

JULY 30, 2026

BRUNSWICK DATA CENTER CAMPUS

ECONOMIC & FISCAL CONTRIBUTION TO BRUNSWICK COUNTY, VIRGINIA

FOR BRUNSWICK INFRASTRUCTURE, LLC



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About Mangum Economics, LLC

Mangum Economics is a Glen Allen, Virginia based firm that was founded in 2003. Since then, we have become known as a leader in industry analysis, economic impact assessment, policy and program evaluation, and economic and workforce strategy development. The Mangum Team specializes in producing objective and actionable quantitative economic research that our clients use for strategic decision making in a variety of industries and environments. We know that our clients are unique, and that one size does not fit all. As a result, we have a well-earned reputation for tailoring our analyses to meet the specific needs of specific clients, with a specific audience.

Most of our research falls into four general categories:

- **Information Technology:** Working with some of the largest names in the industry, to date the Mangum Team has produced analyses of the economic and fiscal impact of the data center industry in multiple states. Among those, were studies conducted in Arizona, Illinois, and Maryland that were instrumental in the passage of industry-specific legislation.
- **Economic Development and Special Projects:** The Mangum Team has performed hundreds of analyses of proposed economic development projects. The Mangum Team has also authored multiple economic development plans, including identifying industry recruitment opportunities created by the high-speed MAREA and BRUSA sub-sea cable landings in Virginia Beach.
- **Energy:** The Mangum Team has produced analyses of the economic and fiscal impact of over 64 GW of proposed solar, wind, battery, and hydro projects spanning 32 states. Among those projects was Dominion Energy's 2.6 GW Coastal Virginia Offshore Wind project off of Hampton Roads. In addition, the Mangum Team has also performed economic and fiscal impact analyses for the natural gas, nuclear, oil, and pipeline industries.
- **Policy Analysis:** The Mangum Team also has extensive experience in identifying and quantifying the intended and unintended economic consequences of proposed legislative and regulatory initiatives.

The Project Team

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Executive Summary

This report provides an estimate of the economic impacts and new tax revenue that the operation of the data center campus proposed by Brunswick Infrastructure, LLC would bring to Brunswick County, Virginia. We conservatively estimate that the total investment in the six-gigawatt project would be \$65.9 billion. The builder would invest \$28.3 billion to construct and prepare the buildings for occupancy, and the ultimate operator would invest an additional \$37.6 billion when they move their equipment into the facility. Assuming that Brunswick County adopts the recent Greenville data center personal property tax regime, tax revenues from the data center campus rise from \$14.6 million to \$215.5 million when it stabilizes once all of the buildings are operational, fully occupied, and on a stable depreciation cycle.

Operational Jobs for the Brunswick County Data Center Campus and New Brunswick County Tax Revenue

Year	Cumulative New Operational Jobs	New Annual Local Tax Revenue (in millions)
2028	128	\$14.6
2029	256	\$29.6
2030	384	\$44.6
2031	512	\$59.5
2032	640	\$74.1
2033	768	\$85.1
2034	896	\$95.4
2035	1,024	\$105.1
2036	1,152	\$114.7
2037	1,280	\$124.4
2038	1,408	\$133.8
2039	1,536	\$143.0
2040	1,664	\$152.2
2041	1,792	\$161.2
2042	1,920	\$170.4
2043	2,048	\$179.5
2044	2,176	\$188.5
2045	2,304	\$197.7
2046	2,432	\$206.9
2047	2,560	\$215.9
2048	2,688	\$225.0
2049	2,752	\$228.7
2050	2,752	\$226.4
2051	2,752	\$224.4
2052	2,752	\$222.7
2053	2,752	\$221.2
2054	2,752	\$219.9
2055	2,752	\$218.7
2056	2,752	\$217.7
2057	2,752	\$217.0
2058	2,752	\$216.3
2059	2,752	\$215.9
2060	2,752	\$215.6
2061 and after	2,752	\$215.5

Once the project is fully operational, it would support \$4.8 billion in economic output activity every year in Brunswick County.

Total Supported Impact on Brunswick County from Operation of the Data Center Campus

Year	Total Direct Operations Jobs	Additional Indirect & Induced Jobs	Total Supported Jobs	Total Supported Pay & Benefits (millions)	Total Supported Output (millions)
2028	128	195	323	\$15.1	\$167.0
2029	256	456	712	\$35.3	\$389.6
2030	384	716	1,100	\$55.5	\$612.2
2031	512	976	1,488	\$75.7	\$834.8
2032	640	1,237	1,877	\$95.9	\$1,057.4
2033	768	1,497	2,265	\$116.1	\$1,280.0
2034	896	1,757	2,653	\$136.3	\$1,502.6
2035	1,024	2,018	3,042	\$156.5	\$1,725.2
2036	1,152	2,278	3,430	\$176.7	\$1,947.8
2037	1,280	2,538	3,818	\$196.8	\$2,170.4
2038	1,408	2,799	4,207	\$217.0	\$2,393.1
2039	1,536	3,059	4,595	\$237.2	\$2,615.7
2040	1,664	3,319	4,983	\$257.4	\$2,838.3
2041	1,792	3,580	5,372	\$277.6	\$3,060.9
2042	1,920	3,840	5,760	\$297.8	\$3,283.5
2043	2,048	4,100	6,148	\$318.0	\$3,506.1
2044	2,176	4,361	6,537	\$338.2	\$3,728.7
2045	2,304	4,621	6,925	\$358.4	\$3,951.3
2046	2,432	4,881	7,313	\$378.5	\$4,173.9
2047	2,560	5,142	7,702	\$398.7	\$4,396.5
2048	2,688	5,402	8,090	\$418.9	\$4,619.2
2049 and after	2,752	5,597	8,349	\$434.1	\$4,786.1

These economic impacts are extremely large relative to the current economy of Brunswick County. Their size indicates that the Brunswick Infrastructure development will have a transformative impact on the county, attracting new businesses and new residents to work in the data centers and to work in the many businesses that will be needed to serve the operation of the data centers. Very large data center developments in rural areas can have this effect, such as has occurred in Mecklenburg County.

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing the quality of that information. However, because these estimates attempt to foresee the consequences of circumstances that have not yet occurred, it is not possible to be certain that they will be representative of actual events. These estimates are intended to provide a good indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.