150 MW Data Center Development Opportunity with 40 Acres of Land in Texas



PRINTED ON: *November 4, 2026, 7:41 PM (EST)*

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

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

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150 MW Data Center Development Opportunity with 40 Acres of Land in Texas

Astrategically positioned land and power development project in Texas, featuring a 40-acre site, a planned 150 MW power capacity across two phases, and potential for contiguous campus expansion.

TARGET PRICE
$100,000,000

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261225

INVESTMENT AT A GLANCE

Key metric	Project overview
Asking price	$100 million
Site area	40 acres
Planned power capacity	150 MW
Phase 1	75 MW
Phase 2	Additional 75 MW
Power delivery targets	Q2–Q4 2027
Expansion potential	Contiguous campus expansion

PROJECT OVERVIEW

The project comprises a land acquisition and power development opportunity designed to support large-scale data center infrastructure.

The proposed development includes two power delivery phases:

Phase 1 – Initial Power Capacity

- 75 MW targeted for Q2 2027.
- Initial infrastructure development phase.

Phase 2 – Additional Capacity

- Additional 75 MW targeted for Q4 2027.
- Total planned capacity of 150 MW.

SITE & INFRASTRUCTURE

- Approximately 40 acres of land in Texas.
- Potential for contiguous site expansion.
- Water, natural gas and fiber infrastructure analysis reportedly completed.

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- Site development groundwork undertaken.

Detailed site information, parcel documentation and infrastructure assessments are available subject to NDA.

POWER & UTILITY INFRASTRUCTURE

- Planned power capacity of 150 MW.
- Two utility providers reportedly involved in the revised power delivery plan.
- Two-phase power deployment strategy.
- Supporting utility studies and documentation reportedly available.

Specific provider information, agreements and power delivery documentation are subject to seller disclosure and verification.

CONNECTIVITY & DATA CENTER ACCESS

- Fiber infrastructure analysis reportedly completed.
- Potential access to multiple carrier networks.
- Network routes and connection requirements subject to technical verification.
- Potential for integration into the regional data center infrastructure ecosystem.

ACQUISITION OVERVIEW

Component	Details
Asking price	$100 million
Site	40 acres
Power development	150 MW
Transaction scope	Land, power-connection positions, studies and development work
Expansion	Potential contiguous campus expansion

The proposed acquisition includes the land and associated power development positions, together with completed studies and development work.

Final transaction terms, deposits, closing arrangements and any additional capital requirements will be provided by the seller under NDA.

KEY INVESTMENT HIGHLIGHTS

- 150 MW planned power capacity across two development phases.
- Strategic Texas location with potential for campus expansion.
- Near-term power delivery targets beginning in Q2 2027.

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- Infrastructure groundwork covering water, gas and fiber.

- Development-stage opportunity for data center operators, infrastructure investors and strategic developers.

Suggested teaser title:

150 MW Data Center Development Opportunity | Texas Land & Power Infrastructure

Asking price: US$100 million.

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