

# Data Centers

## Georgia: A Competitive Advantage for Data Centers

Georgia Power's award-winning Economic Development team has provided site location services to industrial and corporate decision-makers for 100 years. Since 2005, our team of data center specialists has assisted with data center projects that represent combined power loads in excess of 3 GW. All services are provided at no cost and are treated with the highest level of confidentiality throughout the site selection process and the life of the facility's operation. For projects related to managed services and colocation operations, Georgia Power also provides facility location assistance.

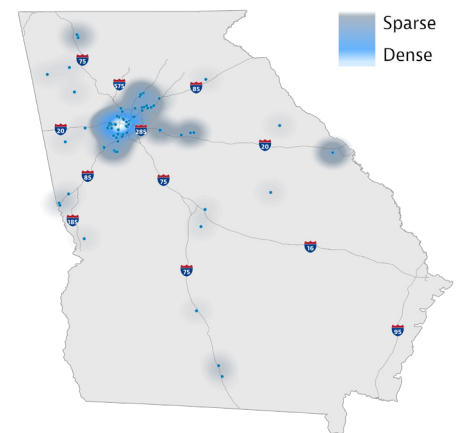
### Georgia Power's Economic Development Services Include:

- Access to our statewide site and building real estate database and search tools
- Electric infrastructure evaluation and consultation on electric service methods
- Preliminary engineering evaluation and site layout services
- Liaison with entities that administer incentives
- Coordination of site tours

### Why Georgia?

- Home to more than 100 major colocations and enterprise data centers for leading global companies
- Highly reliable power infrastructure and competitive electric rates
- Increasing carbon-free electricity
- Access to bandwidth and fiber
- Sales tax exemptions for qualified High Tech Data Center investments
- Favorable business climate
- Low risk of business disruption
- Availability of technical talent
- Accessibility

### Critical Mass of Established and Pipeline Georgia Data Centers

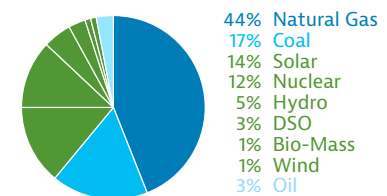


Source: Georgia Power Economic Development, 2025

### Electricity in Georgia, a Data Center Location Advantage

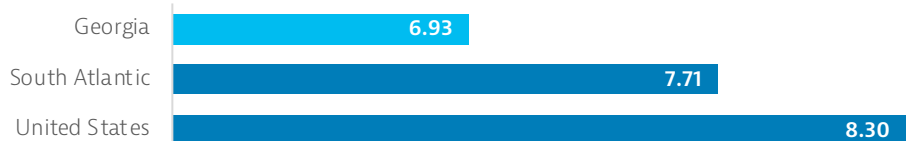
Electricity pricing in Georgia is below the national average and highly competitive with other major data center markets. Additionally, Georgia Power's generation fuel mix offers customers a variety of options including options to purchase renewable energy credits (RECs).

### Georgia Power Capacity by Fuel Type, 2025



### Georgia Industrial Electricity Prices Below Regional and National Average

in Cents per kWh



Source: U.S. Energy Information Administration, 2025

# A Southeast Leader in Renewable Energy Initiatives

Georgia Power continues to work with the Georgia Public Service Commission through the established IRP process to identify the right mix of resources — including the new nuclear units at Plant Vogtle, cleaner natural gas, and renewable energy — to provide reliable and affordable energy for a growing Georgia. Currently, 33% of Georgia Power's generating capacity is carbon-free and includes solar, nuclear, wind, biomass, and hydro. Southern Company is the 4th largest owner of renewables in the U.S. [Source: Southern Company 2025](#)

## Nuclear Power

- Plant Vogtle delivers carbon-free nuclear energy to more than 1 million homes and businesses.
- Vogtle Units 3 and 4 are the nation's first newly constructed nuclear units in more than 30 years.
- As of April 2024, all four units at Plant Vogtle have entered commercial operation.
- Assets will remain operational for 60 to 80 years and will place downward pressure on rates for all customers.
- Plant Vogtle is the largest generator of clean energy in the nation.
- Nuclear generation currently represents 12% of the Company's capacity mix.

## Biomass

- Approximately 350 MW currently online with over 400 MW online by 2031.

## Solar Power

- Georgia is 7th in the nation for total installed solar capacity. (SEIA, Q2 2024)
- Georgia Power's solar portfolio currently includes over 3.4 GW of solar capacity. The Company plans to procure an additional 4 GW of solar capacity through 2031.
- By 2031, solar will represent 19% of the Company's capacity mix.

## Wind

- 250 MW of purchased wind energy through 20-year Power Purchase Agreements, providing energy to power more than 50,000 homes.
- Potential for 4,500 MW of wind to be procured or developed by 2044.

## Hydro

- 1,107 MWs of hydro generation, enough energy to power more than 257,000 homes.

## About Georgia Power

Georgia Power is the state's largest utility with a gross facilities investment of 55.3 billion. The company serves 2.74 million customers in Georgia, including 339,000 businesses and industries.

Georgia Power is a unit of Southern Company, which owns generating capacity of 44,000 megawatts (MW) and provides electricity and gas to 9 million customers across the U.S. Reserve margins and planned capacity additions ensure that the supply will continue to meet the growing needs of customers.

Important to Data Centers:

- Georgia Power's programs and services meet the unique needs of data center operators, including programs for purchase of RECs.
- Variety of pricing options including Real Time Pricing
- High-density load systems that ensure reliable and redundant electricity distribution
- Unsurpassed customer service including a dedicated account managers for large use customers

## Georgia Power's Renewable Programs

### Flex REC Program

By participating Georgia Power's Flex REC Program, customers can support the growth of renewable energy while reducing their electric-based carbon footprint. Commercial and industrial (C&I) customers who purchase at least 100,000 kWhs of RECs per month are eligible for the tiered pricing structure for RECs that are sourced from solar, wind, and potentially other renewable sources. For additional information about participating in the Flex REC Program, please see the following site for more details: [www.georgiapower.com/flexrecs](http://www.georgiapower.com/flexrecs).

### Clean and Renewable Energy Subscription (CARES) Program

Georgia Power's CARES Program allows commercial and industrial (C&I) customers to support their sustainability initiatives. Georgia Power will procure 2,100 megawatts of additional renewable generation through power purchase agreements (PPAs) for subscription by C&I customers. Georgia Power will retire the Renewable Energy Credits (RECs) on behalf of participating customers generated by the CARES Portfolio. For additional information about participating in the CARES Program, please see the following site for more details: [www.georgiapower.com/cares](http://www.georgiapower.com/cares).

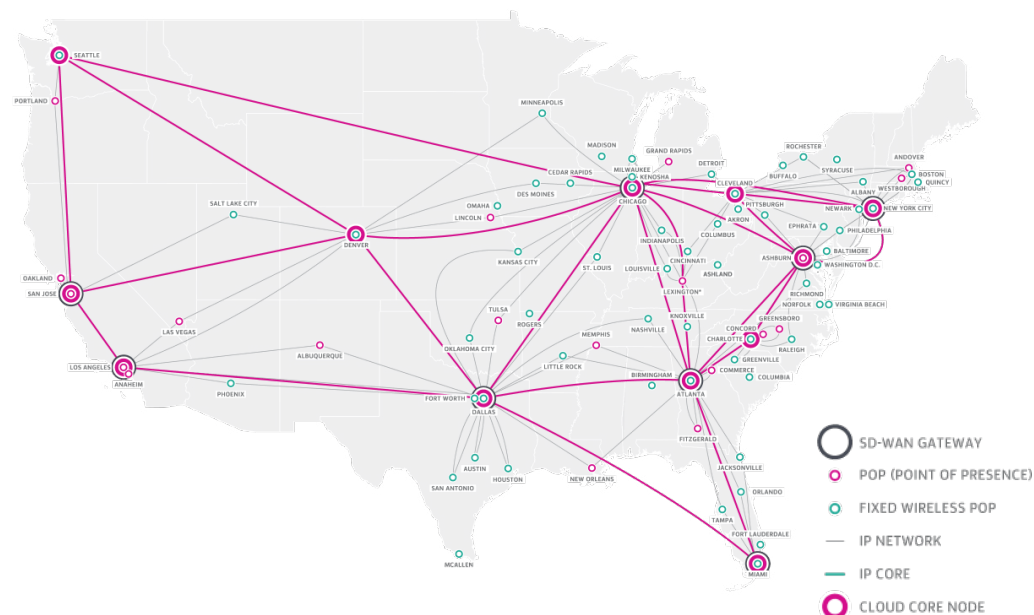
# Heavily-Concentrated Telecommunications Infrastructure

Atlanta is the major interconnection point on the Eastern seaboard between New York and Miami and on to South America. Metro Atlanta ranks in the top five U.S. markets for total bandwidth and fiber access. Two of the country's largest fiber routes — North/South and East/West — cross in metro Atlanta.

The Southeast's largest concentration of telecommunications companies sits at the heart of Downtown Atlanta.

## Atlanta: A Major IP Node on All Major Providers' Networks

Atlanta is an important location for major IP network providers. Most major North American and global fiber network carriers have IP peering nodes in Atlanta.



Source: Windstream Enterprise

## Fiber Companies

Operating Metropolitan and Long-Haul Networks that Connect to Metro Atlanta:

- American Tower
- AT&T
- CenturyLink
- Cogent
- Comcast
- Cox Communications
- Crown Castle
- FiberLight
- Fusion
- Georgia Public Web
- Google
- Hamilton Relay
- Hudson Fiber
- Level 3
- Lumen
- OneRing Networks
- Orange Business Services
- redIT
- Resurgence Infrastructure
- Southern Telecom
- Spectrum Enterprise
- Sprint Corp
- Unite Private Networks
- Uniti Fiber
- Windstream
- WOW! Business
- Yomura
- Zayo

Source: Fiber Locator

## A Sampling of Managed Services & Colocation Data Centers in Georgia

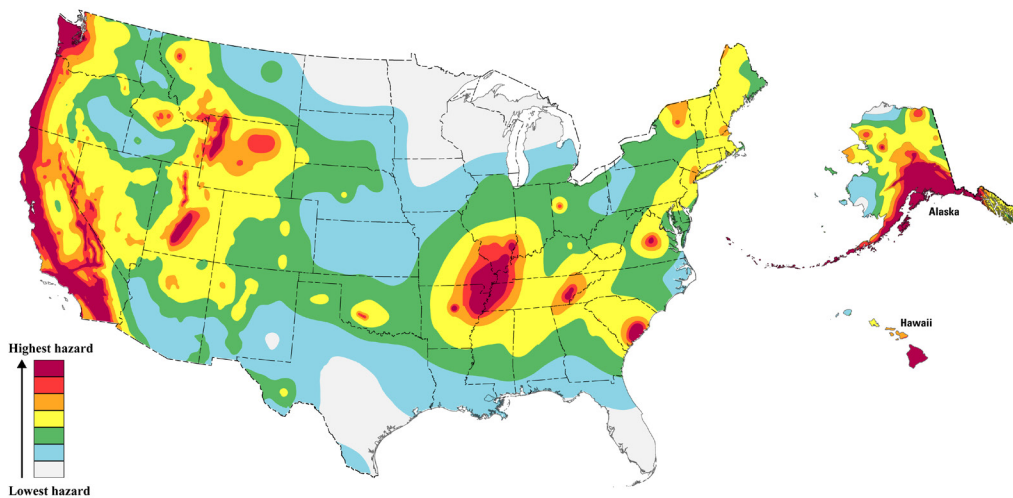
- Digital Realty Trust (4 locations)
- Equinix (3 locations)
- CleanSpark (7 locations)
- DataBank (5 locations)
- QTS (5 locations)
- Flexential (4 locations)

Source: DCKB and company websites

# Low Risk for Natural Disasters

Natural disaster risks, including risks of seismic-related weather impacts, are low in Georgia. There are no active fault lines in the area.

## United States Seismic Hazard Map



Source: U.S. Geological Survey National Seismic Hazard Mapping Project, US Geological Survey Earthquake Hazards Program 2024

**“We see tremendous opportunity in the greater Atlanta metro. We intend to do more in this market because of the business-friendly nature and the relationships we have with Georgia Power and Southern Co.”**

**Tim Shahee**, Chief Development Officer of Digital Real Estate for TA Realty

Source: [Atlanta Business Chronicle](#), July 2024

## DC Blox Secures Funding for Atlanta Data Center Campus

DC BLOX, a leading provider of connected data center and fiber network solutions across the Southeastern United States, today announced it has closed \$1.15 billion in green loan financing for the construction of a data center campus in Douglas County, Georgia, designed to meet the demands of cloud and AI workloads. The funds will support the development of a 120 MW data center and include campus expansion to support an additional 80 MW, available as early as 2027.

**“Atlanta is the fastest-growing data center market in the US today, and we are proud to enable our customers to expand their footprint in our region.”**

**Jeff Uphues**, CEO, DC BLOX

Source: *DC BLOX Secures \$1.15 Billion Green Loan for Atlanta Data Center Campus Development*, DC BLOX, August 2025

# Competitive Business Climate

## Incentives for Qualified High-Tech Data Centers

Georgia has a long history of being business-friendly and its tax structure helps make the state one of the most cost competitive in the country.

- Georgia offers a partial sales and use tax exemption for single user data centers and other high-tech companies that invest \$15 million or more during a calendar year in certain computer equipment. Companies must pay 10% of all state and local sales and use taxes on the first \$15 million of computer equipment purchased each year for which this exemption is claimed.
- Co-located and single-user data centers that invest in a new facility or expansion can qualify for a full sales and use tax exemption on the purchase of equipment, including computers, emergency backup generators, air handling units, cooling towers, energy storage or energy efficiency technology.

To qualify, a company must meet investment and job creation thresholds based on the population of the county where the investment is made. The minimum investment requirements range from \$25 million in less populated areas to \$250 million in more populated counties. The minimum job creation requirements range from five to 25 new jobs. Companies must meet these requirements within seven years.

- Data centers that create new jobs in Georgia may be eligible for Job Tax Credits (JTC). This can help reduce or eliminate corporate income tax liability and in some cases may reduce or eliminate payroll withholding obligations.

## FORTUNE 500 Companies Headquartered in Georgia

by Georgia Revenue Rank

1	Home Depot
2	United Parcel Service
3	Delta Air Lines
4	Coca-Cola
5	Southern Company
6	Genuine Parts
7	PulteGroup
8	Asbury Automotive Group
9	Norfolk Southern
10	Assurant
11	Intercontinental Exchange
12	AGCO
13	Global Payments
14	Graphic Packaging Holding
15	Newell Brands

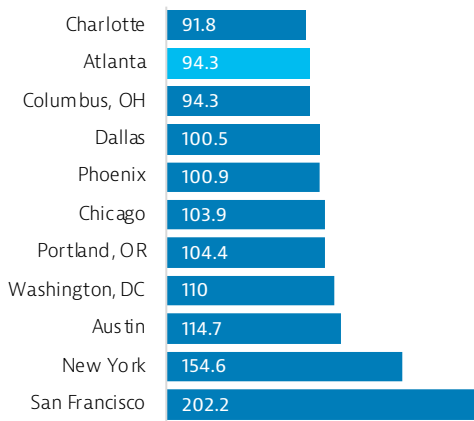
\*Headquartered outside metro Atlanta  
Source: FORTUNE magazine, June 2025

## Lower Costs Attract Companies

The cost of living and cost of business are favorable in metro Atlanta, generally falling well below the U.S. average, which is unusual for such a large metropolitan area.

### Atlanta's Cost of Doing Business is Lower than the U.S. Average

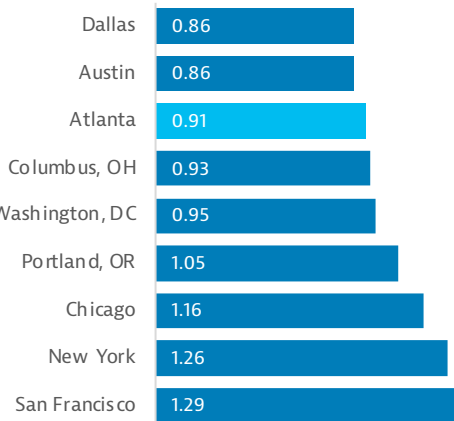
Cost of Doing Business Index (U.S. = 100)



Source: Moody's Economy.com State Cost of Doing Business Index, February 2025 (2022 data)

### Atlanta's Construction Costs Lower than U.S. Average

Construction Cost Comparison, Select Cities



Source: RS Means Square Foot Costs. Construction Costs Location Factors 2025 (Commercial Rates)

## Area Development

### "Top State for Doing Business"

1.	Georgia
2.	South Carolina
3.	Texas
4.	North Carolina
5.	Ohio

Source: Area Development Magazine, Q3 2025  
Note: Georgia's 12th consecutive year as #1 state for business



# Cutting Edge Innovation

## Talent-Rich Technology Market

Georgia offers an affordable and talent-rich technology market. The Atlanta metro area is ranked 4<sup>th</sup> for STEM professionals and the 5<sup>th</sup> largest market for tech degree completions. The state's robust technology talent pipeline and massive innovation ecosystem make Georgia the perfect place for businesses and companies with significant technology functions.

## Georgia Tech: Leading the Way in High-Performance Computing

Atlanta has a culture of technology and innovation, driven in part by the Georgia Institute of Technology. In 2019, Georgia Tech opened CODA, a mixed-use office, computing center, and retail complex. Within CODA, a 94,000-square-foot data center serves as a High-Performance Computing Center, and due to the use of innovative and energy-efficient cooling technology, it is one of the country's most advanced data centers. This provides high-speed, high bandwidth connectivity and supports further research on energy efficiency.

(Sources: [DataBank](#) and [Georgia Tech](#))

The Tech Square Microgrid, a collaboration between Georgia Power and Georgia Tech, is one example of this research. This "living laboratory" offers insight on how smart energy management systems, such as the one being used at the CODA data center, can interact with the grid to achieve optimal utilization of energy. (Source: [Georgia Power](#))

## AI Drives Data Center Growth

The rapid increase in manufacturing and the demand for the Internet of Things, cloud services, and AI have driven energy needs to unprecedented levels across the country. Energy projections indicate that this trend will persist with AI applications expected to significantly increase in the coming years. The energy consumption of data centers is exponentially greater than any other utilities' loads.

When data centers are used for AI training, the location is no longer as dependent on close proximity to fiber centers like downtown Atlanta. This opens real estate options in rural markets, with power availability now the top consideration.

## Georgia Power Rises to the Challenge

Georgia Power's 2025 Integrated Resource Plan (IRP) was approved to help ensure the company can meet future energy demand and continue to provide customers with the reliability and resiliency that they deserve and expect. Over the next six years, we project approximately 8,500 megawatts (MW) of electrical load growth — an increase of approximately 2,600 MW in peak demand by the end of 2030 when compared to projections in the 2023 IRP Update. To meet forecasted demand, we are currently pursuing certification of 9,900 MW of capacity resources through the 2029-2031 All-Source Request for Proposals and 2028-2031 Supplemental Resources certification application filings with the Georgia Public Service Commission. We also received approval through the 2025 IRP to upgrade Plant Vogtle Units 1 & 2 for an additional 54 MW, upgrade Plant McIntosh for an additional 268 MW, extend operation of Plants Scherer and Gaston, and modernize four hydroelectric generating plants (Plants Tallulah, Yonah, Bartlett's Ferry and North Highlands). We are approved to procure 1,100 MW of new renewable resources, with the potential to expand our renewable portfolio up to approximately 11,000 MW by 2035. We also have the option to add up to an additional 3,000 MW of new renewable resources based on customer demand for renewable energy subscriptions. The final 2025 IRP includes a focus on demand side management offerings specifically for customers in the most need, including continuation and expansion of successful programs including Energy Assistance for Savings and Efficiency (EASE) and HopeWorks.

## #4

Metro for STEM professionals

Source: WalletHub 2025

## #5

Market for tech degree completions

Source: CBRE 2024

## 129,100

IT jobs in metro Atlanta

Source: Lightcast 2025.3Q

**"The facility was built to meet Georgia Tech's burgeoning high-performance computing needs, as well as to provide the adjacent CODA community direct access to fiber networks, proprietary datasets, and GT's world class technical expertise."**

**Raul Martynnek**, CEO, DataBank

Source: [DataBank](#)

Georgia Power has been helping companies locate in our state for nearly 100 years. We offer a full array of products and services available at no cost. To receive confidential, proven assistance, please contact one of our experienced professionals:

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