3.35GW Energy & AI Data Center Campus with 2,100 Acres in Texas



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3.35GW Energy & AI Data Center Campus with 2,100 Acres in Texas

A large-scale energy and data center development opportunity comprising a 2,100-acre site in South Texas, designed to support hyperscale AI and data center operations through dedicated behind-the-meter power generation, energy storage and independent merchant power capacity.

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261226

PROJECT AT A GLANCE

Key metric	Project overview
Land area	2,100 acres
Total planned generation capacity	3,150 MW
Solar capacity	200 MW
Battery energy storage	Included
Dedicated data center power	2,650 MW
Independent merchant generation	400 MW
Cooling technology	Air-cooled (ACC)
Location	South Texas, USA

GENERATION & ENERGY INFRASTRUCTURE

The project incorporates multiple power generation facilities designed to support dedicated data center demand and independent electricity market participation.

- 2,000 MW Combined-Cycle Power Plant (CCPP): Dedicated behind-the-meter generation for a hyperscale data center campus.
- 650 MW Combined-Cycle Power Plant (CCPP): Dedicated behind-the-meter generation for a second data center campus.
- 400 MW Merchant Power Plant: Independently owned generation facility with grid interconnection through an on-site high-voltage switchyard.
- 200 MW Solar + Battery Energy Storage: Renewable generation and storage infrastructure supporting data center operations.

DATA CENTER CAPABILITIES

The development is designed around an integrated power-and-compute infrastructure model.

- Dedicated behind-the-meter power supply.
- Scalable data center hall modules to accommodate increasing demand.

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- Centralized control room integrating power generation, energy storage and compute operations.
- Integrated campus infrastructure and supporting facilities.
- Air-cooled condenser technology designed to eliminate dependence on water-based cooling for power generation.

DEVELOPMENT TIMELINE

Milestone	Target date
Land secured	Q3 2026
Initial 200 MW generation block	Q2 2027
Additional 450 MW capacity	Q4 2027
2,000 MW power plant completion	Q4 2028
400 MW merchant power plant completion	Q4 2029

KEY INVESTMENT HIGHLIGHTS

Large-scale development footprint

2,100 acres offering substantial capacity for integrated energy and hyperscale data center infrastructure.

Dedicated power generation

Behind-the-meter generation designed to provide direct electricity supply to data center facilities.

Multiple revenue streams

Combination of dedicated data center power infrastructure and independent merchant generation.

Phased capacity deployment

Initial 200 MW generation targeted for Q2 2027, followed by progressive expansion.

Integrated energy infrastructure

Combination of natural gas generation, solar power and battery energy storage.

Cooling infrastructure

Air-cooled condenser technology designed to avoid water dependency in the generation facilities.

LOCATION & INFRASTRUCTURE

Strategically positioned in South Texas, the development benefits from:

- Access to the ERCOT electricity market.
- Proximity to natural gas supply infrastructure.
- Road access and regional infrastructure connectivity.
- Nearby reservoir infrastructure.

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- Engineered grid interconnection for the merchant generation component.

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