149.8MW Powered-Land Data Center Development



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149.8MW Powered-Land Data Center Development

Project represents a powered-land development opportunity in East Texas, strategically located in Grand Saline, Van Zandt County, within the ERCOT electricity market.The project offers approximately 137.5 acres of approved and contracted land, with an additional 108.4 acres identified for potential expansion. Its infrastructure position is distinguished by two independent 74.9 MW grid connection paths, existing on-site natural gas pipeline access and potential additional power capacity.

The site is positioned for data center development, AI infrastructure and other energy-intensive applications, benefiting from its proximity to Dallas and Tyler and access to regional power, gas, water and fiber networks.

KEY INVESTMENT HIGHLIGHTS

- Location: Grand Saline, Van Zandt County, East Texas.
- Contracted Land: Approximately 137.5 acres.
- Expansion Potential: Additional approximately 108.4 acres.
- Grid Capacity: Two independent 74.9 MW grid paths, totaling 149.8 MW of targeted capacity.
- Additional Grid Capacity: Further 75 MW tranche expected in Q2 2027.
- Natural Gas: Existing on-site pipeline operating at approximately 800 psi, with reported capacity of 24,000 MMBtu/day.
- Gas Expansion: Potential increase to approximately 100,000 MMBtu/day.
- Water: Potential supply from 1–2 on-site wells.
- Connectivity: Access to regional long-haul fiber infrastructure with proposed diverse A/B routes.

SITE & DEVELOPMENT POTENTIAL

The project comprises approximately 137.5 acres of approved and contracted land, designated as Whiskey-1, with an additional approximately 108.4 acres identified as potential expansion land under Whiskey-2.

The combined footprint offers approximately 245.9 acres of potential development area, subject to completion of the expansion arrangements.

The property is located at 4251 VZ County Road 1110, Grand Saline, Texas, under parcel reference R000014987.

The site reportedly has no zoning restrictions, according to a third-party report dated November 2023.

POWER & GRID INFRASTRUCTURE

A key differentiating feature of Project Whiskey is its proposed dual-path grid connection strategy, comprising two independent 74.9 MW power tranches.

Tranche 1 – Rayburn Substation / Oncor

- 74.9 MW targeted capacity.
- Connection through the Rayburn-owned substation.
- 138 kV transmission infrastructure.
- Reported as certificated, subject to confirmation of applicable agreements and delivery conditions.

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261214

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Tranche 2 – Oncor 138 kV Line Tap

- 74.9 MW targeted capacity.
- Separate connection path through an Oncor 138 kV line tap.

Together, the two initial tranches represent approximately 149.8 MW of targeted grid capacity.

An additional 75 MW grid tranche is expected in Q2 2027, potentially increasing the overall grid development target to approximately 224.8 MW.

The two initial tranches are structured below the 75 MW large-load threshold individually. Final power delivery remains subject to facilities extension agreements, utility studies and applicable approvals.

NATURAL GAS INFRASTRUCTURE

The site benefits from reported existing natural gas pipeline infrastructure crossing the property, operating at approximately 800 psi.

- Current Reported Capacity: 24,000 MMBtu/day.
- Additional Pipeline Connection: A second link is indicated within approximately 6–9 months.
- Potential Expanded Capacity: Up to approximately 100,000 MMBtu/day.

This infrastructure provides a potential foundation for complementary on-site power generation and a diversified energy supply strategy, subject to gas availability, generation equipment, supply arrangements and applicable approvals.

UTILITIES & CONNECTIVITY

Water: The project identifies 1–2 potential on-site water wells. Water extraction is indicated as potentially available under Texas' rule of capture without a production permit, subject to applicable legal requirements, groundwater conservation district rules and verification of sustainable yield. Pump testing remains outstanding.

Fiber: A regional long-haul fiber corridor provides potential connectivity, with planned diverse A/B routes toward Van, Tyler and Dallas. Carrier availability, capacity and routing remain subject to confirmation.

Regional Connectivity:

- Approximately 60 miles from Dallas in a straight line.
- Approximately 65–70 miles from Dallas by road.
- Approximately 34 miles from Tyler in a straight line.
- Located within the ERCOT electricity market.

TRANSACTION & DEVELOPMENT OVERVIEW

Item	Details
Project	Project
Location	Grand Saline, Texas, USA
County	Van Zandt County
Parcel Reference	R000014987
Contracted Land	Approximately 137.5 acres
Expansion Land	Approximately 108.4 acres
Initial Grid Capacity Target	149.8 MW
Additional Grid Tranche	75 MW expected Q2 2027
Natural Gas	24,000 MMBtu/day reported
Potential Gas Capacity	Up to 100,000 MMBtu/day
Development Focus	AI & Hyperscale Data Centers

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WHY PROJECT WHISKEY

- Dual Grid Connectivity: Two independent 74.9 MW power delivery paths.
- Existing Gas Infrastructure: On-site natural gas pipeline with significant reported supply capacity.
- Scalable Development Footprint: Approximately 137.5 contracted acres, with an additional 108.4 acres of potential expansion.
- Diversified Energy Strategy: Potential combination of grid power and on-site gas-fired generation.
- Water Availability: Identified on-site well opportunities.
- Regional Connectivity: Access to long-haul fiber corridors and proximity to major Texas business centers

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