500MW Large-Scale Data Center & Power Development



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Project Racehorse represents a large-scale campus development opportunity in New Cumberland, West Virginia, strategically positioned along the Ohio River corridor and within proximity to Pittsburgh.

The project combines a substantial industrial development footprint with the potential for a dedicated behind-the-meter (BTM) power generation facility, access to regional natural gas infrastructure, and nearby high-voltage transmission networks.

The site is being positioned for AI infrastructure, hyperscale data centers, and other energy-intensive industrial applications, with a proposed phased power development strategy.

KEY INVESTMENT HIGHLIGHTS

- Land Area: Approximately 900–1,000 acres reported, with potential expansion subject to verification.
- Initial Power Target: 500 MW of behind-the-meter generation within a targeted 36-month development period.
- Long-Term Power Potential: 2 GW+ expansion target, subject to development scope and infrastructure feasibility.
- Strategic Location: Ohio River industrial corridor, within the greater Pittsburgh region.
- Natural Gas Access: Reported on-site TC Energy / Columbia Gas infrastructure, with additional regional pipeline networks.
- Grid Connectivity: Six nearby 138 kV substations and a 345 kV transmission corridor in the surrounding area.

SITE & DEVELOPMENT POTENTIAL

The property offers a substantial development footprint, reportedly comprising approximately 900–1,000 acres, with potential expansion to 1,500–2,000 acres.

The site is being considered for a large-scale campus development, with a focus on AI and hyperscale data center infrastructure.

The land classification and final transaction boundaries remain subject to confirmation, with site preparation, utilities and generation infrastructure requiring further development.

POWER & ENERGY INFRASTRUCTURE

The proposed energy strategy is centered on a dedicated build-own-operate power generation facility, targeting an initial 500 MW of behind-the-meter capacity within approximately 36 months.

A longer-term expansion target exceeding 2 GW has also been indicated, subject to confirmation of the development scope, generation capacity and delivery milestones.

Additional infrastructure considerations include:

- Reported 500 MW grid interconnection request, with a Mon Power load study reportedly submitted and pending confirmation of status.
- Six nearby 138 kV substations.

TARGET PRICE
$75,000,000

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261219

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- A 345 kV transmission corridor approximately 2.5–3.6 miles south of the site.
- Reported access to multiple regional natural gas pipeline networks.

UTILITIES & CONNECTIVITY

Natural Gas: Reported on-site TC Energy / Columbia Gas pipeline infrastructure, with regional access to Rover, Nexus and TETCO systems.

Water: Proposed Ohio River cooling-water system with a reported capacity of 150,000 gallons per minute, requiring approximately 12 miles of pipeline infrastructure.

Municipal Utilities: City of New Cumberland potable water and sewer services identified.

Fiber Connectivity: Nearby fiber infrastructure reportedly includes Horizon, Glo and Zayo networks, providing potential connectivity options subject to carrier confirmation.

TRANSACTION OVERVIEW

Item	Details
Project	Project Racehorse
Location	New Cumberland, West Virginia, USA
Indicative Asking Price	USD 75,000,000
Reported Land Area	Approximately 900–1,000 acres
Initial BTM Power Target	500 MW
Target Development Period	Approximately 36 months
Expansion Potential	2 GW+
Transaction Status	Early-stage development opportunity

The seller reportedly indicates that proof of funds and escrow placement have been addressed, although supporting documentation and an executed purchase and sale agreement have not been provided for verification. An end-of-year closing target has been indicated.

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