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



Street View



Power

87 Acre~ Data Center Development Site

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





Location



Industrial Master Plan

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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
- V 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
- V Level 3 Long Haul
- SCT Broadband LH
- Sprint Long Haul
- Windstream Long Haul
- 🕡 Zayo Long Haul
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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

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