# 187.89-Acre Waterfront Industrial Campus AI Data Center & Energy Infrastructure

**PRINTED ON:** *September 5, 2026, 9:21 AM (EST)* **PUBLISHED ON:** *September 4, 2026, 12:09 PM (EST)* **UPDATED ON:** *September 4, 2026, 12:13 AM (EST)*

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# 187.89-Acre Waterfront Industrial Campus AI Data Center & Energy Infrastructure

TARGET PRICE
$75,000,000

GROSS REVENUE
$188,300,000

EBITDA
$169,300,000

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261142

A rare opportunity to acquire approximately 187.89 acres of contiguous waterfront industrial land in Jacksonville, Florida, positioned for evaluation as a large-scale AI / hyperscale data center and energy infrastructure campus. The site combines substantial land area with access to electricity, natural gas, water, sewer, rail, marine and highway infrastructure, creating the potential for an integrated data center and onsite-energy development strategy.

KEY INVESTMENT HIGHLIGHTS

- 187.89 acres of contiguous waterfront industrial land
- Jacksonville, Florida location within an established industrial and logistics corridor
- Approximately 84 acres of historically identified upland development area, subject to current survey and wetland delineation
- Potential for AI / hyperscale data center development
- Natural gas infrastructure reportedly available at the property gate
- Potential to evaluate gas-supported onsite generation at up to ~1,000 MW, subject to capacity, engineering, permitting and regulatory approvals
- Electrical infrastructure and regional generation resources in proximity
- Water, sewer and electric service lines located along the access corridor
- Direct paved-road access with railhead access from the property line
- Strategic proximity to Jacksonville's port, marine, rail and highway networks
- Potential for phased development incorporating data centers, generation, substations, BESS, cooling and supporting infrastructure
- Additional potential for waterfront leasing / outparcel development to maritime or industrial users

DATA CENTER & ENERGY CAMPUS POTENTIAL

The scale and industrial setting of the property provide an opportunity to evaluate a vertically integrated AI infrastructure campus, potentially combining:

AI / Hyperscale Data Centers
→ Onsite Natural-Gas Generation
→ Substation & Electrical Infrastructure
→ Battery Energy Storage
→ Cooling & Water Infrastructure
→ Fiber / Connectivity
→ Industrial & Maritime Support Uses

The potential 1,000 MW generation scale should be viewed strictly as a development scenario requiring confirmation through gas-delivery analysis, utility studies, engineering, emissions modeling, permitting and final approvals.

CRITICAL ENTITLEMENT REQUIREMENT

Data center zoning and entitlement must be secured prior to development.

The buyer will need written confirmation from the applicable authorities regarding the permissibility of the proposed data center, onsite generation, substations, BESS, cooling infrastructure and associated utility improvements.

Depending on the final determination, the project may require conditional use approval, PUD modification, rezoning, exception or other entitlement actions.

Accordingly, the acquisition should be structured subject to satisfactory zoning and entitlement diligence.

TRANSACTION OVERVIEW

| Item | Details |
|---|---|
| Location | Jacksonville, Florida |
| Asset Type | Waterfront Industrial Land |
| Total Land Area | 187.89 acres |
| Potential Upland Area | ~84 acres, subject to verification |
| Potential Use | AI / Hyperscale Data Center & Energy Campus |
| Potential Generation Scale | Up to ~1,000 MW, subject to feasibility & approvals |
| Asking Price | $75 million |
| Transaction Type | Buy-Side Acquisition |
| Status | Subject to zoning, environmental, utility and technical due diligence |

| Line Item | Y1 | Y2 | Y3 | Y4 | Y5 | Y6 (Stabilized) | Y7 | Y8 | Y9 | Y10 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Gross Operating Revenue** | | | | | | | | | | |
| Wholesale IT Capacity Rent | — | — | 174.0 | 356.7 | 549.3 | 563.1 | 577.1 | 591.6 | 606.4 | 621.5 |
| Energy Management Spread | — | — | 11.8 | 24.3 | 37.4 | 38.4 | 39.3 | 40.3 | 41.3 | 42.4 |
| Maritime Outparcel Ground Lease | — | — | 2.5 | 2.6 | 2.6 | 2.7 | 2.8 | 2.8 | 2.9 | 3.0 |
| **Total Revenue** | **—** | **—** | **188.3** | **383.6** | **589.3** | **604.2** | **619.2** | **634.7** | **650.6** | **666.9** |
| **Cost of Goods Sold (COGS)** | | | | | | | | | | |
| Power Plant O&M & Operations | — | — | (6.5) | (13.5) | (20.5) | (21.0) | (21.5) | (22.1) | (22.6) | (23.2) |
| Facility Engineering & Critical Systems | — | — | (2.5) | (5.0) | (7.8) | (8.0) | (8.2) | (8.4) | (8.6) | (8.8) |
| **Total COGS** | **—** | **—** | **(9.0)** | **(18.5)** | **(28.3)** | **(29.0)** | **(29.7)** | **(30.5)** | **(31.2)** | **(32.0)** |
| **Gross Profit** | **—** | **—** | **179.3** | **365.1** | **561.0** | **575.2** | **589.5** | **604.2** | **619.4** | **634.9** |
| Gross Margin (%) | — | — | 95.2% | 95.2% | 95.2% | 95.2% | 95.2% | 95.2% | 95.2% | 95.2% |
| **Operating Expenses (SG&A)** | | | | | | | | | | |

| Line Item | Y1 | Y2 | Y3 | Y4 | Y5 | Y6 (Stabilized) | Y7 | Y8 | Y9 | Y10 |
|---|---|---|---|---|---|---|---|---|---|---|
| Real Estate Property Taxes | (1.5) | (1.8) | (5.5) | (11.0) | (17.0) | (17.4) | (17.9) | (18.3) | (18.8) | (19.3) |
| Property & Casualty Insurance | (1.0) | (1.2) | (3.0) | (5.0) | (7.0) | (7.2) | (7.3) | (7.6) | (7.7) | (7.9) |
| Campus Administration & Security | — | — | (1.5) | (2.5) | (3.5) | (3.6) | (3.7) | (3.8) | (3.9) | (4.0) |
| **Total Operating Expenses** | **(2.5)** | **(3.0)** | **(10.0)** | **(18.5)** | **(27.5)** | **(28.2)** | **(28.9)** | **(29.7)** | **(30.4)** | **(31.2)** |
| **EBITDA** | **(2.5)** | **(3.0)** | **169.3** | **346.6** | **533.5** | **547.0** | **560.6** | **574.5** | **589.0** | **603.7** |
| EBITDA Margin (%) | — | — | 89.9% | 90.4% | 90.5% | 90.5% | 90.5% | 90.5% | 90.5% | 90.5% |
| Depreciation & Amortization (D&A) | — | — | (57.9) | (115.8) | (173.7) | (173.7) | (173.7) | (173.7) | (173.7) | (173.7) |
| **Operating Income (EBIT)** | **(2.5)** | **(3.0)** | **111.4** | **230.8** | **359.8** | **373.3** | **386.9** | **400.8** | **415.3** | **430.0** |
| Operating Margin (%) | — | — | 59.2% | 60.2% | 61.1% | 61.8% | 62.5% | 63.2% | 63.8% | 64.5% |
| Pre-Tax Income (EBT) | (2.5) | (3.0) | 111.4 | 230.8 | 359.8 | 373.3 | 386.9 | 400.8 | 415.3 | 430.0 |
| Income Tax Expense (25.0%)* | 0.0 | 0.0 | (26.5) | (57.7) | (90.0) | (93.3) | (96.7) | (100.2) | (103.8) | (107.5) |
| **Net Income** | **(2.5)** | **(3.0)** | **84.9** | **173.1** | **269.8** | **280.0** | **290.2** | **300.6** | **311.5** | **322.5** |
| Net Income Margin (%) | — | — | 45.1% | 45.1% | 45.8% | 46.3% | 46.9% | 47.4% | 47.9% | 48.4% |

All development potential, infrastructure capacity and generation figures are indicative and subject to independent verification, feasibility studies, utility confirmation, permitting, zoning/entitlement approvals and satisfactory due diligence. No representation is made that the site is currently entitled for data center development.

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The subject property is currently raw industrial land and is not entitled for data center or private power generation use. Realization of the project requires successful rezoning/PUD modifications, wetland delineations, Title V air quality permits, gas interconnection studies, electric interconnection studies, and water consumption rights. Unforeseen geotechnical conditions, gas pipeline constraints, tariff changes, supply chain lead times (e.g., turbine and transformer delivery), and environmental restrictions will materially affect actual results.

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