

DATA CENTER DEVELOPMENT SITE



Fort Worth, TX

Opportunity

DATA CENTER DEVELOPMENT SITE Dallas - Ft. Worth

- Excellent 80 acre~ data center development site
- Located in one of the top data center markets in the US
- Build-To-Suit Powered Shell Lease or JV opportunity
- 5 MW near term
- Large-scale MW expansion possible with a new substation on site
- Below national average cost of power via Oncor Electric
- Metro and Long Haul fiber located at and near site



Site Details

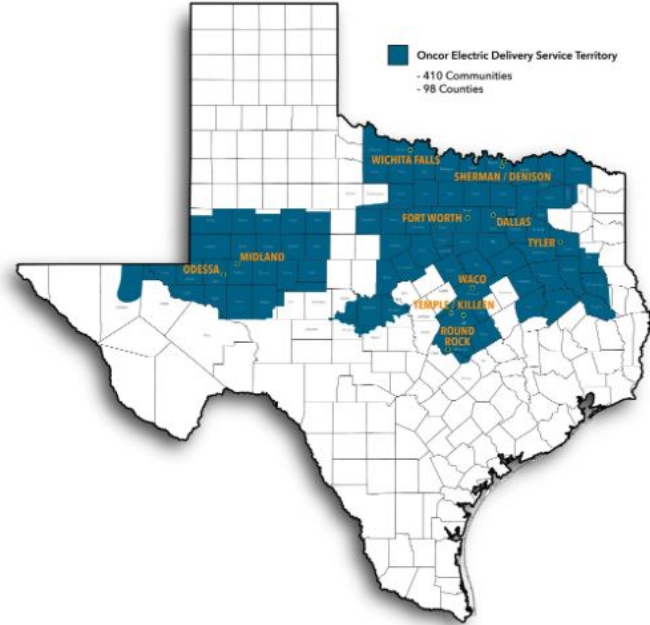
Address:	7401 North Freeway Fort Worth, TX
Site Size:	80 Acres~
Condition:	Greenfield
Location:	Fort Worth, TX- Tarrant County
Zoning:	No zoning restrictions
Power Provider:	Oncor Electric
Connectivity:	Fiber providers at and near site



Power

115 Acre Data Center Development Site

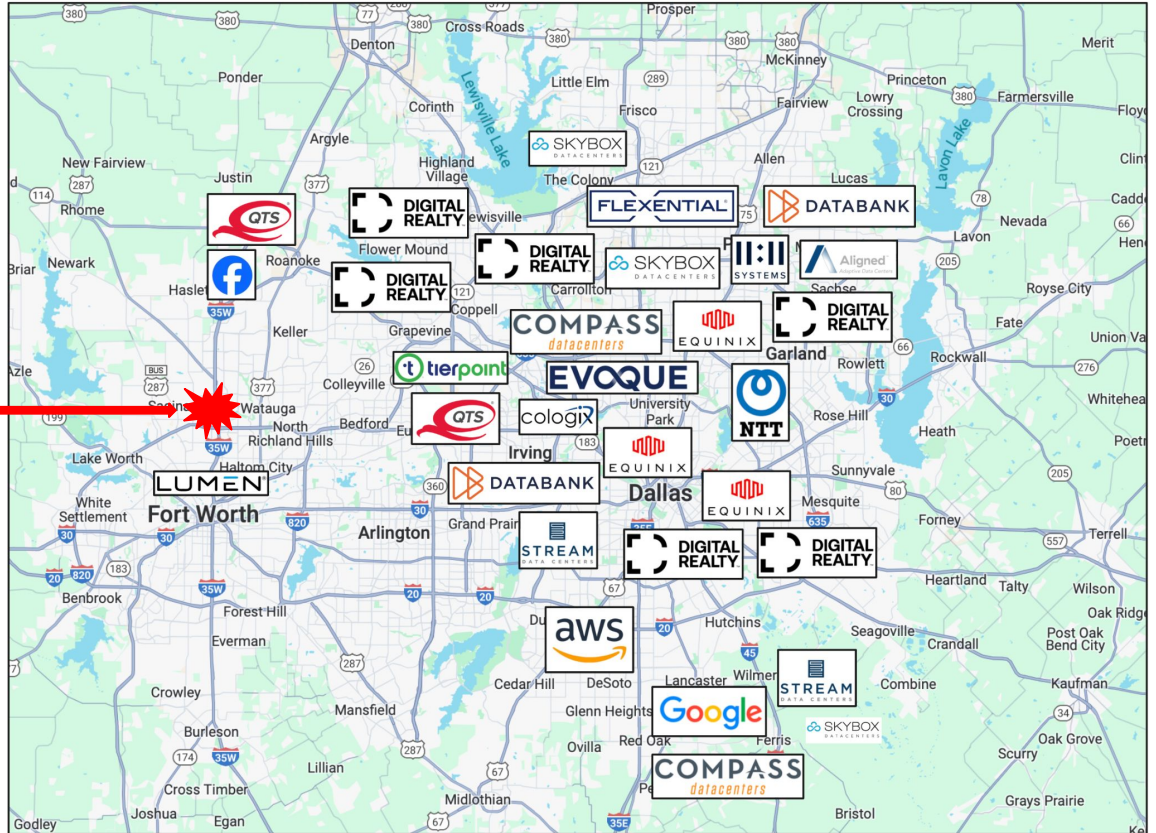
- Power provided by Oncor Electric
- Oncor Electric is the largest energy company in Texas
- 5 MW near term capacity
- Large scale MW expansion with a new substation on site
- Low power costs



Competitive Map



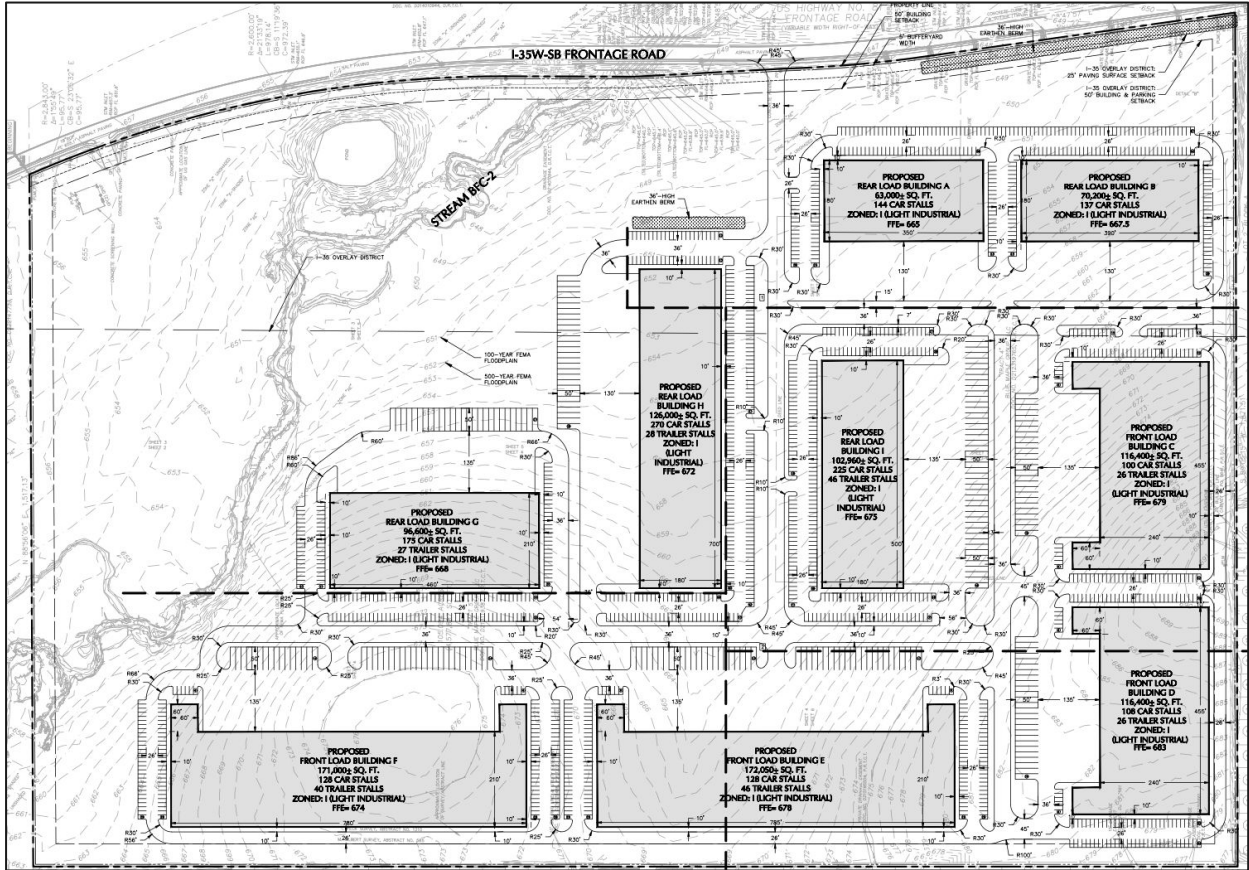
SITE



Industrial Master Plan



Site design can be modified to Data Center campus



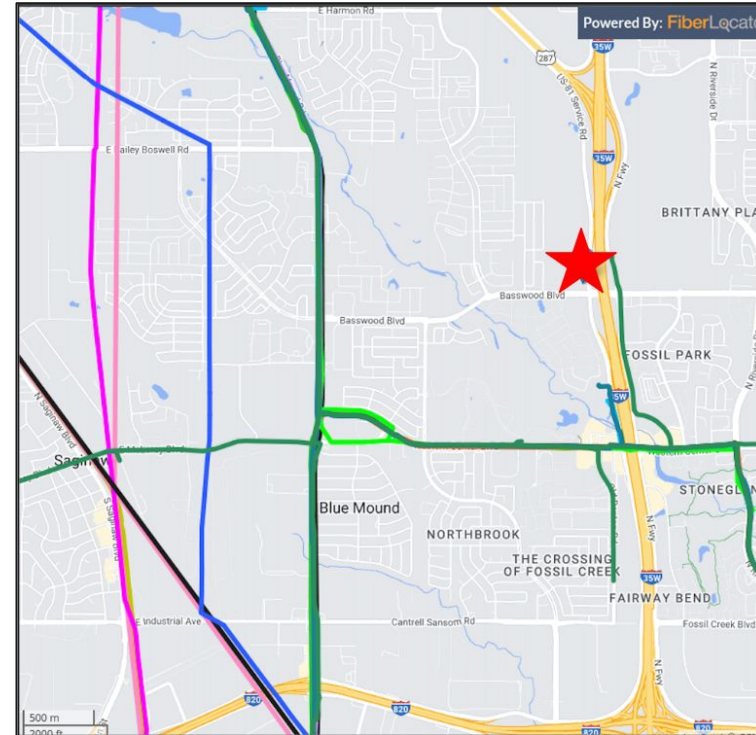
Fiber



- Fiber Providers located at and near the land site
- Connectivity into Ft. Worth and Dallas fiber hubs



Metro Networks	
	CenturyLink Metro
	CenturyLink Metro Leased
	Consolidated Communications
	Crown Castle
	Dobson Fiber
	ExteNet Systems
	Fiberlight
	Hudson Fiber
	InnerCity FiberNet (ICFN)
	LOGIX Fiber Networks
	Unite Private Networks
	Uniti Fiber
	Windstream
	Zayo Metro
Long Haul Networks	
	CenturyLink Long Haul
	FiberLight Long Haul
	Level 3 Long Haul
	Sprint Long Haul
	Windstream Long Haul



Dallas-Ft. Worth Data Center Market



The Dallas/Fort Worth (DFW) market is one of the top 5 US data center markets setting a new absorption record in 2023. Data center projects are attracted to area due to its central US location, robust fiber ecosystem, land availability, historically abundant power and aggressive tax incentives. The DFW market recorded 593 MW of absorption in 2023 with a current vacancy rate of 3.73%.

332 MW new data center construction is underway totaling 826,000 SF which will come to market in 2024-2025 which much of the pending supply being pre-leased.

New projects announcements or underway in the DFW market include:

- Google is constructing a \$330M data center in the Red Oak area of DFW
- Compass is underway on a 350 MW scaled campus in Red Oak
- AWS is scheduled to complete a 30K SF data center in DeSoto in late 2024
- QTS is completing the initial phase of a 640,000 SF data center campus in Irving
- Equinix is expanding its DA11 Dallas campus by 220K SF
- Digital Realty is underway with 181,200 SF in Garland
- NTT is constructing its TX2 - 229.5K SF at 36 MW and TX3 230K SF at 36 MW with estimated delivery in Q4 2024
- Stream Data Centers is constructing a powered shell of 125K SF in Wilmer
- Flexential is planning a 100K SF data center in Plano
- DataBank is expanding its DFW3 data center in Dallas by 22KSF and 3 MW of power
- Skybox announced a 300 MW build-to-suit data center campus in the DFW market

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](#)



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