

DATA CENTERS AND PRINCE WILLIAM COUNTY

Prince William County is where the largest data center market in North America meets world-class fiber, internet connectivity, and an unmatched IT workforce.

Data centers operating in Prince William County benefit from densely packed fiber backbones and a massive network of data centers that currently move an estimated 70% of the world’s internet traffic daily, as well as an advantageous cost environment centered on a competitive tax rate, affordable and abundant electricity with rapidly expanding renewable power options, and competitive construction costs.

The explosion of cloud computing and data center investment places Prince William County at the epicenter of growing industries that rely on big data and analytics, including defense, cybersecurity, healthcare and information technology.



OVERLAY DISTRICT

Since instituting the Data Center Opportunity Zone Overlay District in August 2015, the Prince William Board of County Supervisors (BOCS) has monitored the growth of data center industry in the County.

The Department of Economic Development provided a preliminary market viability analysis in May 2021, which found decreasing availability of land to meet market demand in the overlay. The county worked with a private firm to provide a [Targeted Industry Land Need Analysis](#) in May 2022.

As of November 2023, Prince William County has 42 data center buildings, totaling 7.78 million square feet, with an additional 4.5 million square feet under development.

TAX REVENUE (\$MILLIONS)

Tax Year	Real Estate	Business Tangible	Total Revenues	Y-O-Y Growth	Total Growth
2012	\$ 3.29	\$ 2.91	\$ 6.20	–	–
2013	\$ 3.70	\$ 3.85	\$ 7.54	22%	–
2014	\$ 3.93	\$ 7.55	\$ 11.49	52%	85%
2015	\$ 4.43	\$ 12.69	\$ 17.12	49%	176%
2016	\$5.83	\$ 16.78	\$ 22.62	32%	265%
2017	\$ 8.02	\$ 19.62	\$ 27.65	22%	346%
2018	\$ 10.67	\$ 25.84	\$ 36.52	32%	489%
2019	\$ 20.59	\$ 32.37	\$ 52.96	45%	754%
2020	\$ 23.27	\$ 41.73	\$ 65.00	23%	948%
2021	\$ 30.14	\$ 55.61	\$ 85.75	32%	1282%
2022	\$ 38.81	\$ 62.61	\$ 101.42	18%	1535%

Data based on January 1, 2022, Land and Property Book.