

Economic and Fiscal Contribution of a Data Center Development to Stafford County

Figures and estimates based on data provided by Mangum Economics, Chmura Economics and Analytics, and the Fredericksburg Regional Alliance at the University of Mary Washington.

Assumptions

- Total Development
 - 250K SF of data center building space
- Investment
 - Real Property: \$330M
 - Business Personal Property: \$670M (data center equipment)
- Approximately 30 Data Center Jobs

Economic Impact - Construction

Estimated One-Time Economic and Fiscal Impact on Stafford County
from Construction of a Data Center Development

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	1,595	\$55,150,250	\$330,000,000
2nd Round Indirect and Induced Economic Activity	245	\$12,969,500	\$41,390,590
Total Economic Activity			\$371,390,590
Fiscal Impact			
State and Local Tax Revenue			\$9,118,355

Economic Impact – Ongoing Operations

Estimated Annual Economic Impact on Stafford County from Ongoing Operations of Tenants at the Proposed Data Center Development Site

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	30	\$4,830,000	\$47,502,500
2nd Round Indirect and Induced Economic Activity	108	\$4,849,000	\$30,477,750
Total Economic Activity	138	\$9,679,000	\$77,980,250

Fiscal Impact

Estimated Annual Fiscal Impact on Stafford County from Ongoing Operations of Tenants at the Proposed Data Center Development at Full Build-Out and Full Utilization

		Tax Rate per \$100	Assessment	Tax Revenue
Total Investment	\$1,000,000,000			
Real Estate	\$330,000,000	0.85	100%	\$2,805,000
Data Center Equipment	\$670,000,000	1.25	25%	\$2,093,750
Total Tax Revenue				\$4,898,750

- *Personal property assessment: approximate average of 5-year depreciation schedule (50%, 35%, 20%, 10%, 5%)*
- *Real property: Assumes total investment value equals assessment value.*
- *Tax rate per \$100; 2022 real estate tax rate*