55.5 MW Data Center Development in the Southeastern United States



PRINTED ON: *November 4, 2026, 7:02 PM (EST)*

PUBLISHED ON: *November 3, 2026, 1:28 PM (EST)*

UPDATED ON: *November 3, 2026, 1:28 AM (EST)*

MERGERSCORP

55.5 MW Data Center Development in the Southeastern United States

The project is structured around long-term contracted data center capacity, an established rental model and phased revenue generation.

INVESTMENT AT A GLANCE

Key metric	Project overview
Total planned IT capacity	55.5 MW
Initial grid-powered capacity	5.5 MW
Planned gas-powered expansion	50 MW
Indicative rental rate	$175 / kW / month
Annual rental escalator	3%
Projected annual revenue at full capacity	~$116.5M
Illustrative investment horizon	15–20 years

PROJECT OVERVIEW

The development is designed to deliver scalable data center infrastructure through a phased power strategy:

Phase 1 – Grid Connection

- Initial 5.5 MW of critical IT capacity.
- Target revenue commencement in 2027.

Phase 2 – Gas-Powered Expansion

- Additional 50 MW of critical IT capacity.
- Target revenue commencement in 2027.
- Expansion to 55.5 MW of total billable IT capacity.

The phased approach enables initial operations to commence ahead of the full development build-out.

REVENUE MODEL

The project operates under a long-term data center leasing model, with rental income calculated on contracted critical IT capacity.

- Base rental rate: $175 per kW per month.

TARGET PRICE
$200,000,000

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261224

MERGERSCORP M&A INTERNATIONAL IS A GLOBAL BRAND OPERATED BY MERGERSUS INC.A US CORPORATION WITH REGISTERED OFFICE AT 40TH WALL STREET, SUITE #2725, NEW YORK, NEW YORK 10005, UNITED STATES OF AMERICA.

- Annual escalation: 3%.
- Utility costs: Electricity and fuel costs are borne by the tenant.
- Revenue potential: Approximately $116.5 million annually at full planned capacity, based on the initial rental rate.
- Revenue structure: Recurring contractual rental income supported by phased capacity deployment.

INVESTMENT HIGHLIGHTS

Phased development strategy

Initial grid-powered operations provide an opportunity to generate revenue ahead of the larger expansion.

Substantial expansion potential

The planned 50 MW gas-powered phase increases total billable IT capacity to approximately 55.5 MW.

Long-term recurring revenue

The rental model incorporates a contractual annual escalation, supporting potential revenue growth over the lease term.

Tenant-backed structure

The proposed lease structure includes advance rental prepayment and additional credit support, subject to final documentation.

Power cost protection

Electricity and fuel expenses are allocated to the tenant under the proposed commercial structure.

Scalable infrastructure

The development combines grid connectivity with on-site gas-powered generation to support expanded data center capacity.

DEVELOPMENT & FINANCIAL OVERVIEW

Component	Description
Total project investment	Approximately $713.5 million
Initial development phase	5.5 MW
Expansion phase	50 MW
Total planned capacity	55.5 MW
Revenue at full capacity	Approximately $116.5 million annually
Rental escalation	3% annually
Development strategy	Phased construction and commissioning
Financing strategy	Senior project-level financing and equity participation

INVESTMENT STRUCTURE

The opportunity contemplates equity participation in the project-level special purpose vehicle (SPV).

MERGERSCORP M&A INTERNATIONAL IS A GLOBAL BRAND OPERATED BY MERGERSUS INC.A US CORPORATION WITH REGISTERED OFFICE AT 40TH WALL STREET, SUITE #2725, NEW YORK, NEW YORK 10005, UNITED STATES OF AMERICA.

The proposed investment structure provides exposure to the overall development, including both the initial grid-powered phase and the subsequent gas-powered expansion.

Detailed equity terms, projected distributions, financing arrangements and investor economics will be made available to qualified investors following execution of a confidentiality agreement.

MERGERSCORP M&A INTERNATIONAL IS A GLOBAL BRAND OPERATED BY MERGERSUS INC.A US CORPORATION WITH REGISTERED OFFICE AT 40TH WALL STREET, SUITE #2725, NEW YORK, NEW YORK 10005, UNITED STATES OF AMERICA.

The information contained herein does not constitute an offer to sell or a solicitation of an offer or a recommendation to purchase securities under the securities laws of any jurisdiction, including the United States Securities Act of 1933, as amended, or any US state securities laws, or a solicitation to enter into any other transaction

The projected financial information contained in the Memorandum is based on judgmental estimates and assumptions made by the management of the target Company, about circumstances and events that have not yet taken place. Accordingly, there can be no assurance that the projected results will be attained. In particular, but without prejudice to the generality of the foregoing, no representation or warranty whatsoever is given in relation to the reasonableness or achievability of the projections contained in the Memorandum or in relation to the bases and assumptions underlying such projections and you must satisfy yourself in relation to the reasonableness, achievability and accuracy thereof.

By delivering this Memorandum, neither MergersUS Inc., nor its authorized agents are making any recommendations regarding the acquisition or strategies outlined herein. Interested parties shall exercise independent judgment in, and have sole responsibility for, determining whether an acquisition of the Company is suitable for them, and neither MergersUS Inc, nor its authorized agents have responsibility to, and will not, monitor the condition of interested parties to determine that an acquisition is or remains suitable for them. Among other things, suitability of an acquisition will depend upon an interested party's investment and business plans and financial situation.

This document is prepared for information purposes only. It is made available on the express understanding that it will be used for the sole purpose of assisting the recipients to decide whether they wish to proceed with a further investigation of the Proposed Transaction.

The recipients realize and agree that this document is not intended to form the basis of any investment decision or any other appraisal or decision regarding the Proposed Transaction, and does not constitute the basis for the contract which may be concluded in relation to the Proposed Transaction.

All information contained in this document may subsequently be updated and adjusted. MergersUS Inc. has not independently verified any of the information contained herein or on which this document is based. Neither the Company, nor its management or shareholders, nor MergersUS Inc. , nor any of their respective directors, partners, officers, employees or affiliates make any representation or warranty (express or implied) or accept or will accept any responsibility or liability regarding or in relation to the accuracy or completeness of the information contained in this document or any other written or oral information made available to any interested party or its advisers. Any liability in respect of any such information or any inaccuracy in or omission from the document is expressly disclaimed.

MERGERSCORP

© 2026 MergersCorp M&A International. All rights reserved.

© 2026 MergersCorp M&A International. MergersCorp™ M&A International is the collective brand name of independent affiliates of MergersCorp M&A International. For more details on the nature of our affiliation, please visit us on our website https://www.mergerscorp.com/disclaimer. MergersCorp M&A International is not a registered broker-dealer under the U.S. securities laws. MergersCorp M&A International does not offer or sell securities or provide investment advice or underwriting services. The articles or publications contained in this presentation are not intended to provide specific business or investment advice. The author or MergersCorp M&A International shall not be liable for any errors or omissions, or for any loss suffered by any person or organization acting or refraining from acting as a result of the content of this website. It is recommended that specific independent advice be sought before making any business or investment decision.

MERGERSCORP

WWW.MERGERSCORP.COM