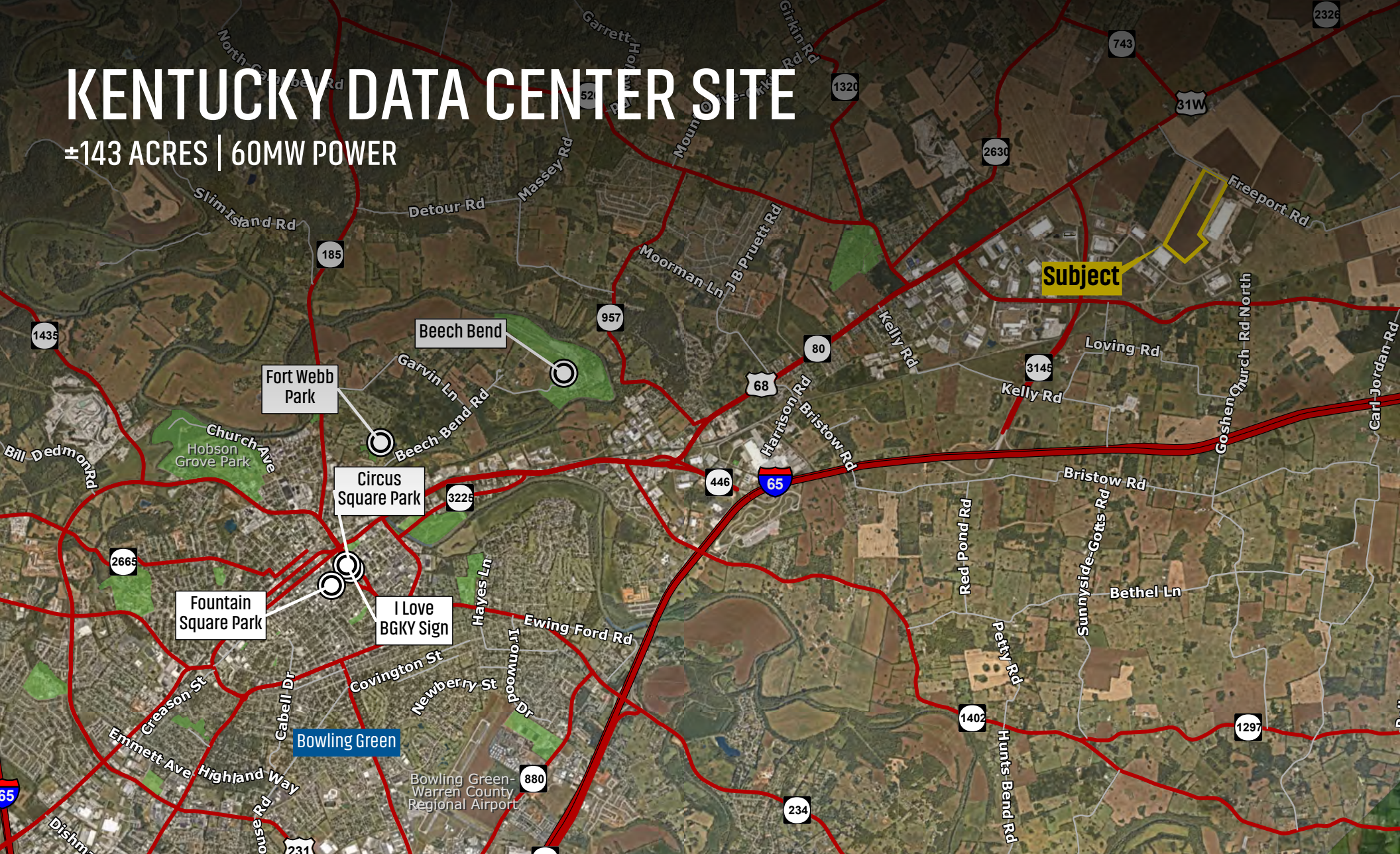


KENTUCKY DATA CENTER SITE

±143 ACRES | 60MW POWER



CONTACT FOR MORE INFORMATION

Eric S. Deems
edeems@landadvisors.com
615.392.6201

George Schubert
gshubert@landadvisors.com
615.392.6202

 Land Advisors[®]
ORGANIZATION

615.845.9500 | [LANDADVISORS.COM](https://www.LANDADVISORS.COM)

OFFERING SNAPSHOT



PROJECT OVERVIEW

This site offers the scale, infrastructure, and regional positioning that data center developers look for in a campus environment. At approximately 143 acres, the property provides room for a large-format facility, phased expansion, supporting infrastructure, and long-term growth. The site's 60 MW power availability is a major advantage for high-load users, while its location in the Production Avenue / Kentucky Transpark corridor places it within one of Bowling Green's established industrial growth areas. The corridor benefits from significant utility investment and regional infrastructure access, making the property well suited for hyperscale, wholesale, or campus-style data center development. Its Bowling Green location also offers strong connectivity, labor access, and a pro-business operating environment attractive to mission-critical users.



LOCATION

Bowling Green, KY



SIZE

±143 Acres



ZONING

AG - Agriculture



UTILITIES

Electric: Warren Rural Electric Cooperative Corporation (Warren RECC), a TVA local power company

Power available: 60 MW

Water: BGMU / Warren County Water District system

Water capacity: ~6 MGD at the Production Avenue connection point

Sewer: BGMU / Warren County Water District system

Sewer capacity: ~3 MGD at the Production Avenue connection point

Natural gas: Atmos Energy

Corridor infrastructure: Significant utility investment in the Production Avenue / Kentucky Transpark corridor, with the best connection point identified at Production Avenue

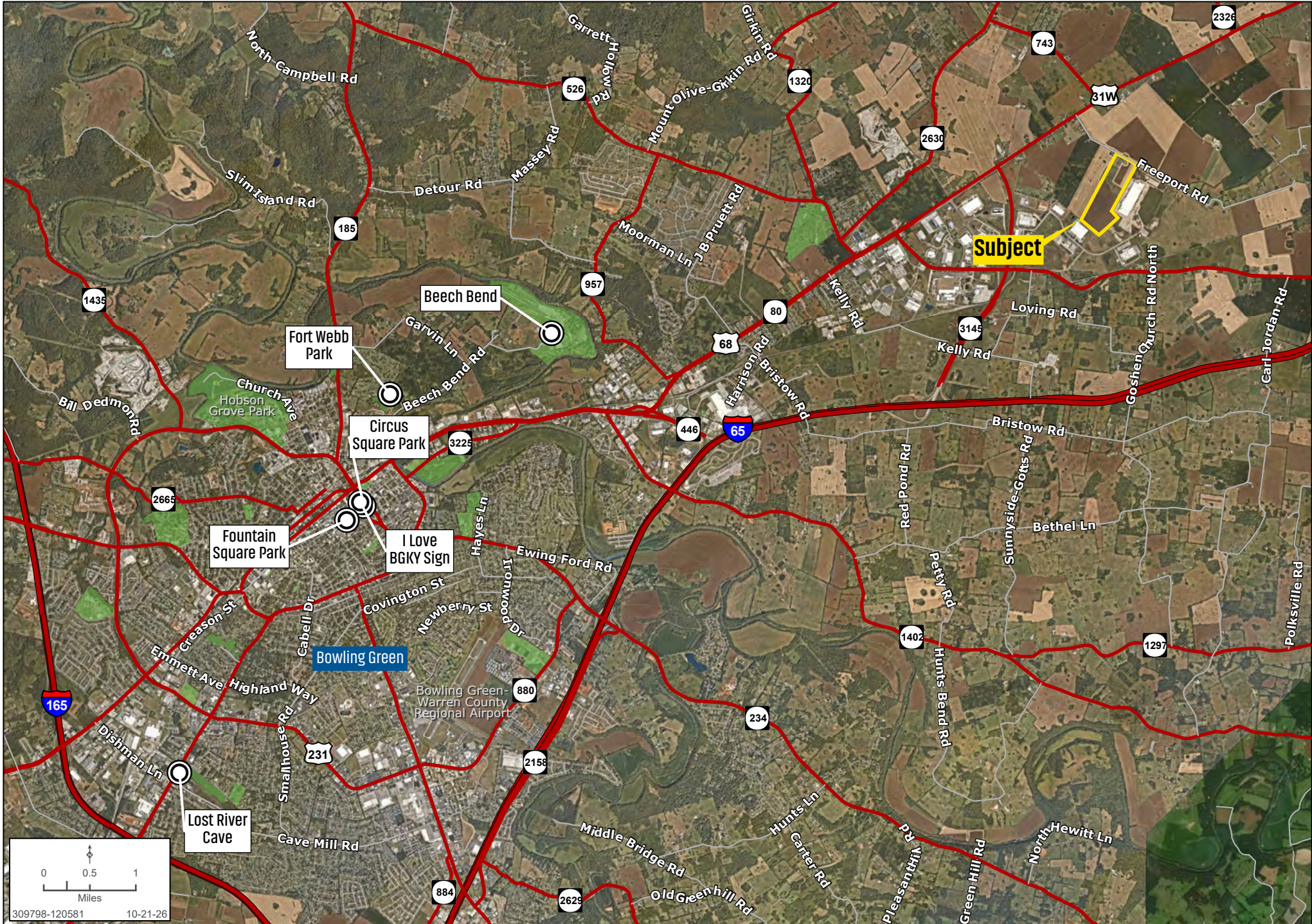


DETAIL | BOWLING GREEN DATA CENTER PROJECT

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com



Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com



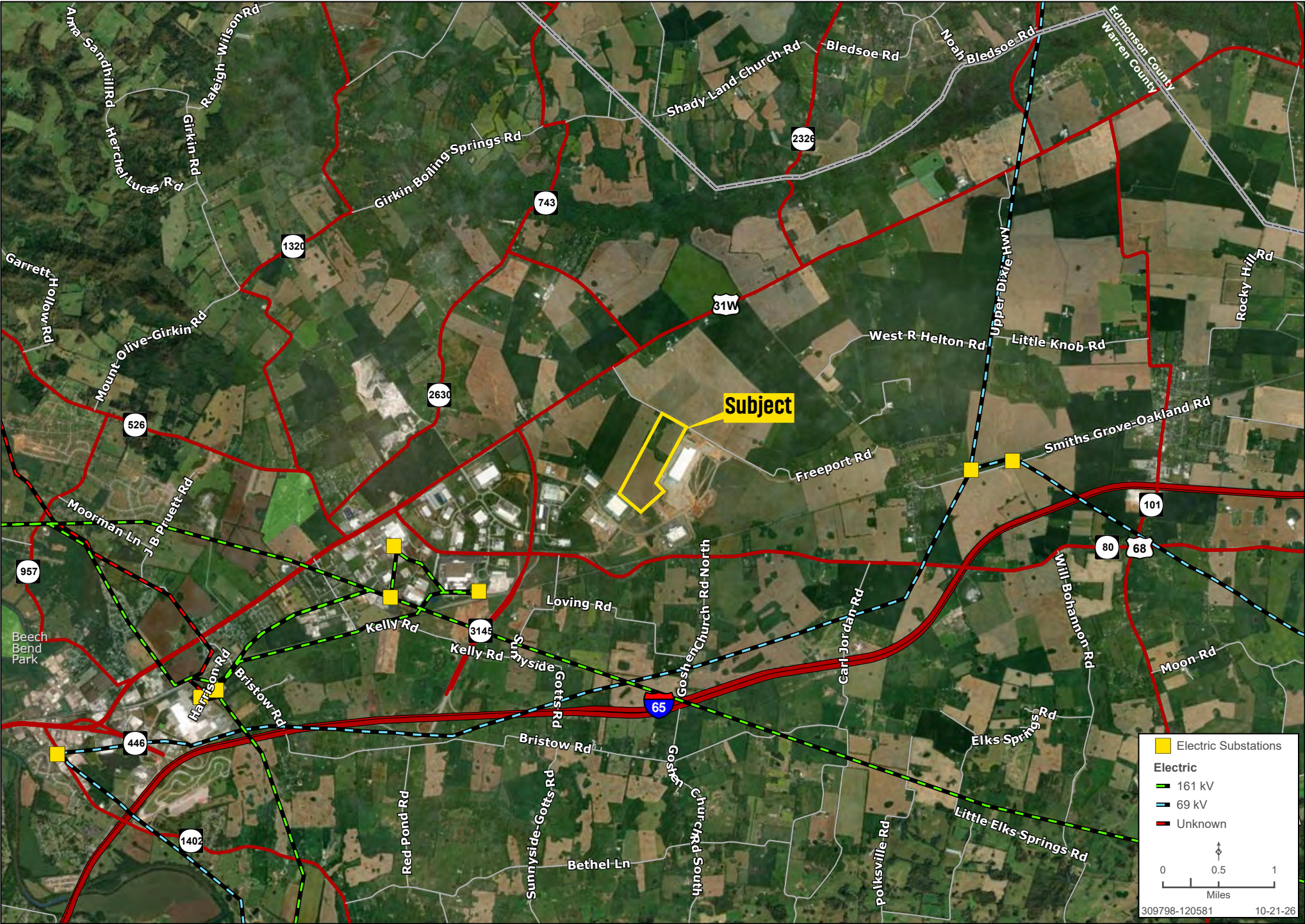
AMENITIES | BOWLING GREEN DATA CENTER PROJECT

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com



POWER GRID | BOWLING GREEN DATA CENTER PROJECT

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com



The Nation's Leading Land Brokerage & Advisory Firm

Sales • Capital • Advisory

32 offices across the nation

85+ specialized advisors

45+ staff professionals

\$18+ billion in sales since 1997

Land Advisors Organization is the nation's largest land brokerage company. Founded in 1987, the company has long employed the philosophy of having deeply experienced land brokers as team members, acquiring the most comprehensive data, and utilizing cutting-edge technology to display and interpret this ever-changing collection of informations.

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. KYWarren309798 - 10.26.2026.

Nashville Market Advisors:

Eric S. Deems | edeems@landadvisors.com | Phone: 615.392.6201

George Schubert | gschubert@landadvisors.com | Phone: 615.392.6202

3322 West End Avenue, Suite 610, Nashville, Tennessee 37203

LandAdvisors.com

SCOTTSDALE, AZ
CASA GRANDE, AZ
PRESCOTT, AZ
TUCSON, AZ
IRVINE, CA
BAY AREA, CA
COACHELLA VALLEY, CA
LODI, CA
PASADENA, CA
ROSEVILLE, CA
SAN DIEGO, CA
SANTA BARBARA, CA
VALENCIA, CA
DENVER, CO
JACKSONVILLE, FL
ORLANDO, FL
TAMPA, FL
ATLANTA, GA
BOISE, ID
KANSAS CITY, MO
CHARLOTTE, NC
LAS VEGAS, NV
RENO, NV
GREENVILLE, SC
NASHVILLE, TN
AUSTIN, TX
DALLAS-FORT WORTH, TX
HOUSTON, TX
SALT LAKE CITY, UT
BELLEVUE, WA

FUTURE OFFICES
WASHINGTON, DC
PORTLAND, OR
CHARLESTON, SC
RICHMOND, VA

