

DATA CENTER DEVELOPMENT SITE



Austin, TX

Opportunity

DATA CENTER DEVELOPMENT SITE Austin, TX (Pflugerville)

- Excellent 87 acre~ data center development site
- Located in the fast-growing Austin metro data center market
- Build-To-Suit Powered Shell Lease or JV opportunity
- 140 MW served by Oncor via nearby LCRA interconnect substation via distribution or new substation on site
- Scalable power beyond initial 140 MW potential
- Below national average cost of power via Oncor Electric
- Metro and Long Haul fiber located at and near site



Site Details

Address:	15000 Cameron Road Pflugerville Texas (Austin)
Site Size:	87 Acres~
Condition:	Greenfield
Location:	Travis County, TX
Zoning:	None - Outside of city limits
Power Provider:	Oncor Electric via LCRA
Connectivity:	Fiber providers at or near site



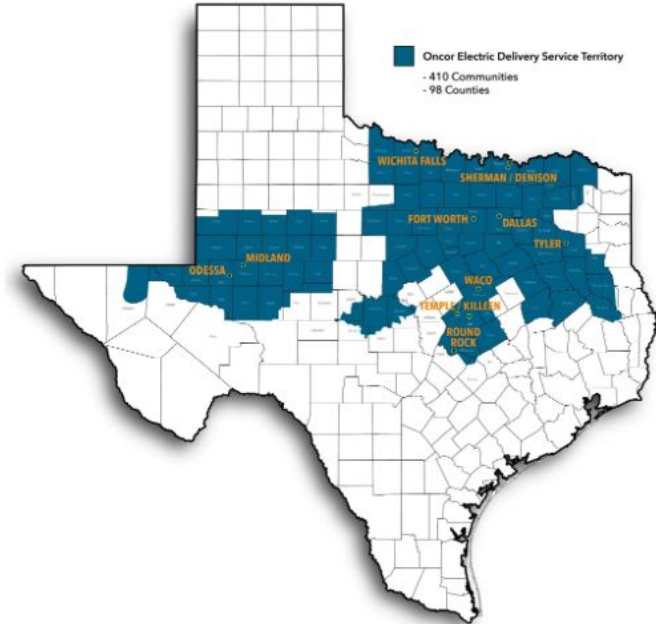
Street View



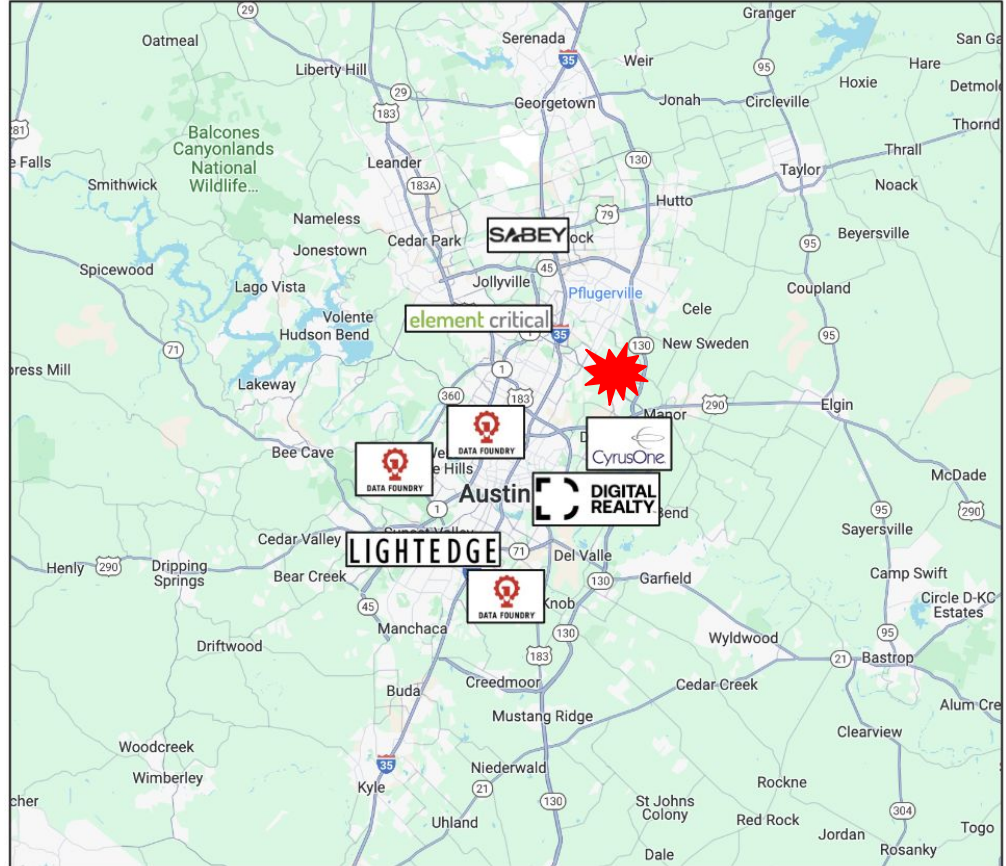
Power

87 Acre~ Data Center Development Site

- Power provided by Oncor Electric via LCRA
- Oncor Electric is the largest energy company in Texas
- 5 MW+ of current power capacity
- LCRA has a large interconnect substation near site which Oncor confirmed has an initial 140 MW via distribution connection to LCRA substation or new substation to be built on the development site
- Expansion potential beyond 140 MW pending ramp request

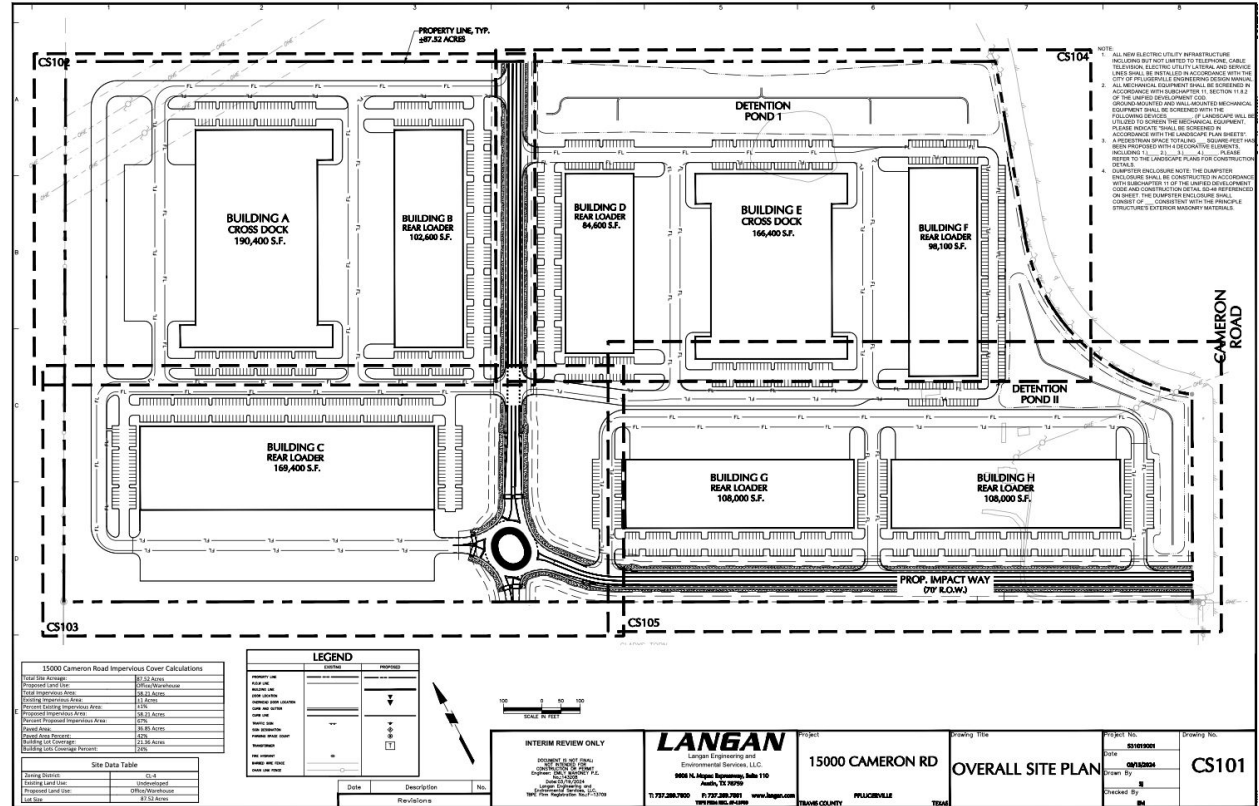


Location



Industrial Master Plan

Can be modified to a Data Center Master Plan



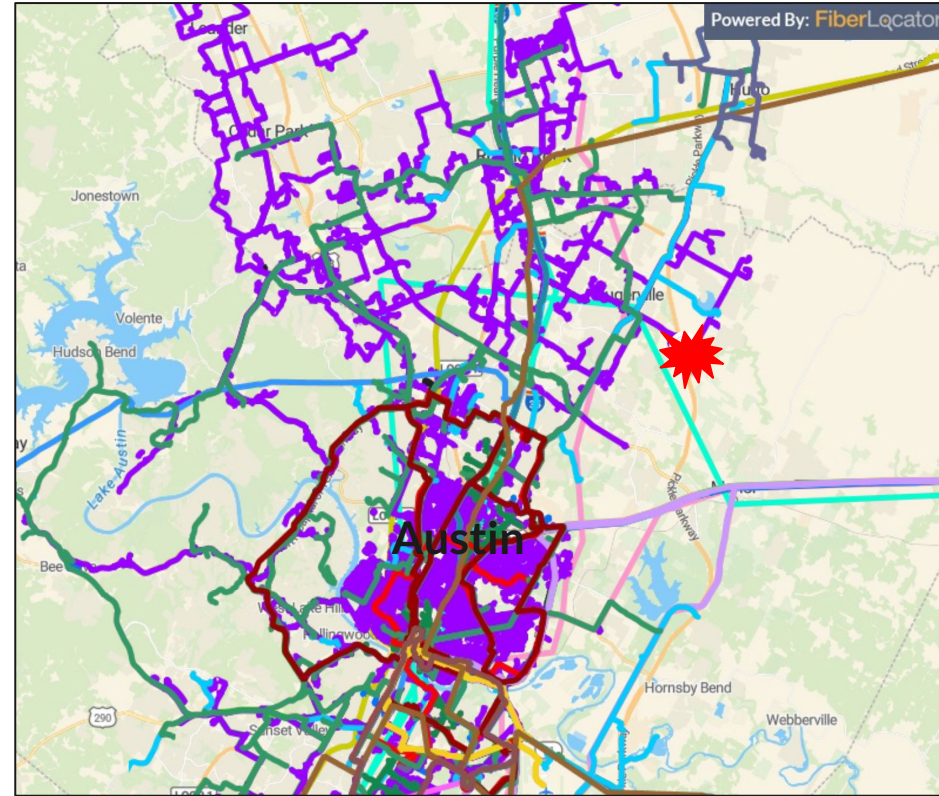
Fiber



- Metro and Long Haul Fiber Providers located at or near the land site



Metro Networks	
	Arelion
	Astound (fka Grande, RCN & Wave)
	CenturyLink Metro
	CenturyLink Metro Leased
	Consolidated Communications
	Crown Castle
	ExteNet Systems
	Fiberlight
	GVTC
	GVTC - Scheduled
	Hudson Fiber
	LOGIX Fiber Networks
	Level3 Metro
	TPx Communications
	Texas Lone Star Network
	Unite Private Networks
	Uniti Fiber
	Windstream
	Windstream - Dark
	Zayo Metro
Long Haul Networks	
	AT&T Long Haul
	CenturyLink Long Haul
	FiberLight Long Haul
	Level 3 Long Haul
	SCT Broadband LH
	Sprint Long Haul
	Windstream Long Haul
	Zayo Long Haul
	redIT



Austin Data Center Market



As the tech hub of Texas, Austin has captured major technology companies over the past several years due to Austin's growing population, robust workforce and steady stream of college graduates each year. Austin is a fast growing secondary data center market offering availability of land, power capacity, a pro-business environment and economic development incentives and, as a result, Austin is capturing market share from the Dallas-Ft. Worth market.

Historically, data center projects have located in the industrial areas in Southeast Austin, however, new large-scale projects have recently been announced in the North Austin area including Hutto, Pflugerville, Taylor and Round Rock submarkets.

New data center project announcements or developments underway in the Austin market include:

- Sabey Data Centers is nearing completion of a data center and a pad site in Round Rock with an on-site 160 MW substation. The total project is planned for 430K SF with first phase delivery of 72 MW.
- Skybox /Prologis received city approvals for a 600 MW data center phased campus in Hutto which will total 3.9M SF on 150 acres. This project will be one of the largest in Texas at full buildout with over a 6 data centers and two 300 MW substations
- Skybox/Prologis is completing a 30 MW data center development in Pflugerville expected to deliver in Q1 2024
- Switch announced a 185 MW project in Round Rock which will total 2M SF at full buildout

Tax Incentives



STATE SALES TAX EXEMPTION FOR QUALIFIED DATA CENTERS

A "data center" is a facility of at least 100,000 square feet in Texas that has been, or will be, specifically constructed or refurbished to house servers and related equipment for processing, storing or distributing data. The Comptroller's office may certify single-occupant data centers that meet specific requirements related to capital investment and job-creation as "qualifying data centers."

Certain items necessary and essential to the operation of a qualified data center are temporarily exempt from the 6.25 percent state sales and use tax. Local sales taxes are due on purchases of these qualifying items.

[Texas Sales Tax Exemption Program](#)



Contact

Doug Hollidge
704.651.2210
doug@five9sdigital.com



Chris Orr
704-619-7554
co@romansproperties.com

