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Data Center Land Portfolio For Sale

Lancaster, TX
Fort Worth, TX
Grand Prairie, TX
Terrell, TX

CONTACT BROKER FOR MORE INFORMATION:

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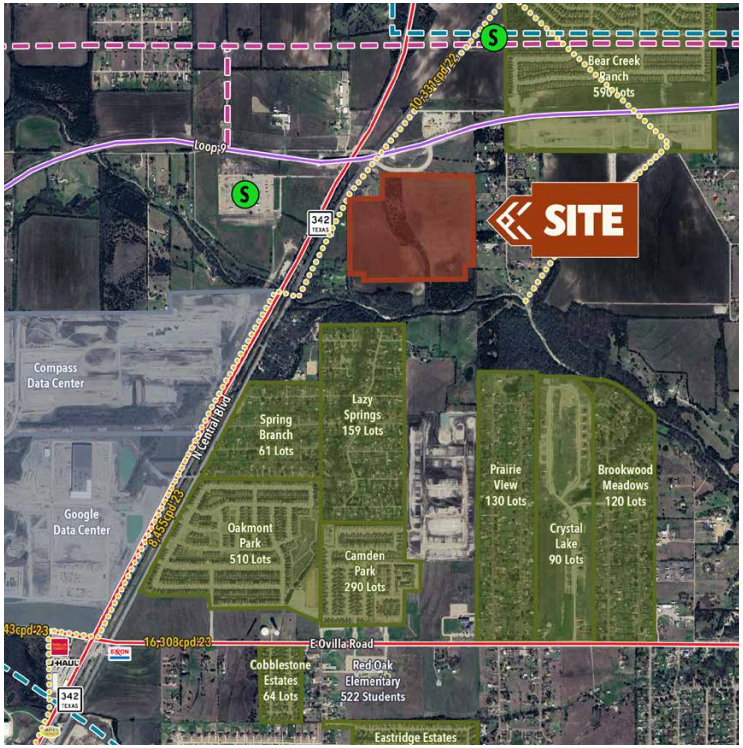

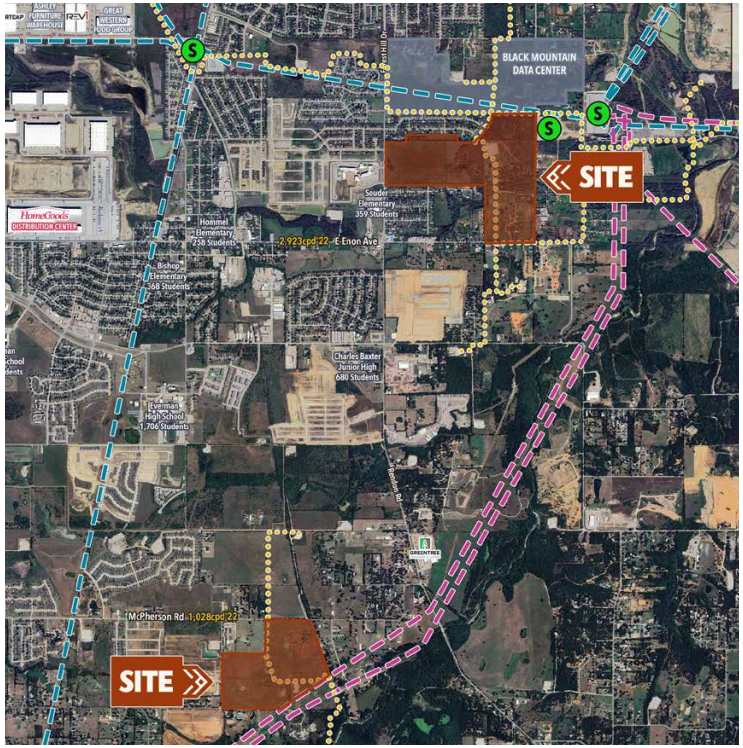

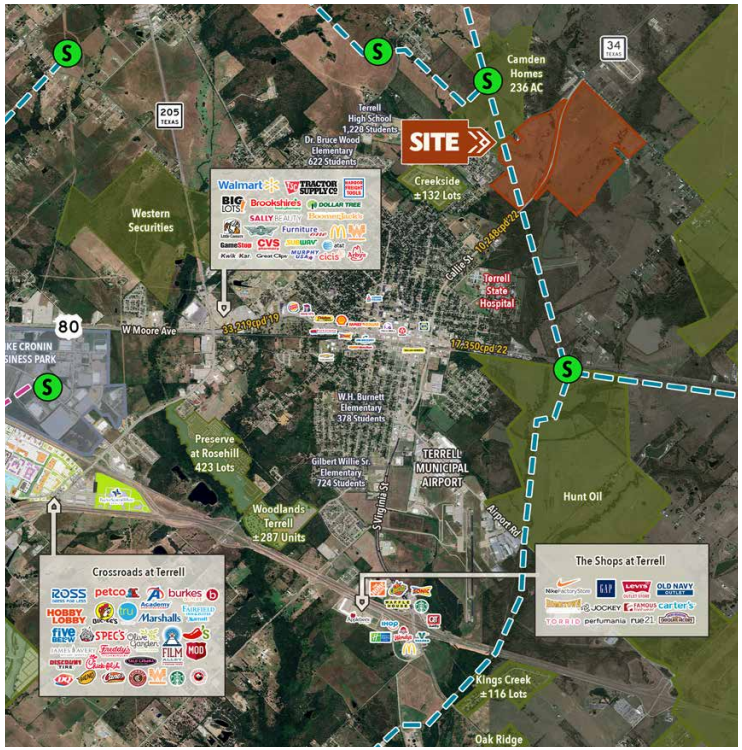

Data Center Portfolio

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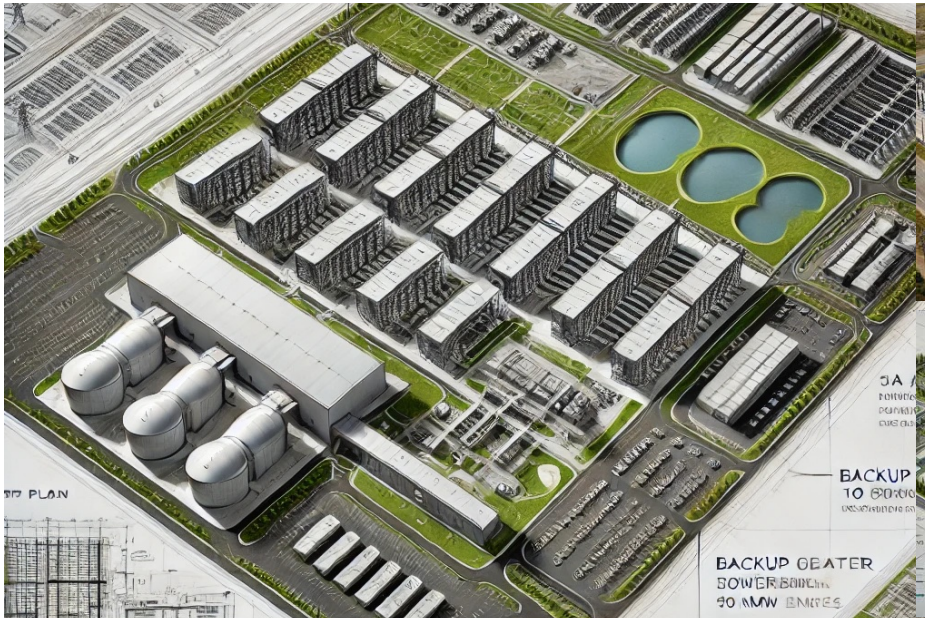
Property Details

LOCATION	3100 Wade Road Lancaster, TX
AVAILABLE	79.44 AC
PRICE	Please Call for Pricing
POWER	Formal Power Load Request Submitted: 240 MW
ZONING	ETJ
HIGHLIGHTS	» Water provided through Rocket SUD » In the center of proven data center cluster (Compass Data Center, Google Data Center, STACK Infrastructure, Data Bank, QTS Data Centers) » Atmos Natural Gas at site » Diverse fiber connectivity available
AREA RETAIL & TRAFFIC DRIVERS	Exxon, Wells Fargo, Kwik Kar, Soulman's Barbeque, Subway, Enterprise, Sonic, O'Reilly Auto Parts, Dollar General, Ace Hardware
TRAFFIC COUNTS	N Central Blvd 10,331 CPD 2022 E Ovilla Rd 19,143 CPD 2023

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	1,913	21,641	86,068
EST. POP GROWTH 2022-27	1.8%	2.5%	1.2%
MEDIAN AGE	33.1	34.8	34.4
NUMBER OF HOUSEHOLDS	623	7,205	29,112
AVG HOUSEHOLD INCOME	$103,442	$114,718	$108,193
MED HOUSEHOLD INCOME	$88,300	$93,413	$84,935

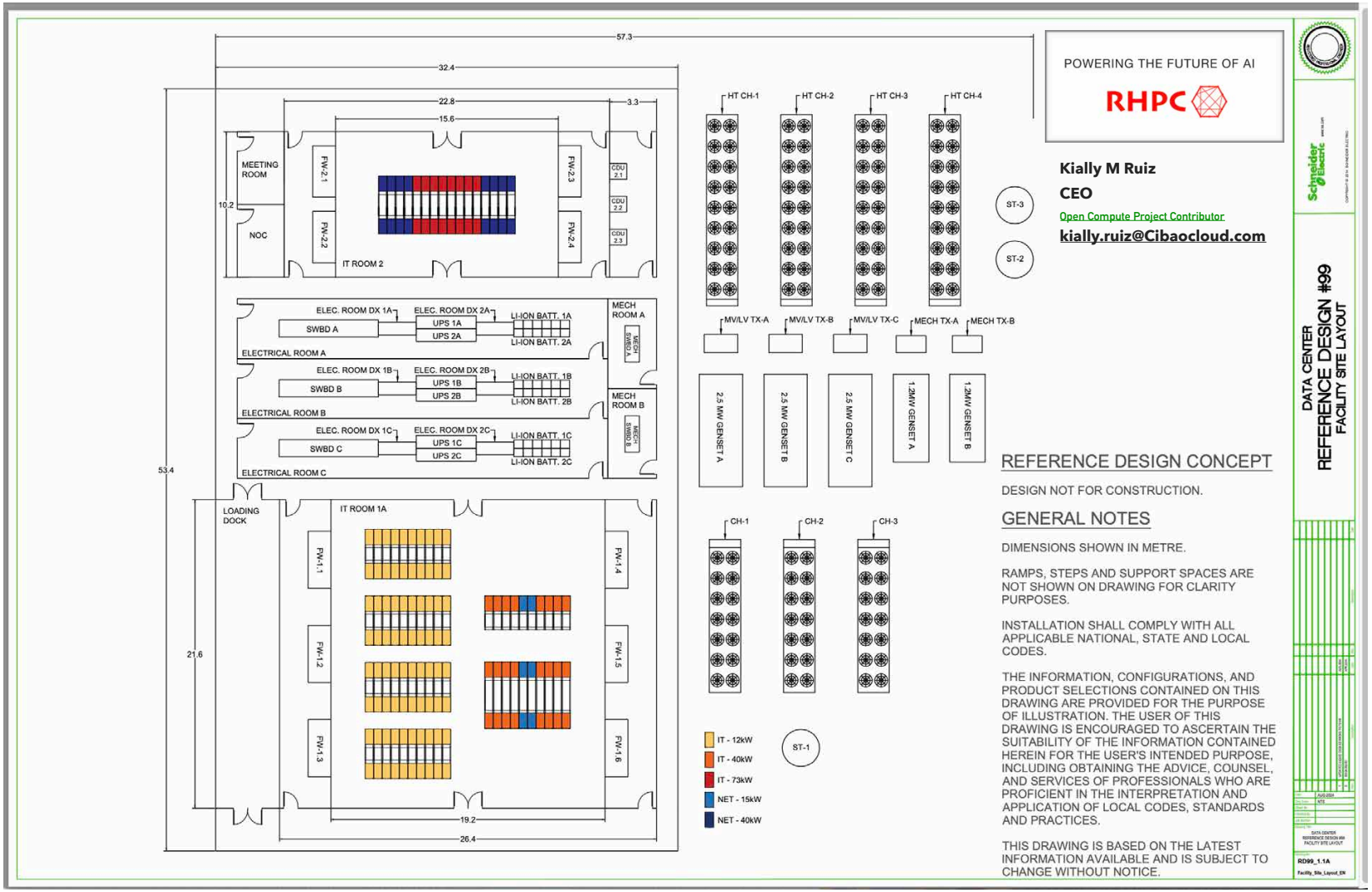
Lancaster, TX: 240MW AI DC



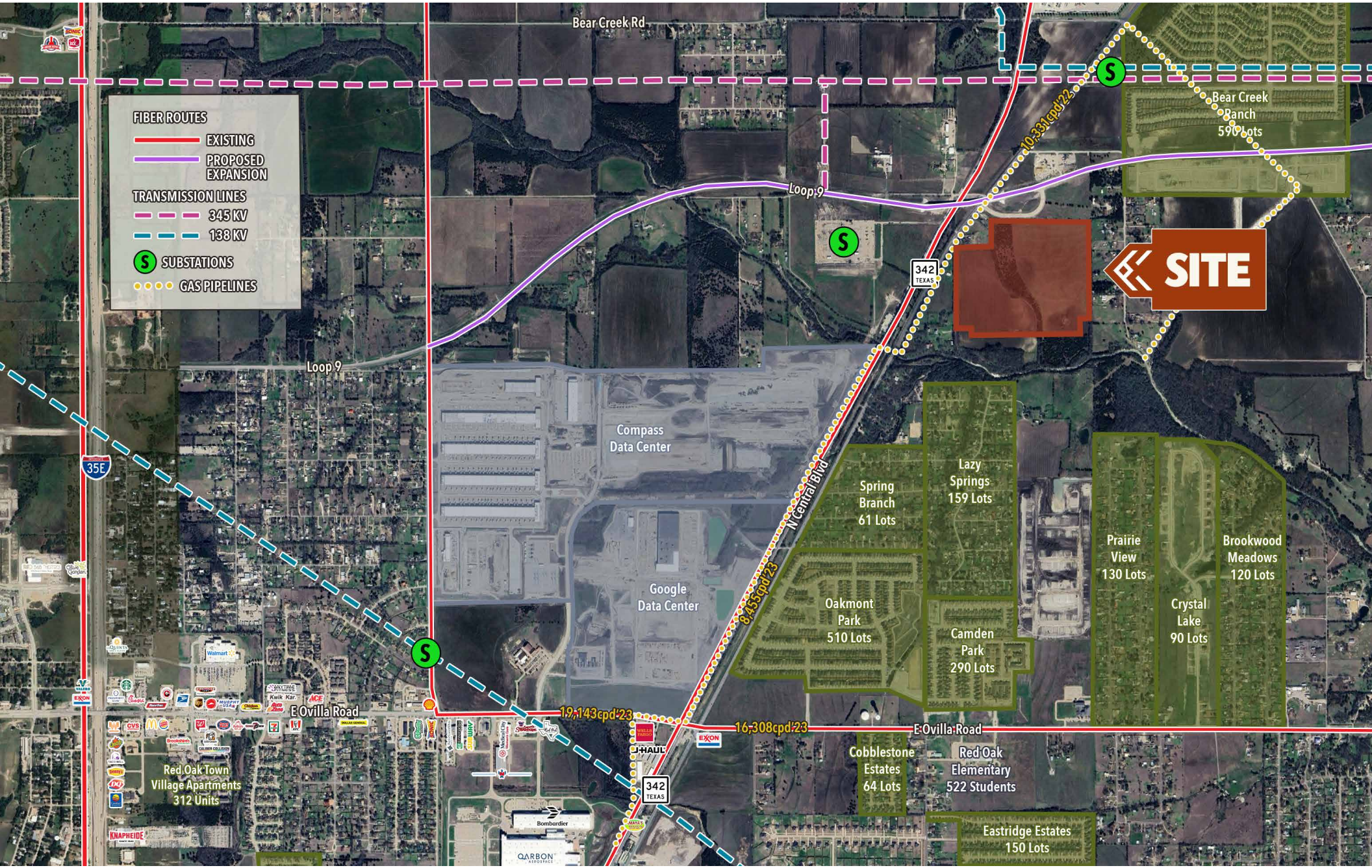
Plots	MW	Square Meters	Square Feet	Buildable Acres	Transmission Lines	Substations Nearby	Accessibility	Natural Gas Pipelines	Water & Sewer	Fast Track Permitting?	In DSO (ONCOR) Queue?	Data Halls (RHPC Reference Designs)	Capacity: Natural Gas Generators (SGT-800 x 40MW)	UPS Capacity (MW)	Transformer Capacity: Size (MVA	Substation Capacity: (Acres)
Plot 1	240	291,374	3,136,320	79.44	345kv (2 lines) 138kv (1 line)	Yes 2 substations	A+ (Railroad, 6-lane Highway)	Yes	Yes	Yes (ETJ)	Yes Power expected by 2028	40	6	360	300	5

Highlights: The strategic data center site at 3110 Wade Rd in Lancaster, TX, offers a prime location with a potential capacity of up to 240MW, supporting 40 Schneider Electric & Nvidia AI data halls based on Reference Design #99. With an expedited permitting process and strong community incentives, this site is ideal for AI hyperscalers and colocation providers looking for a power-secure and scalable environment. The site has been in the ONCOR queue since October 2024, with ERCOT studies underway and power expected by 2028. It features robust infrastructure, including multiple high-voltage transmission lines (two 345kV lines and one 138kV line), two nearby substations, and the potential for onsite power generation with 40MW Siemens SGT-800 natural gas generators or similar solutions. Covering 79.44 buildable acres, the property is designed to accommodate large-scale data center deployment and offers excellent accessibility with direct railroad access, a six-lane highway, and proximity to an airport. Essential utilities, including water and sewer, are accessible, and natural gas pipelines are in place. Additionally, its proximity to established data centers like Compass and Stream enhances connectivity and infrastructure support. This site presents a rare investment opportunity for hyperscalers, colocation operators, and data center real estate investors seeking a well-connected, power-ready, and incentive-rich environment for AI and high-performance computing deployments.

Lancaster, TX: 240MW AI DC



Lancaster Zoom Aerial



Lancaster Wide Aerial

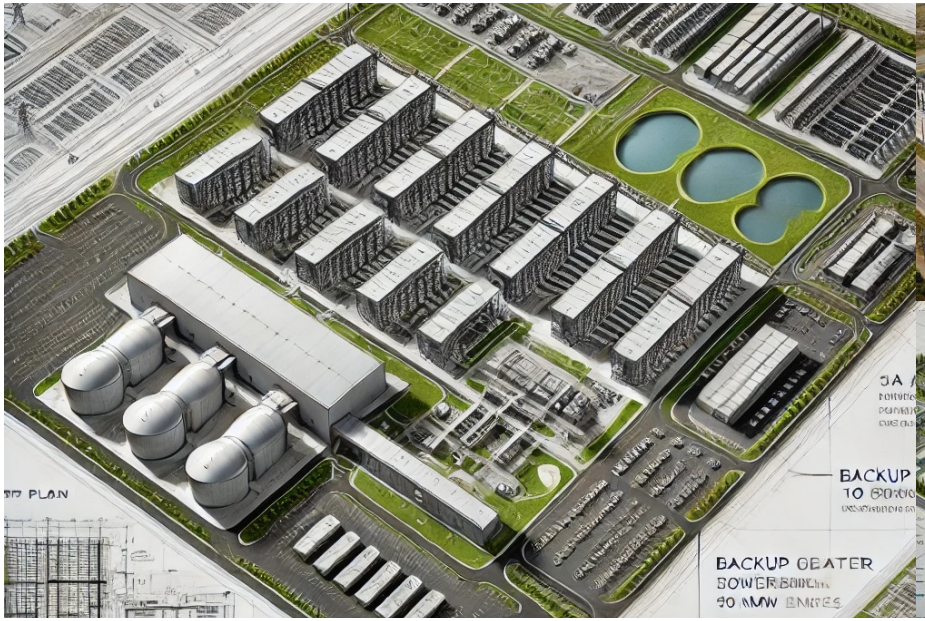
Property Details

LOCATION	8101 Forest Hill Dr & 4401 Ennon Rd, Fort Worth, TX
AVAILABLE	±90 AC & 75 AC
PRICE	Please Call for Pricing
POWER	Formal Power Load Request Submitted: 480 MW
ZONING	Manufactured Housing
HIGHLIGHTS	» City utilities available » Oncor transmission lines and substation immediately adjacent to the property
AREA RETAIL & TRAFFIC DRIVERS	HomeGoods Distribution Center, Everman Middle School, Everman High School, Metro, Chase Bank, Sonic, Jimmy John's, Panda Express, 7-Eleven, Popeye's, Whataburger, QuikTrip, Starbucks
TRAFFIC COUNTS	E Evon Ave 2,923 CPD 2022 Everman Pkwy 4,156 CPD 2022

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	2,219	39,611	146,018
EST. POP GROWTH 2024-29	1.1%	1.1%	1.0%
MEDIAN AGE	30.7	32.9	33.6
NUMBER OF HOUSEHOLDS	674	12,942	48,806
AVG HOUSEHOLD INCOME	$91,002	$84,290	$101,113
MED HOUSEHOLD INCOME	$68,254	$67,817	$78,637

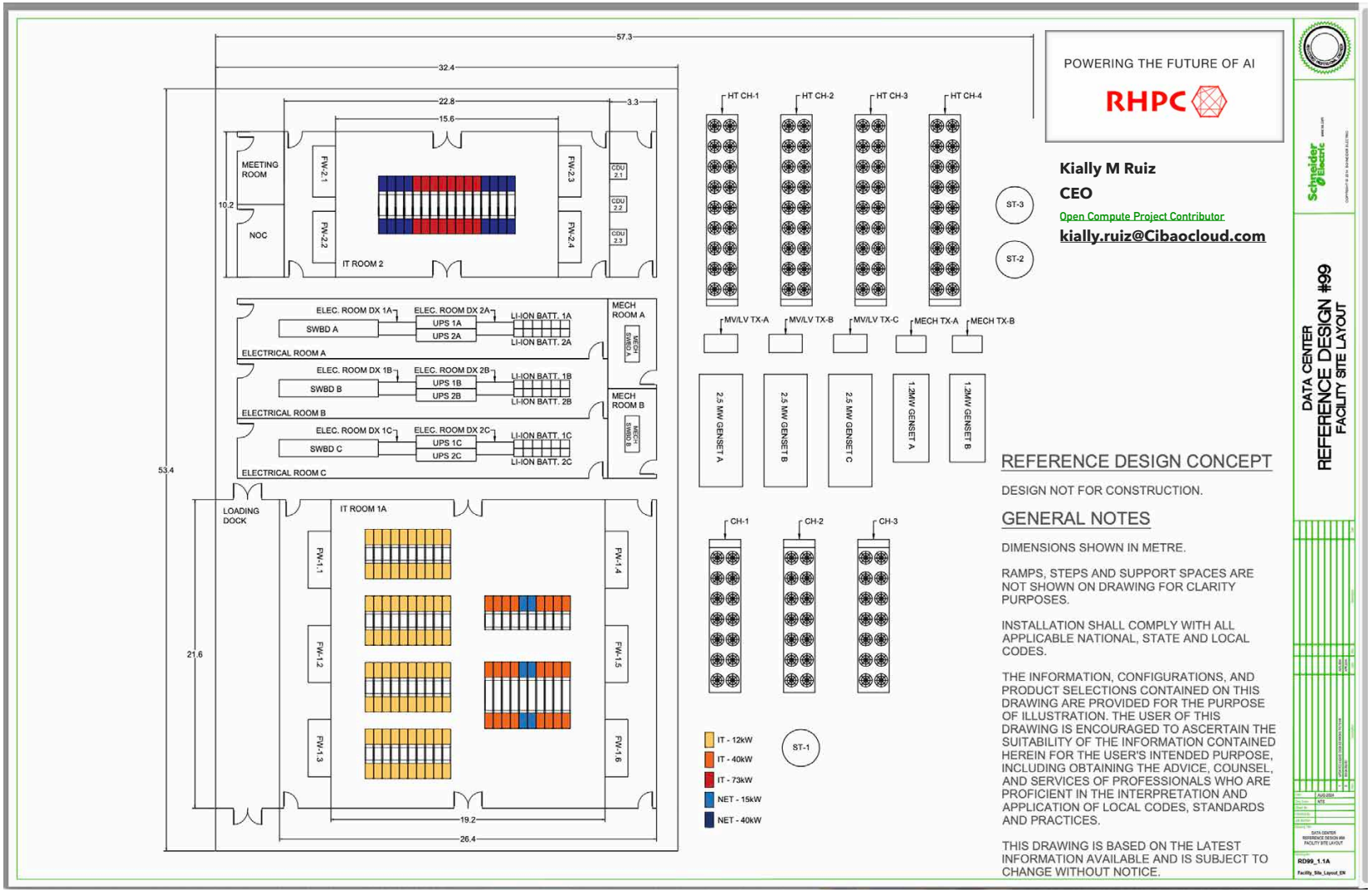
Forest Hill Dr – Fort Worth, TX: 480MW AI DC



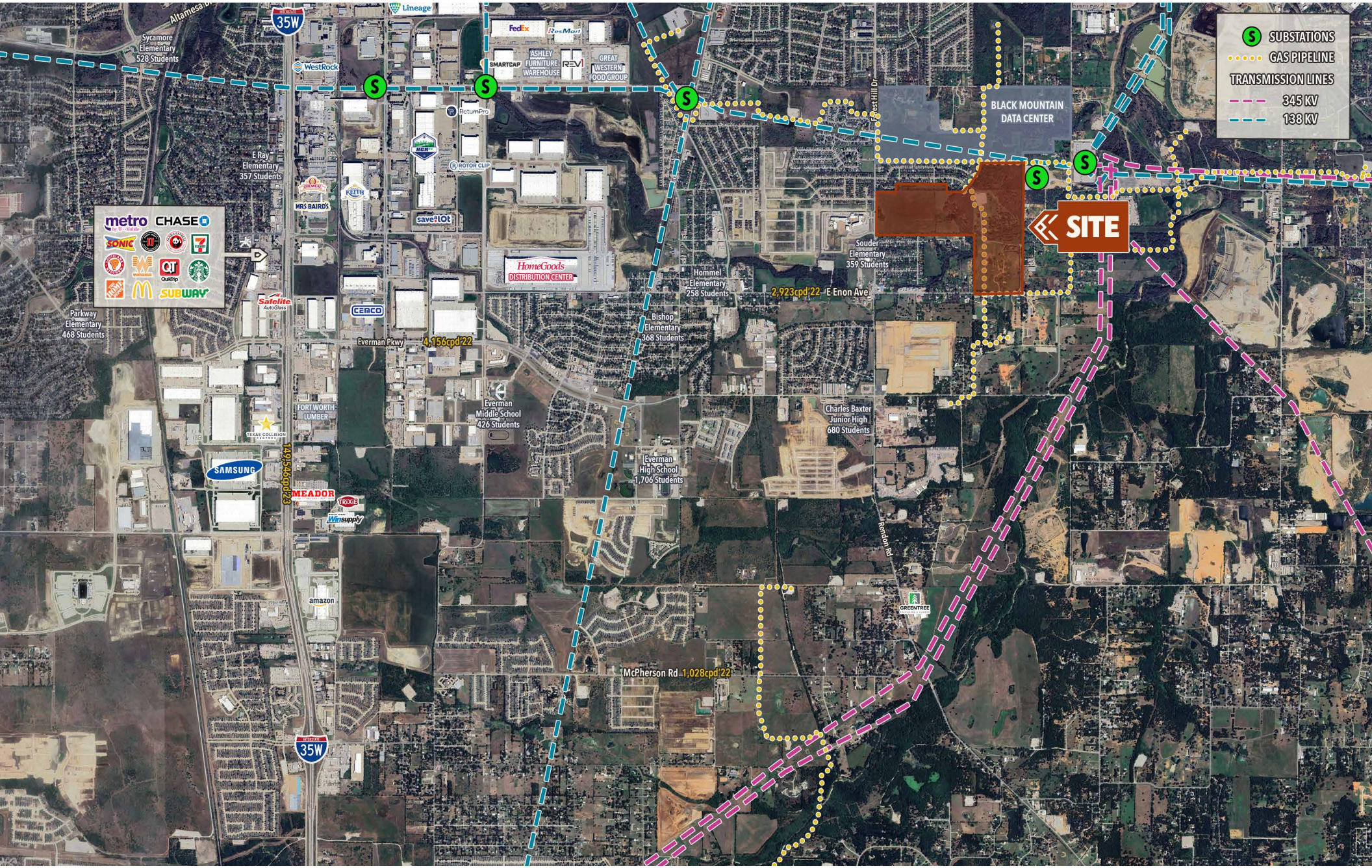
Plots	MW	Square Meters	Square Feet	Buildable Acres	Transmission Lines	Substations Nearby	Accessibility	Natural Gas Pipelines	Water & Sewer	Fast Track Permitting?	In DSO (ONCOR) Queue?	Data Halls (RHPC Reference Designs)	Capacity: Natural Gas Generators (SGT-800 x 40MW)	UPS Capacity (MW)	Transformer Capacity: Size (MVA	Substation Capacity: (Acres)
Plot 1 & 2	480	594,888	6,403,319	147	345kv (8 lines connecting to switchyard just meters from the property)	Yes, large ONCOR Switchyard	A+ (1.5 mile to US20)	Yes	Yes	Yes (ETJ)	Yes Power expected by 2028	80	12	720	600	14

Highlights: The strategic data center site at 8101 Forest Hill Dr., FORT WORTH, TX, offers a prime location with a potential capacity of up to 480MW, supporting 80 Schneider Electric & Nvidia AI data halls based on Reference Design #99. With an expedited permitting process and strong community incentives, this site is ideal for AI hyperscalers and colocation providers seeking a power-secure and scalable environment. The site has been in the ONCOR queue since October 2024, with ERCOT studies underway and power expected by 2028. It features robust infrastructure, including multiple high-voltage transmission lines (8 x 345kV lines connecting to the large ONCOR Everman Switchyard adjacent to the site), eight nearby substations, and the potential for onsite power generation with 40MW Siemens SGT-800 natural gas generators or similar solutions. Spanning 147 buildable acres, the property is designed to accommodate large-scale data center deployment and low-emissions power plant generators. It offers excellent accessibility about 1.5 miles to US20. Essential utilities—including water, sewer, and onsite natural gas pipelines—are already in place. Additionally, its proximity to the ONCOR's EVERMAN Switch Substation enhances access to mission-critical energy infrastructure. This site presents a rare investment opportunity for hyperscalers, colocation operators, and data center real estate investors seeking a well-connected, power-ready, and incentive-rich environment for AI and high-performance computing deployments. Positioned as a potential anchor site for a future Data Center Corridor in the Interstate I35W Fort Worth metro area, it also offers the opportunity for a 100MW+ microgrid with natural gas and low-emissions onsite generation.

Forest Hill Dr – Fort Worth, TX: 480MW AI DC



Fort Worth Trade Aerial



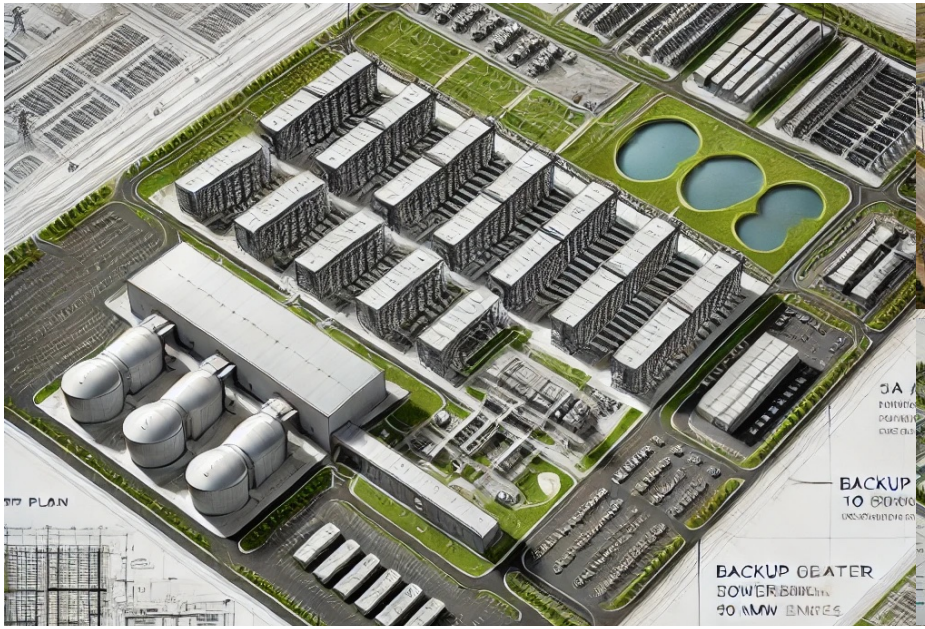
Property Details

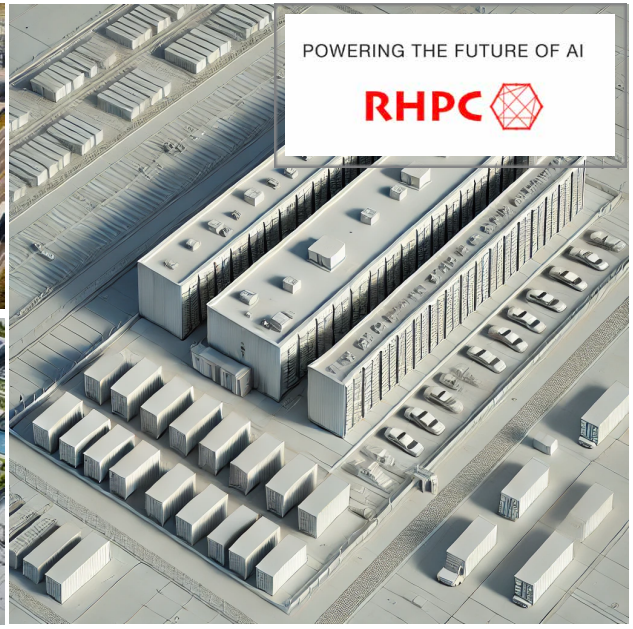
LOCATION	2501 McPherson Rd, Fort Worth, TX
AVAILABLE	106.63 AC
PRICE	Please Call for Pricing
POWER	Formal Power Load Request Submitted: 360 MW
ZONING	ETJ
HIGHLIGHTS	» City utilities available » Oncor transmission lines within property boundary
AREA RETAIL & TRAFFIC DRIVERS	HomeGoods Distribution Center, Everman Middle School, Everman High School, Metro, Chase Bank, Sonic, Jimmy John's, Panda Express, 7-Eleven, Popeye's, Whataburger, QuikTrip, Starbucks
TRAFFIC COUNTS	McPherson Rd 1,028 CPD 2022 35W 149,546 CPD 2023

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	620	32,039	110,274
EST. POP GROWTH 2024-29	2.0%	1.1%	1.1%
MEDIAN AGE	29.9	33.6	34.2
NUMBER OF HOUSEHOLDS	197	10,378	36,824
AVG HOUSEHOLD INCOME	$121,664	$107,158	$104,523
MED HOUSEHOLD INCOME	$95,599	$84,968	$79,715

McPherson Rd – Fort Worth, TX: 360MW AI DC

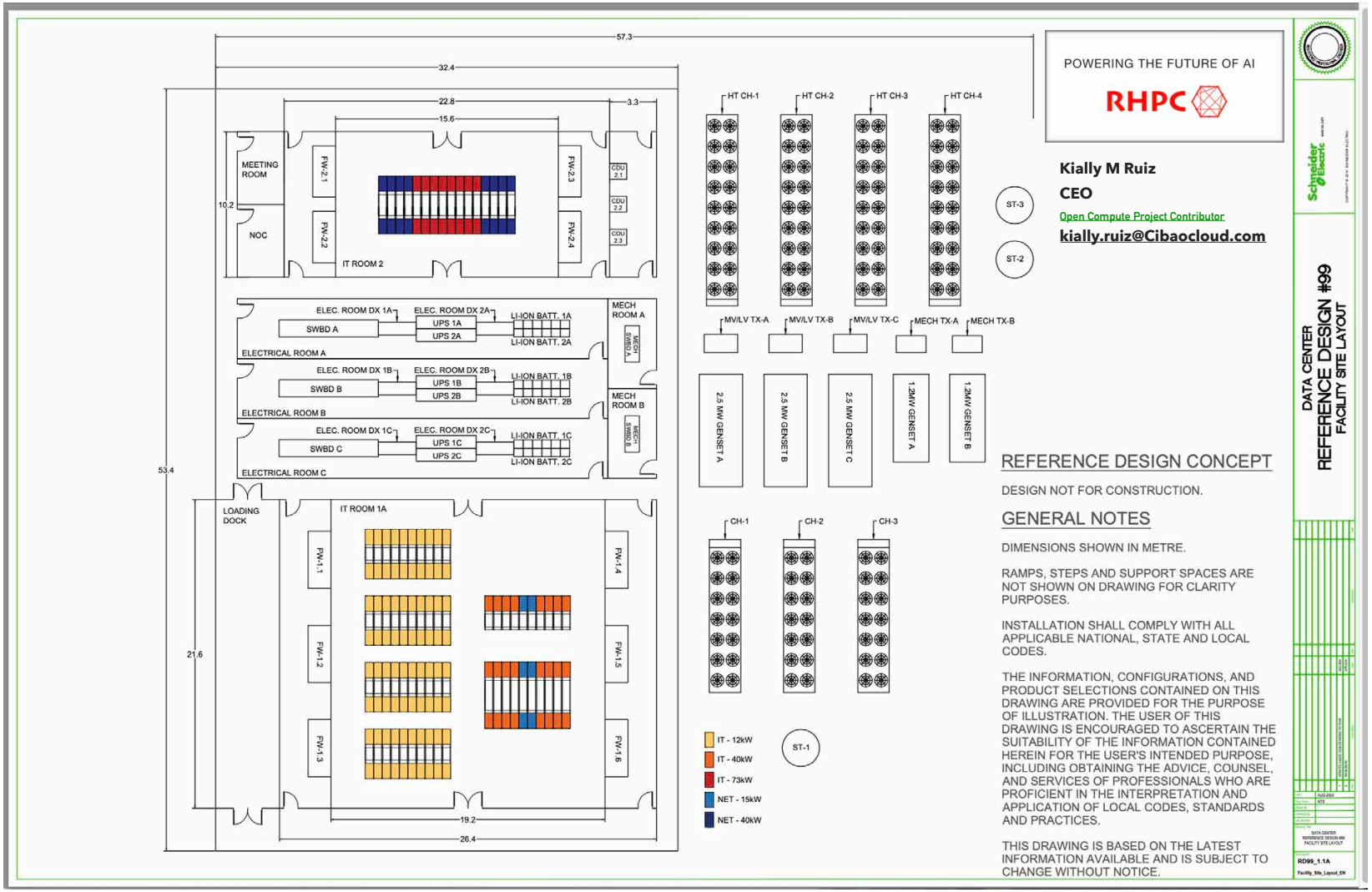




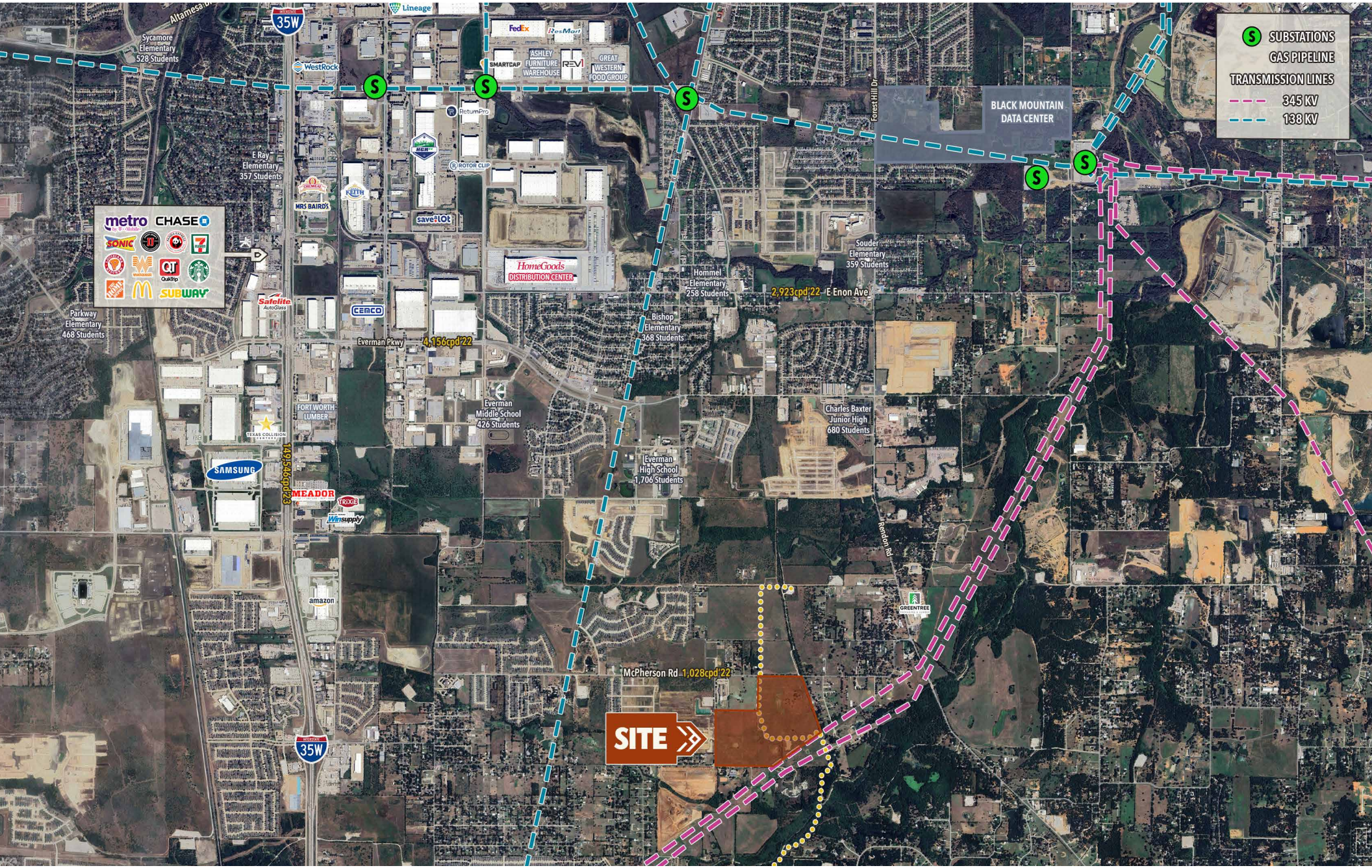
Plots	MW	Square Meters	Square Feet	Buildable Acres	Transmission Lines	Substations Nearby	Accessibility	Natural Gas Pipelines	Water & Sewer	Fast Track Permitting?	In DSO (ONCOR) Queue?	Data Halls (RHPC Reference Designs)	Capacity: Natural Gas Generators (SGT-800 x 40MW)	UPS Capacity (MW)	Transformer Capacity: Size (MVA	Substation Capacity: (Acres)
Plot 1 & 2	360	372,311	4,007,520	92	345kv (4 lines crossing the property)	Yes 8 substations nearby	A+ (1 mile to I35W)	Yes	Yes	Yes (ETJ)	Yes Power expected by 2028	60	8	540	600	8

Highlights: The strategic data center site at 2300 McPherson Rd, FORT WORTH, TX, offers a prime location with a potential capacity of up to 360MW, supporting 60 Schneider Electric & Nvidia AI data halls based on Reference Design #99. With an expedited permitting process and strong community incentives, this site is ideal for AI hyperscalers and colocation providers seeking a power-secure and scalable environment. The site has been in the ONCOR queue since October 2024, with ERCOT studies underway and power expected by 2028. It features robust infrastructure, including multiple high-voltage transmission lines (4 x 345kV lines adjacent to the site), eight nearby substations, and the potential for onsite power generation with 40MW Siemens SGT-800 natural gas generators or similar solutions. Spanning 92 buildable acres, the property is designed to accommodate large-scale data center deployment and low-emissions power plant generators. It offers excellent accessibility located about 1 mile from I35W and proximity to FT Worth Spinks airport. Essential utilities—including water, sewer, and onsite natural gas pipelines—are already in place. Additionally, its proximity to the ONCOR's EVERMAN Switch Substation enhances access to mission-critical energy infrastructure. This site presents a rare investment opportunity for hyperscalers, colocation operators, and data center real estate investors seeking a well-connected, power-ready, and incentive-rich environment for AI and high-performance computing deployments. Positioned as a potential anchor site for a future Data Center Corridor in the Interstate I35W Fort Worth metro area, it also offers the opportunity for a 100MW+ microgrid with natural gas and low-emissions onsite generation.

McPherson Rd - Fort Worth, TX: 360MW AI DC



McPherson Rd - Fort Worth Trade

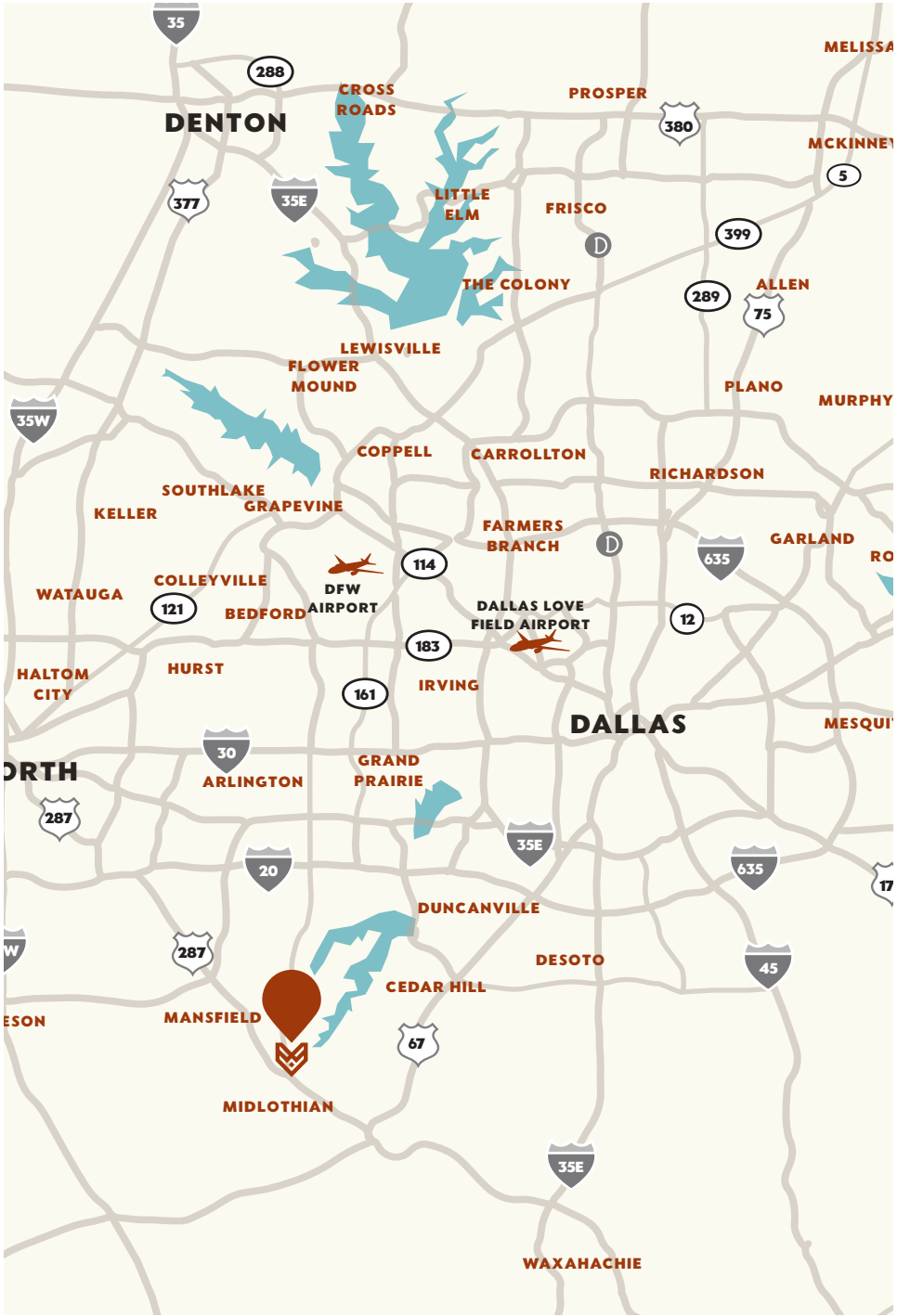


Property Details

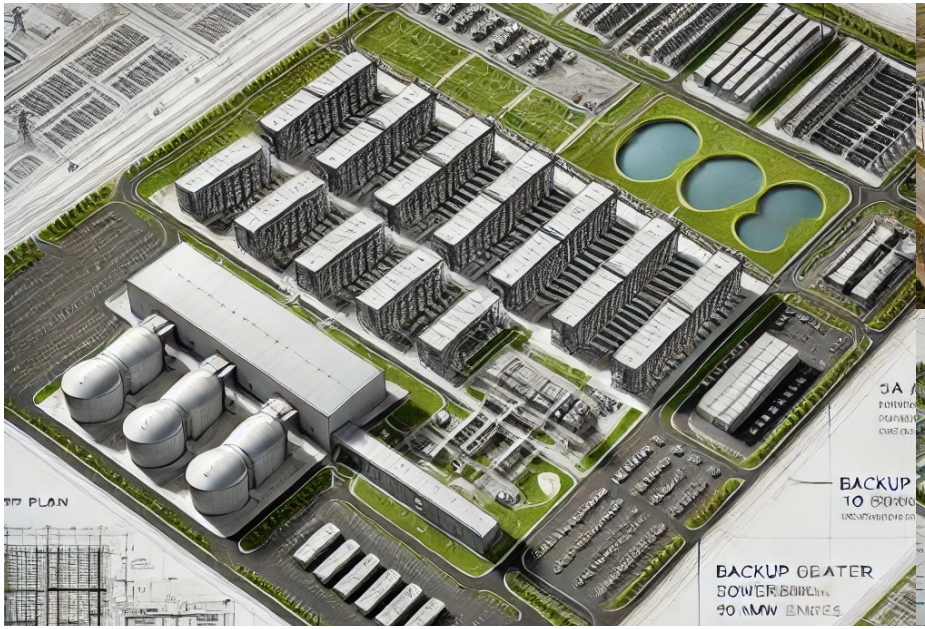
LOCATION	HWY 287 Grand Prairie, TX
AVAILABLE	122 Net AC / 147 Gross AC
PRICE	Please Call for Pricing
POWER	Formal Power Load Request Submitted: 360 MW
ZONING	Commercial PD/ETJ
HIGHLIGHTS	» Near existing/future major data center cluster » Highway 287 Frontage » Williams natural gas at site
DRIVE TIMES	» Downtown Dallas - 27 miles » Downtown Fort Worth - 27 miles » DFW Airport - 27 miles » Mansfield - 8 miles » Midlothian - 3 miles
TRAFFIC COUNTS	HWY 287 45,012 CPD 2022 360 28,074 CPD 2022

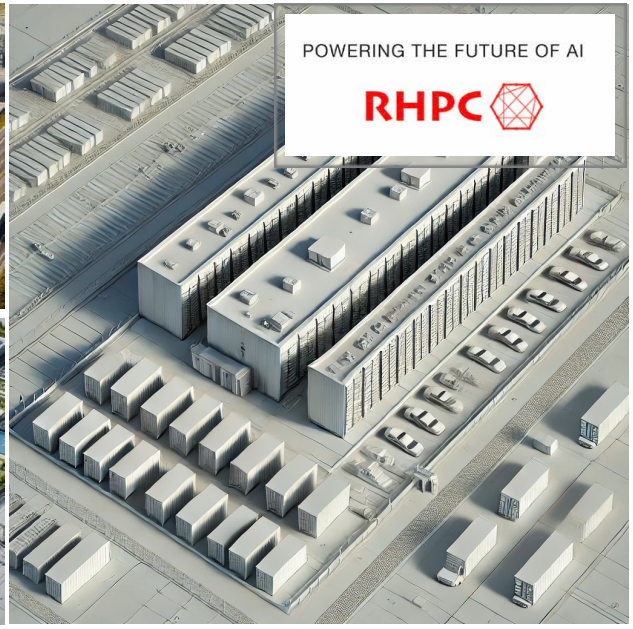
Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	845	8,034	40,771
EST. POP GROWTH 2024-29	10.1%	10.1%	5.8%
MEDIAN AGE	33.4	33.7	34.8
NUMBER OF HOUSEHOLDS	279	2,673	13,503
AVG HOUSEHOLD INCOME	$91,638	$97,607	$129,994
MED HOUSEHOLD INCOME	$82,375	$86,319	$108,866



HWY 287 – Grand Prairie, TX: 360MW AI DC

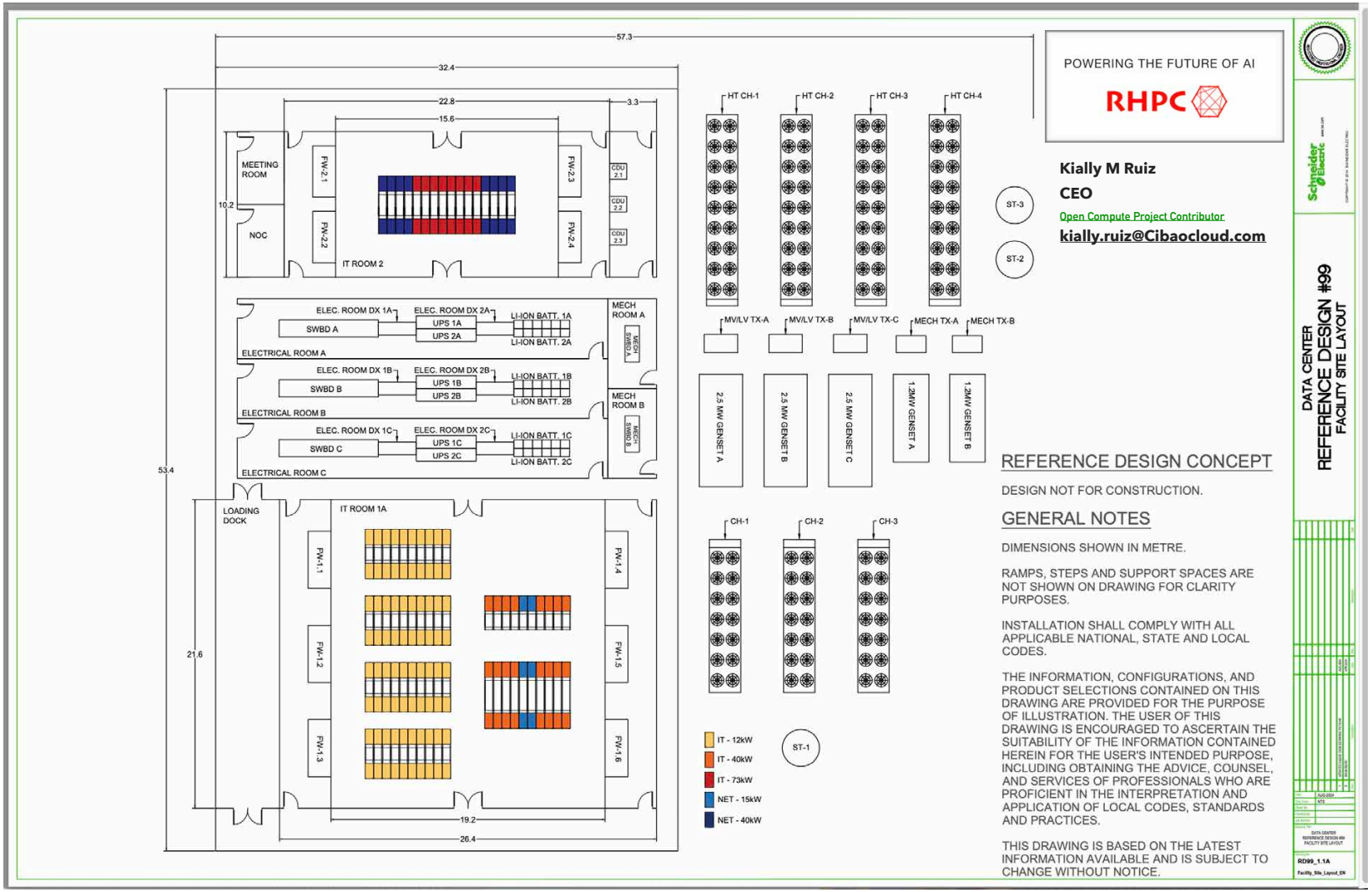




Plots	MW	Square Meters	Square Feet	Buildable Acres	Transmission Lines	Substations Nearby	Accessibility	Natural Gas Pipelines	Water & Sewer	Fast Track Permitting?	In DSO (ONCOR) Queue?	Data Halls (RHPC Reference Designs)	Capacity: Natural Gas Generators (SGT-800 x 40MW)	UPS Capacity (MW)	Transformer Capacity: Size (MVA	Substation Capacity: (Acres)
Plot 1	360	489,670	5,270,760	121	345kv (2 lines) 138kv (1 line) 69kv (1line)	Yes 4 substations	A+ (Railroad, Highway)	Yes	Yes	Yes (ETJ)	Yes Power expected by 2028	60	10	540	600	8

Highlights: The strategic data center site at 4705 Old Ft. Worth Rd, Midlothian, TX, (US Highway 287) offers a prime location with a potential capacity of up to 360MW, supporting 40 Schneider Electric & Nvidia AI data halls based on Reference Design #99. Located near Google Hyperscale Data Center (US Highway 67), with 287MW of power and 900MW of Solar. With an expedited permitting process and strong community incentives, this site is ideal for AI hyperscalers and colocation providers looking for a power-secure and scalable environment. The site has been in the ONCOR queue since October 2024, with ERCOT studies underway and power expected by 2028. It features robust infrastructure, including multiple high-voltage transmission lines (two 345kV lines and one 138kV line), four nearby substations, and the potential for onsite power generation with 40MW Siemens SGT-800 natural gas generators or similar solutions. Covering 121 buildable acres, the property is designed to accommodate large-scale data center deployment and offers excellent accessibility with nearby railroad access, Hwy 287 planned expansion with dedicated north and southbound exit ramps, and proximity to an airport. Essential utilities, including water and sewer expansoin, and natural gas pipelines are already in place. Additionally, its proximity to established data centers like Google's Midlothian DC1, DC2, DC3 and DC4 enhances connectivity and infrastructure support. This site presents a rare investment opportunity for hyperscalers, colocation operators, and data center real estate investors seeking a well-connected, power-ready, and incentive-rich environment for AI and high-performance computing deployments.

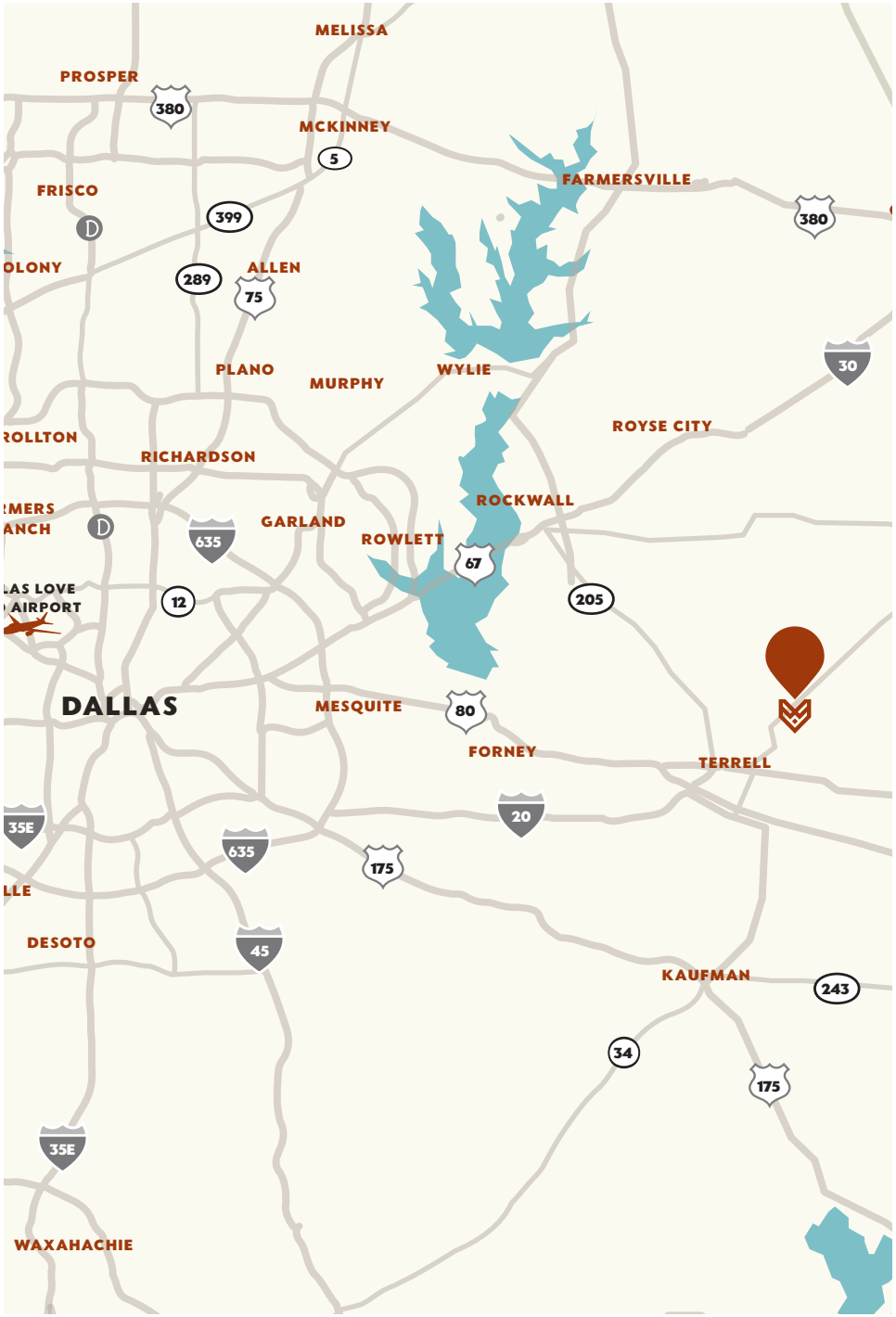
HWY 287 - Grand Prairie, TX: 360MW AI DC



Grand Prairie Trade Aerial

Property Details

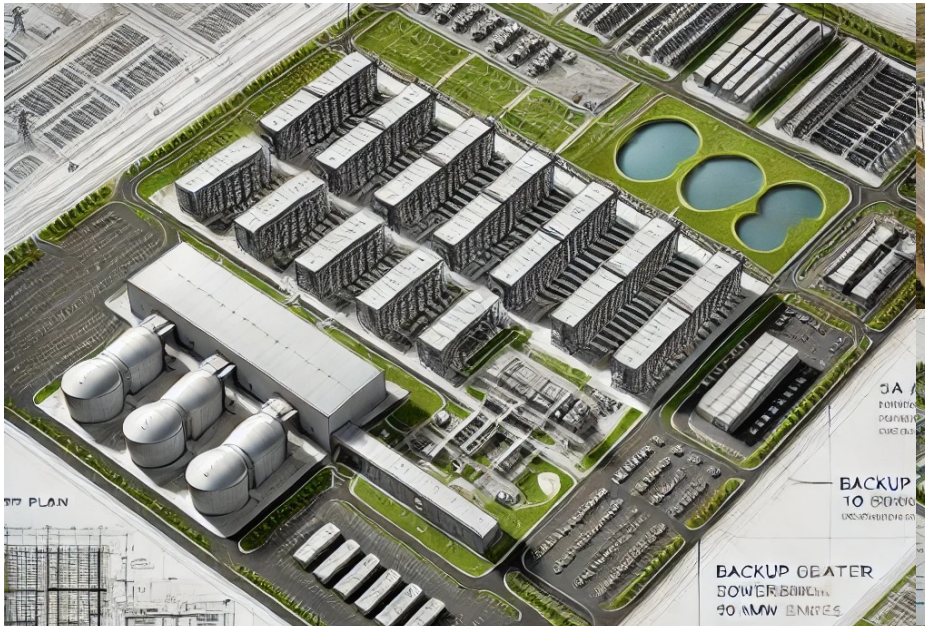
LOCATION	1136 CO Rd 319 Terrell, TX 75161
AVAILABLE	± 220 Net AC / ± 450 Gross AC
PRICING	Please Call for Pricing
POWER	Formal Power Load Request Submitted: 480 MW
ZONING	ETJ
HIGHLIGHTS	» Highway 34 Frontage » Oncor transmission lines within property boundary » Long-haul fiber connectivity available » Subject site in Opportunity Zone
DRIVE TIMES	» Downtown Dallas – 32 Miles
TRAFFIC COUNTS	HWY 34 10,248 CPD 2022

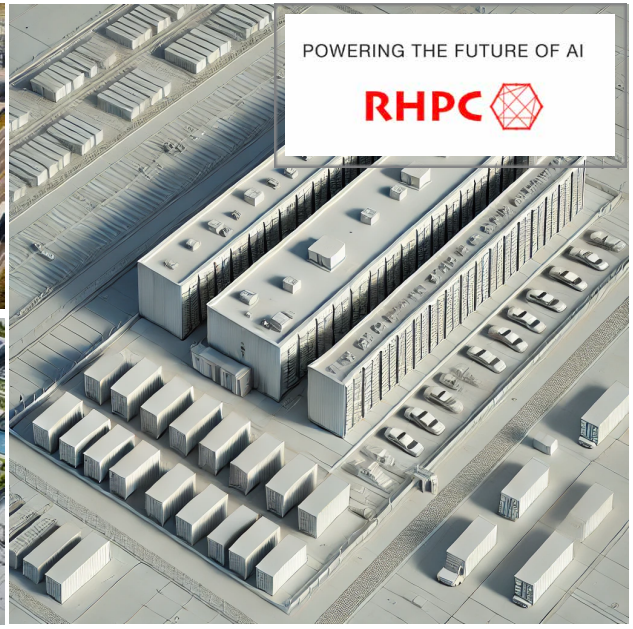


Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	773	12,990	21,899
EST. POP GROWTH 2024-29	1.0%	1.8%	2.2%
MEDIAN AGE	32.8	32.9	32.8
NUMBER OF HOUSEHOLDS	237	4,078	6,929
AVG HOUSEHOLD INCOME	$85,259	$84,215	$81,213
MED HOUSEHOLD INCOME	$81,054	$68,512	$65,214

HWY 34 – Terrell, TX: 480MW AI DC

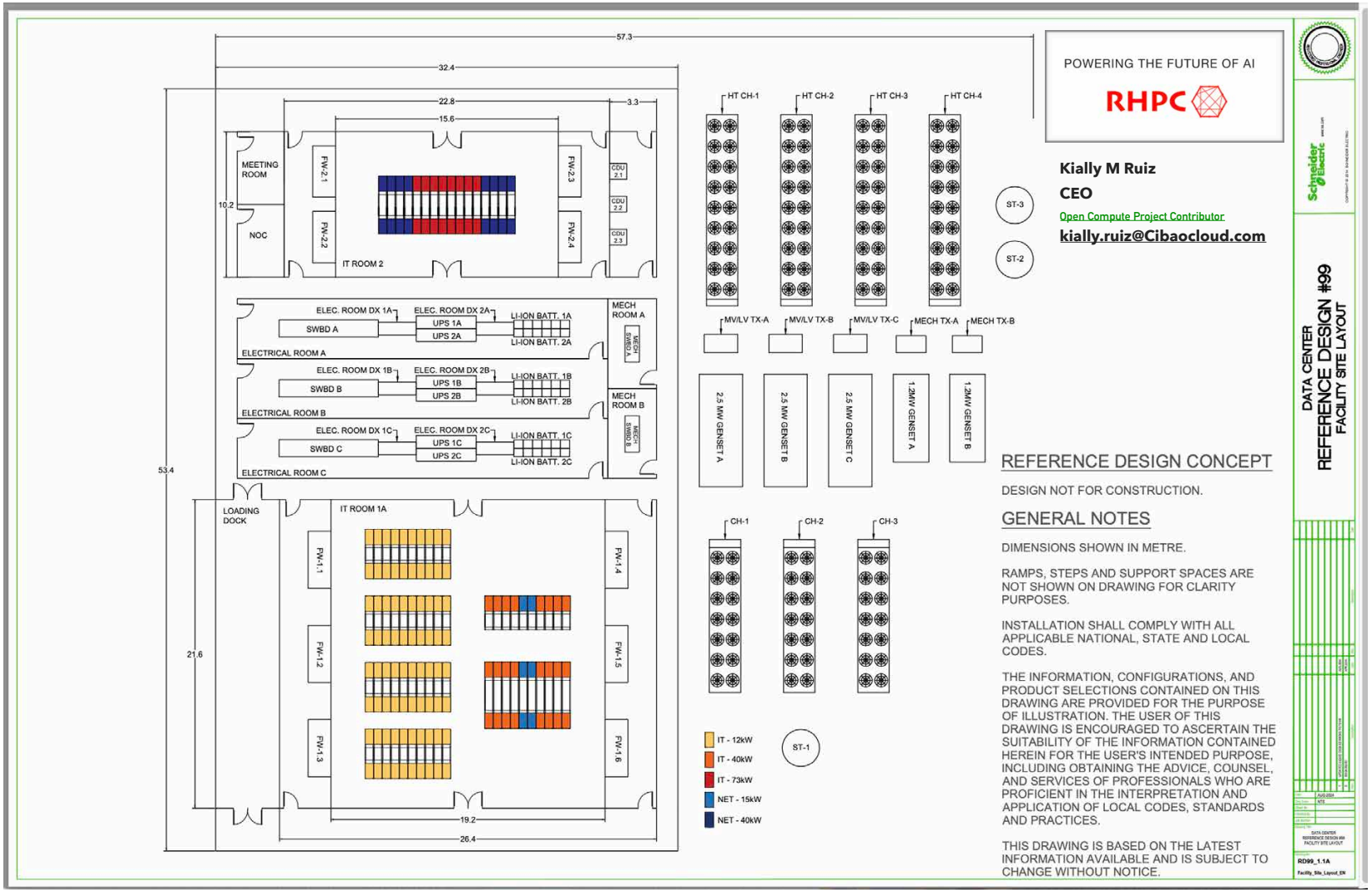




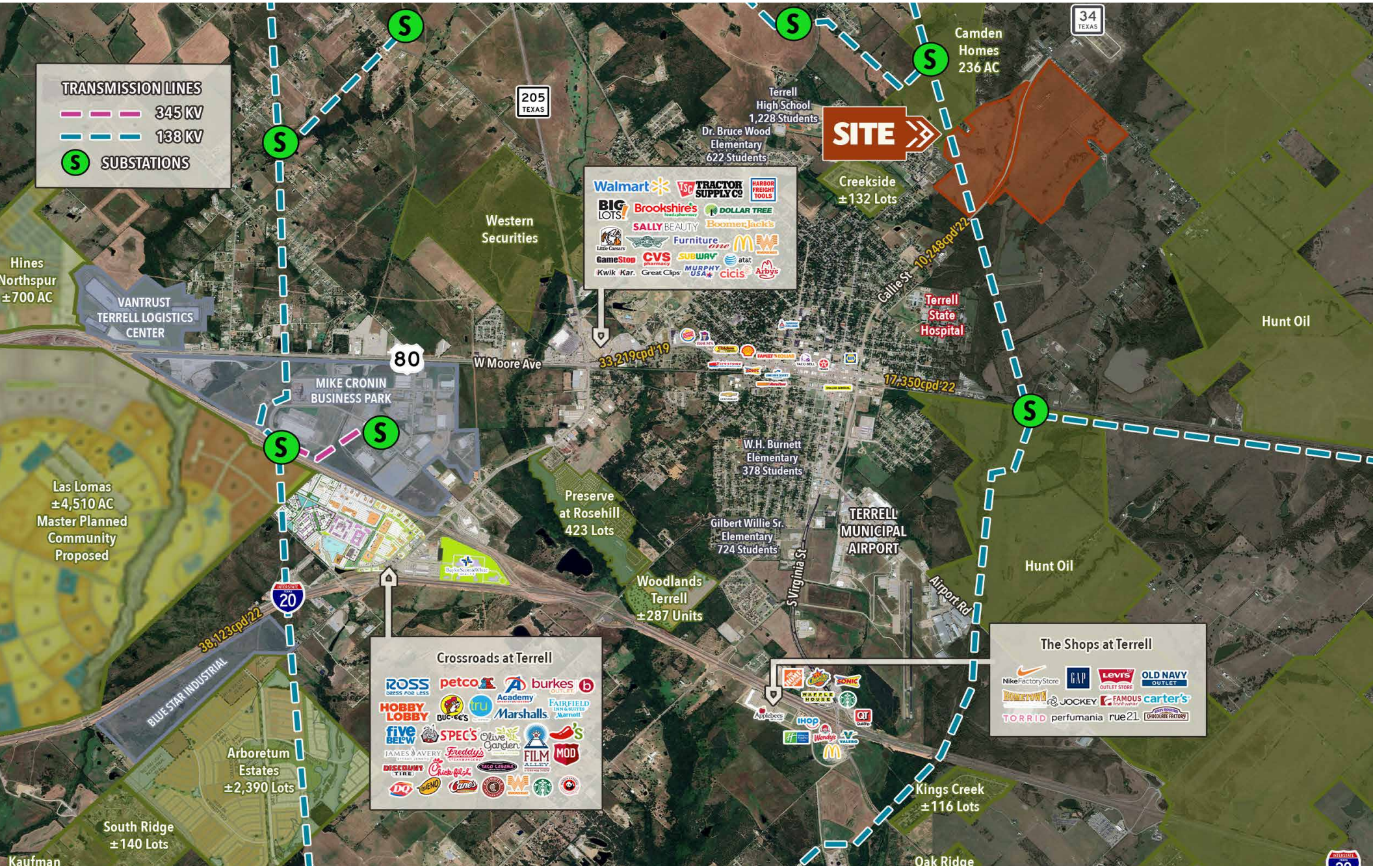
Plots	MW	Square Meters	Square Feet	Buildable Acres	Transmission Lines	Substations Nearby	Accessibility	Natural Gas Pipelines	Water & Sewer	Fast Track Permitting?	In DSO (ONCOR) Queue?	Data Halls (RHPC Reference Designs)	Capacity: Natural Gas Generators (SGT-800 x 40MW)	UPS Capacity (MW)	Transformer Capacity: Size (MVA	Substation Capacity: (Acres)
Plot 1 & 2	480	890,309	9,583,199	220	345kv (1 line) 138kv (multiple lines with one crossing through property)	Yes 9 substations nearby	A+ (Railroad, 2-lane Highway)	Yes	Yes	Yes (ETJ)	Yes Power expected by 2028	80	12	720	600	13

Highlights: The strategic data center site at 1136 County Rd 319, Terrell, TX, offers a prime location with a potential capacity of up to 480MW, supporting 80 Schneider Electric & Nvidia AI data halls based on Reference Design #99. With an expedited permitting process and strong community incentives, this site is ideal for AI hyperscalers and colocation providers seeking a power-secure and scalable environment. The site has been in the ONCOR queue since November 2024, with ERCOT studies underway and power expected by 2028. It features robust infrastructure, including multiple high-voltage transmission lines (a 345kV line within five miles and multiple 138kV lines crossing the property), nine nearby substations, and the potential for onsite power generation with 40MW Siemens SGT-800 natural gas generators or similar solutions. Spanning 220 buildable acres, the property is designed to accommodate large-scale data center deployment and low-emissions power plant generators. It offers excellent accessibility, with direct railroad access, a two-lane highway, and proximity to an airport. Essential utilities—including water and nearby natural gas pipelines—are already in place. Additionally, its proximity to the 1,850MW Forney Energy Center enhances access to mission-critical energy infrastructure. This site presents a rare investment opportunity for hyperscalers, colocation operators, and data center real estate investors seeking a well-connected, power-ready, and incentive-rich environment for AI and high-performance computing deployments. Positioned as a potential anchor site for a future Data Center Corridor in the East Dallas-Fort Worth metro area, it also offers the opportunity for a 100MW+ microgrid with natural gas and low-emissions onsite generation.

HWY 34 – Terrell, TX: 480MW AI DC



Terrell Trade Aerial



Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Avid Real Estate Advisors, LLC	**#9008251**		**214.379.1040**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No	E-mail	Phone
Ryan Jordan	**#622105**	**rjordan@avidrea.com**	**214.379.1043**
Designated broker of Firm	License No	E-mail	Phone
Licensed Supervisor of Sales Agent/Associate	License No	E-mail	Phone
Sales Agent/Associate's Name	License No	E-mail	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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