2 GW+ AI & Hyperscale Data Center Campus Development Opportunity



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MERGERSCORP

2 GW+ AI & Hyperscale Data Center Campus Development Opportunity

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261217

Project Racehorse represents a significant opportunity to develop a large-scale AI and hyperscale data center campus on approximately 1,000 acres of industrial land in West Virginia, with potential expansion to approximately 2,000 acres.

The project is strategically positioned within the broader Pittsburgh technology and industrial corridor, approximately 35 miles from Pittsburgh, offering access to established regional infrastructure and major Midwest markets.

The proposed development strategy centers on a dedicated behind-the-meter (BTM) power generation model, targeting an initial capacity of 500 MW within 36 months, with long-term development potential exceeding 2 GW.

The site benefits from access to major energy infrastructure, multiple natural gas supply corridors, potential industrial cooling-water resources, and regional fiber connectivity, creating a compelling foundation for a large-scale digital infrastructure development.

Key Investment Highlights

- Substantial Land Position: Approximately 1,000 acres, with potential expansion to approximately 2,000 acres.
- Large-Scale Power Potential: Initial 500 MW behind-the-meter generation target within 36 months, with long-term potential exceeding 2 GW.
- Strategic Energy Infrastructure: Access to multiple interstate natural gas pipeline systems and nearby high-voltage transmission infrastructure.
- Flexible Power Strategy: Potential for dedicated on-site generation, utility grid supply, or alternative power procurement arrangements.
- Cooling Infrastructure Potential: Access to the Ohio River, providing an opportunity to develop large-scale industrial cooling-water infrastructure.
- Fiber Connectivity: Proximity to multiple regional and national telecommunications networks.
- Strategic Location: Approximately 35 miles from Pittsburgh, with access to the wider Midwest technology and data center markets.
- Industrial Development Setting: Existing heavy-industrial land-use context potentially suitable for large-scale infrastructure development, subject to confirmation of applicable approvals.

Power & Energy Infrastructure

The proposed energy strategy is based on a phased behind-the-meter generation facility designed to support the anticipated electricity requirements of a hyperscale data center campus.

Parameter	Development Target
Initial Power Generation	500 MW
Target Initial Delivery	Within 36 months
Long-Term Development Potential	2 GW+
Generation Model	Build-Own-Operate
Potential Fuel Source	Natural Gas

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The site benefits from proximity to established high-voltage transmission infrastructure and multiple natural gas pipeline systems, offering potential flexibility in structuring its long-term energy supply.

The project is considering several potential power procurement strategies, including dedicated on-site generation, utility grid arrangements, and virtual power purchase agreements.

All capacity figures represent development targets and are not currently committed or guaranteed.

Utilities & Supporting Infrastructure

Natural Gas

The location benefits from access to multiple interstate natural gas pipeline corridors, potentially supporting the development of a dedicated gas-fired generation facility.

Water & Cooling

The property's regional setting along the Ohio River offers potential access to substantial industrial cooling-water resources. A dedicated water intake and associated infrastructure would be developed subject to engineering, environmental review, and permitting.

Fiber & Telecommunications

Multiple fiber infrastructure providers operate in the surrounding region, offering potential opportunities for diverse network connections and redundant connectivity.

Grid Infrastructure

Existing high-voltage transmission infrastructure and nearby substations may provide additional grid supply or reserve options, subject to utility studies, interconnection approvals, and capacity availability.

Strategic Location & Connectivity

The project is situated in Hancock County, West Virginia, within the broader Pittsburgh regional market.

- Approximately 35 miles from Pittsburgh.
- Access to the wider Ohio River industrial corridor.
- Regional connectivity to Pittsburgh and Columbus.
- Proximity to established energy, transportation, and telecommunications infrastructure.

The reported network assessment indicates potential sub-millisecond connectivity to Pittsburgh and approximately 4.84 ms latency to a Columbus network destination, subject to independent technical verification.

This regional positioning may be attractive for AI training, inference, cloud computing, hyperscale operations, and other high-performance computing applications.

Development Potential

The proposed campus is envisioned as a phased development, allowing infrastructure and power generation capacity to expand in line with tenant demand and investment commitments.

Development Phase	Target Capacity
Initial Development	500 MW
Long-Term Expansion	2 GW+

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Potential development components include:

- Hyperscale data center facilities.
- AI and high-performance computing infrastructure.
- Dedicated power generation facilities.
- Cooling and water infrastructure.
- Fiber and telecommunications systems.
- Supporting industrial and utility infrastructure.

Development Status

Project Racehorse is currently at an early development stage. The land position and surrounding infrastructure provide a foundation for further development, with several key workstreams requiring advancement.

Principal development priorities include:

- Utility engagement and grid interconnection feasibility.
- Securing natural gas supply and transportation arrangements.
- Selection and development of the preferred power generation technology.
- Engineering and permitting of cooling-water infrastructure.
- Environmental due diligence and applicable regulatory approvals.
- Confirmation of fiber connectivity and network capacity.
- Phased development planning and commercial structuring.

Transaction Overview

Asset: Large-scale industrial land and data center development opportunity
Location: Hancock County, West Virginia, USA
Land Area: Approximately 1,000 acres
Expansion Potential: Approximately 2,000 acres
Initial Power Target: 500 MW
Long-Term Power Potential: 2 GW+
Asking Price: Available Upon Request, subject to seller confirmation.

Further information regarding ownership, exact location, technical reports, infrastructure arrangements, and development documentation may be made available to qualified parties following execution of a Non-Disclosure Agreement (NDA).

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