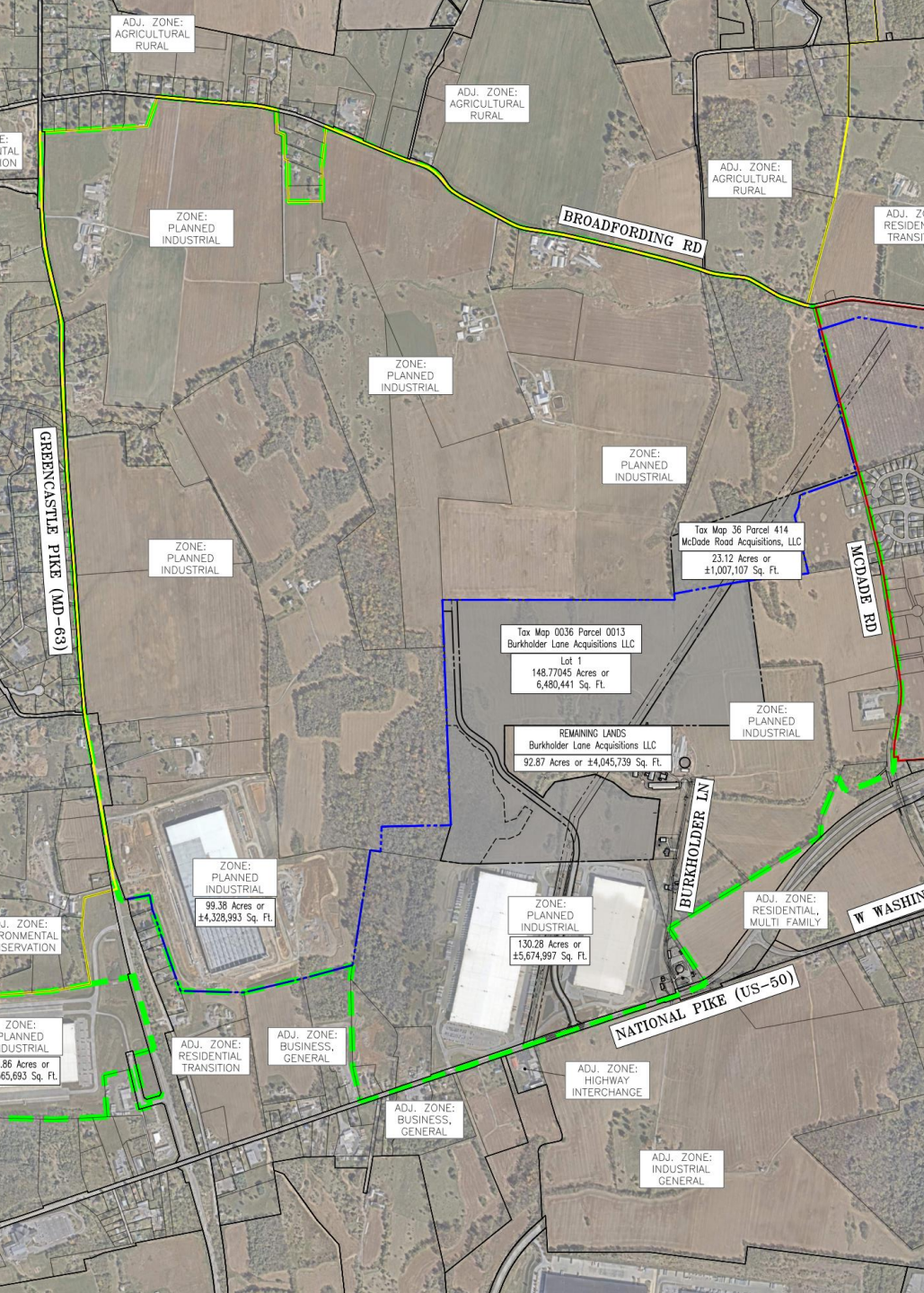




12465 LOGISTICS BOULEVARD

Annexation Petition, Property Overview & Potential Uses

PRESENTED TO
City of Hagerstown

HEARING DATE
October 27, 2026

ABOUT DIVERSIFIED CAPITAL

COMPANY

Diversified Capital is a commercial real estate investment and management company headquartered in Lakewood, NJ.

EXPERTISE

We are experienced real estate investors. We do not develop or operate data centers or industrial facilities.

PROPERTY BACKGROUND

TOTAL LAND SIZE

172 ACRES



Zoned Industrial

In-place zoning permits industrial use.



County Urban Growth Area

Part of a designated 2.5-square-mile sector targeted for growth.



State Priority Funding Area (PFA)

PFAs are designated for state and local direct investments in growth-related infrastructure and economic development.

SITE CHARACTERISTICS

EXISTING LAND USE

Zoned Industrial. Designated by Washington County as urban growth area

SURROUNDING GROWTH AREA

Part of 2.5 sq. mile contiguous growth corridor with existing warehouses

STRUCTURAL PRESERVATION

No existing structures will be removed

COMPATABILITY WITH PLANNING

Fully compatible with county comprehensive master planning

[illegible]

PLANNED INDUSTRIAL ZONING DISTRICT EXHIBIT

DYNAMIC ENGINEERING

LEGEND

[Green Line]	STREET RIGHT-OF-WAY
[Yellow Line]	STREET RIGHT-OF-WAY
[Red Line]	STREET RIGHT-OF-WAY
[Blue Line]	STREET RIGHT-OF-WAY
[Black Line]	STREET RIGHT-OF-WAY

SCALE BAR

0 100 200 FEET

VICINITY MAP

Scale: 1" = 2000'

PLANNED INDUSTRIAL ZONING DISTRICT EXHIBIT

DIVERSIFIED CAPITAL

PROJECT INFORMATION

DATE: 10/1/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Signature]

SHEET 1 OF 1

POTENTIAL USES

CURRENT STATUS

Pre-development

No final decisions made on use

No site plans submitted

No end user identified

SERIOUS CONSIDERATION

Data Center

Other considerations

Cold Storage

Warehouse / Distribution

Manufacturing

NEIGHBORHOOD CONSIDERATIONS

Development limits provide residential buffering while electric infrastructure limits size of any development.

Residential Separation

The development boundary line is nearly ½ mile from the nearest residential neighborhood.

Limiting Infrastructure

138 kV transmission line prevents large scale campus on this site or adjoining sites; Electric infrastructure will be paid for by developer.

DATA CENTER ECONOMIC IMPACT



**Annual Real Property
Tax Revenue**

CITY
\$7.1M

COUNTY
\$5.5M

PERMANENT JOBS

256

Direct & secondary jobs
supported once operational

CONSTRUCTION JOBS

4,000+

Direct & secondary jobs
supported in the community

WORKER EARNINGS

\$243M

Labor compensation during
construction

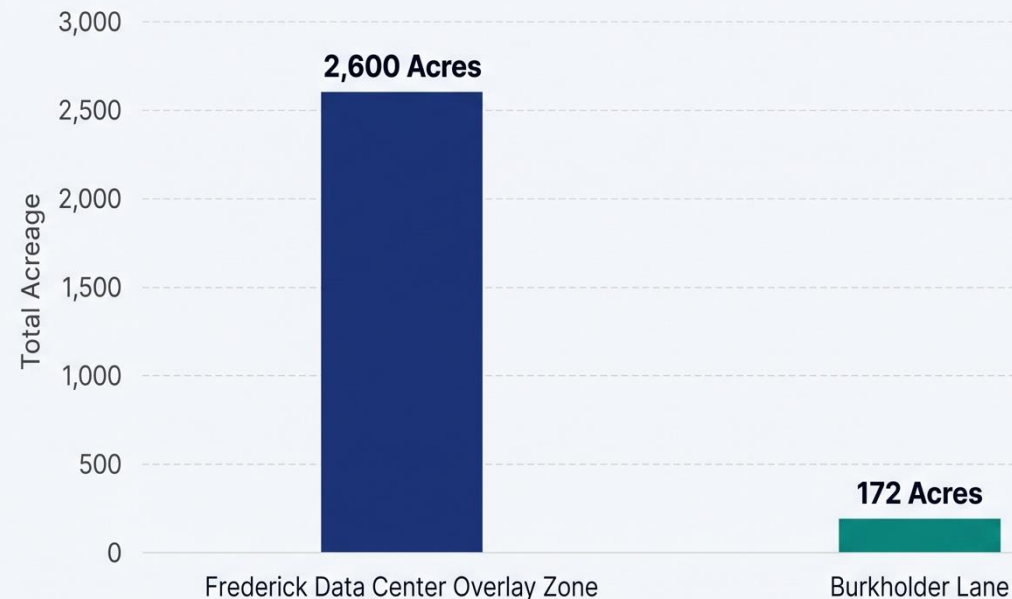
LIMITED SIZE & SCALE

The site's 138 kV transmission line limits size of any use. **No gigawatt campus on this site or adjoining sites.**

At 172 acres, the site is **93% smaller** than Frederick County's data center overlay zone.

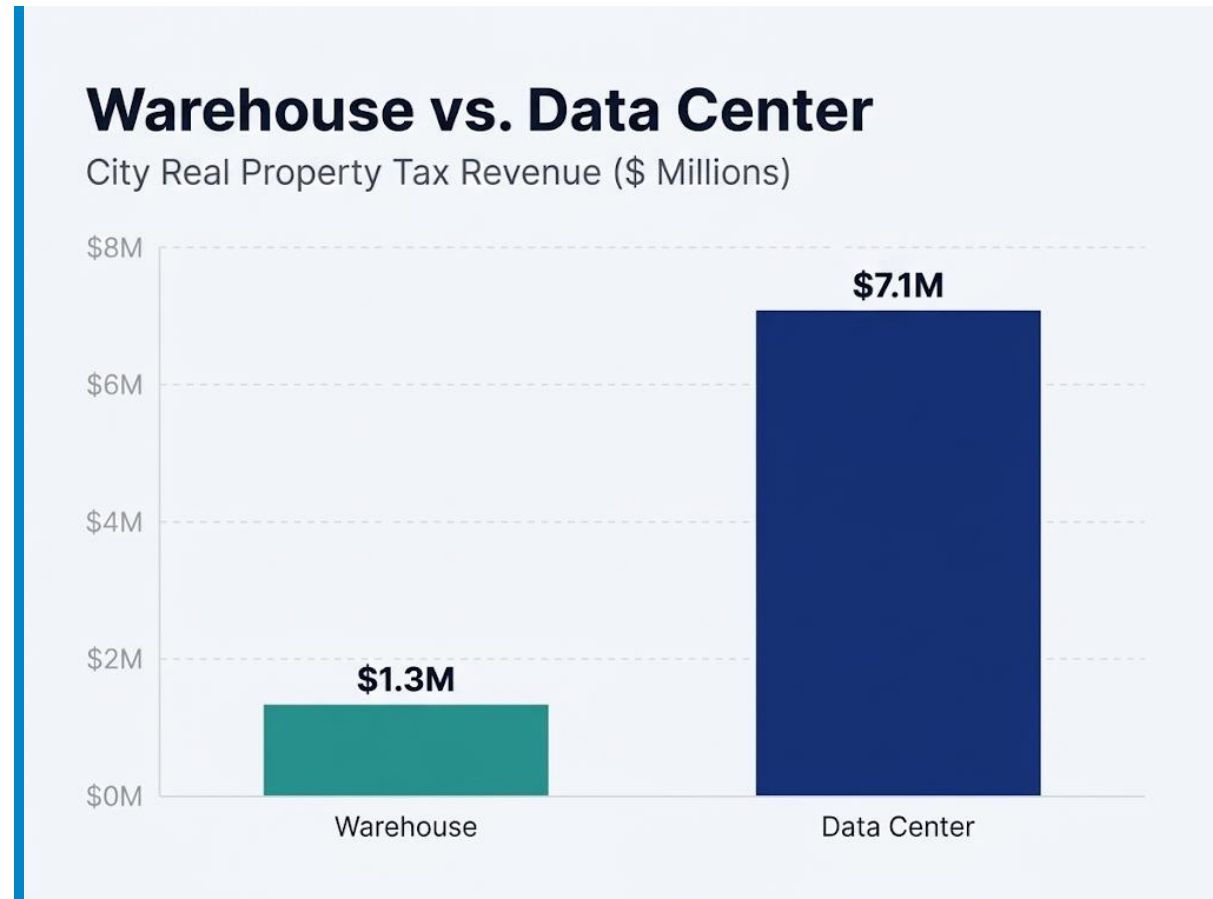
Maximum power capacity is 200 MW – **90% less** than Frederick County's campus.

Property Acreage Comparison



DATA CENTER MEANS MORE REVENUE

Washington County would have to approve **2,100 new residential housing units**, along with infrastructure and service needs, to provide same amount of local revenue as the hypothetical data center.



DATA CENTER WATER OPTIONS

POTABLE WATER

Tied to local water capacity and approval; piped from municipal source to facility. **Any allocation would comply with pre-existing designations by the City.**

RECYCLED WASTEWATER

Water recirculates from source to servers via a closed-loop, minimizing consumption.

AIR COOLING

Virtually zero water usage for server cooling. Chilled air used to remove heat.

PRIVATE WELLS

We will not use private wells.

DATA CENTER SUSTAINABILITY

New designs mean **modern facilities require significantly less potable water** for daily cooling.

Microsoft's newest design consumes as much water annually as a **single standard restaurant**.

MANDATORY SERVICE FEES

Connecting to public water requires utility service agreements, connection charges, and volumetric rates.

FISCAL ACCOUNTABILITY

Water infrastructure and daily consumption costs are funded by the operator

DATA CENTERS AND ELECTRICITY

1ST

Maryland: 1st state to require data centers to pay full cost of electric infrastructure needs (Utility Relief Act of 2026).

Residents do not bear these costs.

Data Centers Generate Revenue

A 100 MW data center generates **\$3.4 million in surplus utility revenue** that can be reinvested in customer savings.

OUR COMMITMENT

Strict compliance with all annexation, planning & zoning requirements, and state environmental and energy regulations

Continued public engagement including new website



Visit 12465logisticsboulevard.com