CUSHMAN & WAKEFIELD

FOR SALE

SOUTH DALLAS

POWERED DATA CENTER DEVELOPMENT SITES

1 ±74 Acres

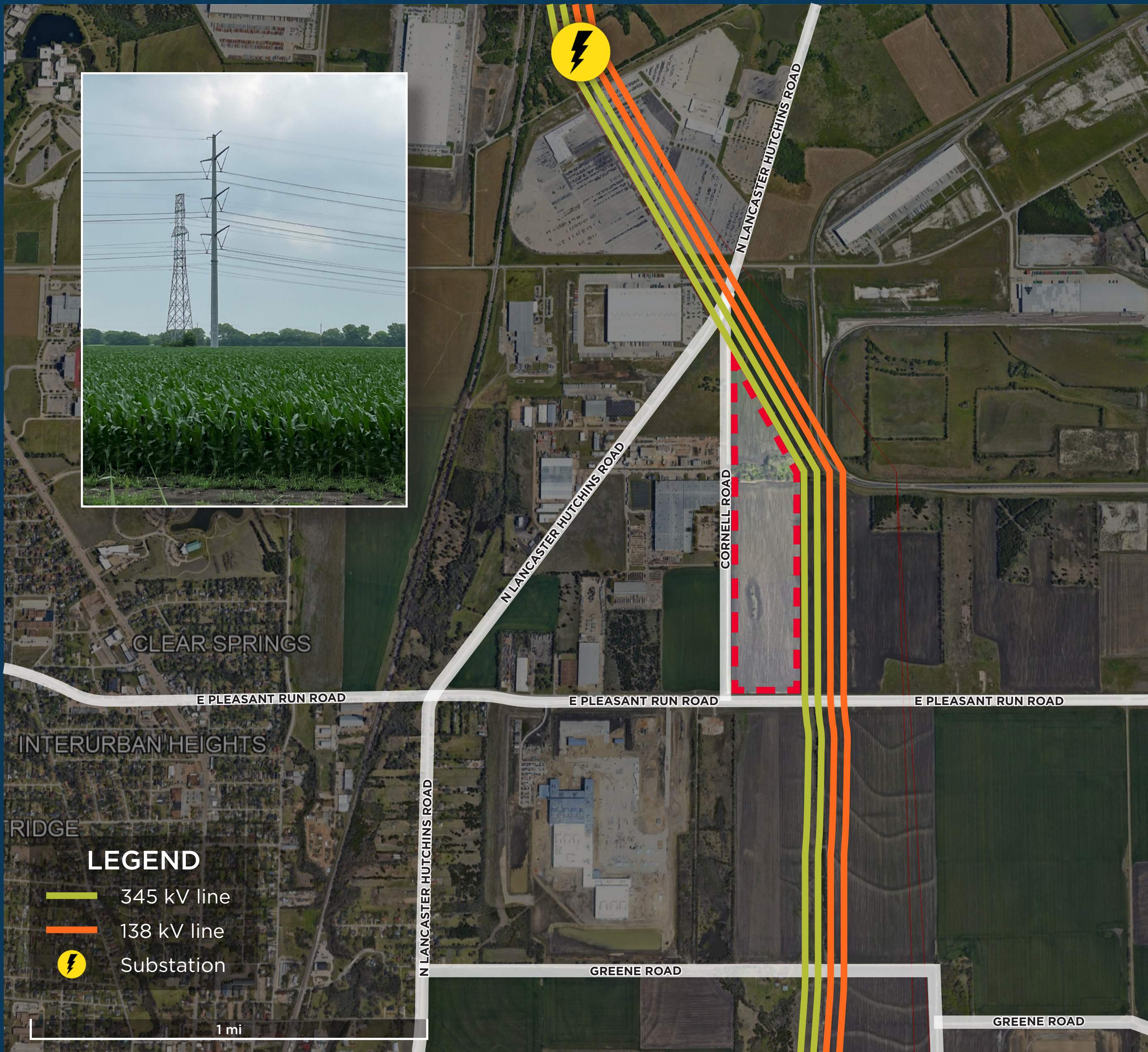
2 ±133 Acres

BO BOND
Executive Managing Director
+1 972 663 9749
bo.bond@cushwake.com

ALI GREENWOOD
Executive Director
+1 972 663 9750
ali.greenwood@cushwake.com

1 1101 E PLEASANT RUN ROAD LANCASTER, TX 75146

CUSHMAN & WAKEFIELD



NORTHERN SITE

Total Acreage	±74 Acres	
Utilities	Oncor: (2) 345 kV lines and (2) 138 kV lines running adjacent to property line	
	~1.2 miles to new Oncor substation delivering Dec 2024	
	Ample room for on-site substation	
	Water and Sewer on-site	
Zoning	Planned Development; heavy industrial	

County	Dallas
City	Lancaster
Taxes	Local and state tax incentives

Diverse fiber connectivity

City favorable on data center development

② 1104 E BELT LINE ROAD LANCASTER, TX 75146

CUSHMAN & WAKEFIELD

SOUTHERN SITE

Total Acreage	±133 Acres
Utilities	Oncor: (2) 345 kV lines and (2) 138 kV lines running ~0.34 miles east of property line
	~0.35 miles to new Oncor substation delivering Dec 2024
	Ample room for on-site substation
	Water and Sewer being built to site
Zoning	Planned Development; light industrial

County	Dallas
City	Lancaster
Taxes	Local and state tax incentives
Diverse fiber connectivity	
City favorable on data center development	

FOR SALE | SOUTH DALLAS POWERED DATA CENTER DEVELOPMENT SITES

CUSHMAN & WAKEFIELD

5 MARKET DRIVERS

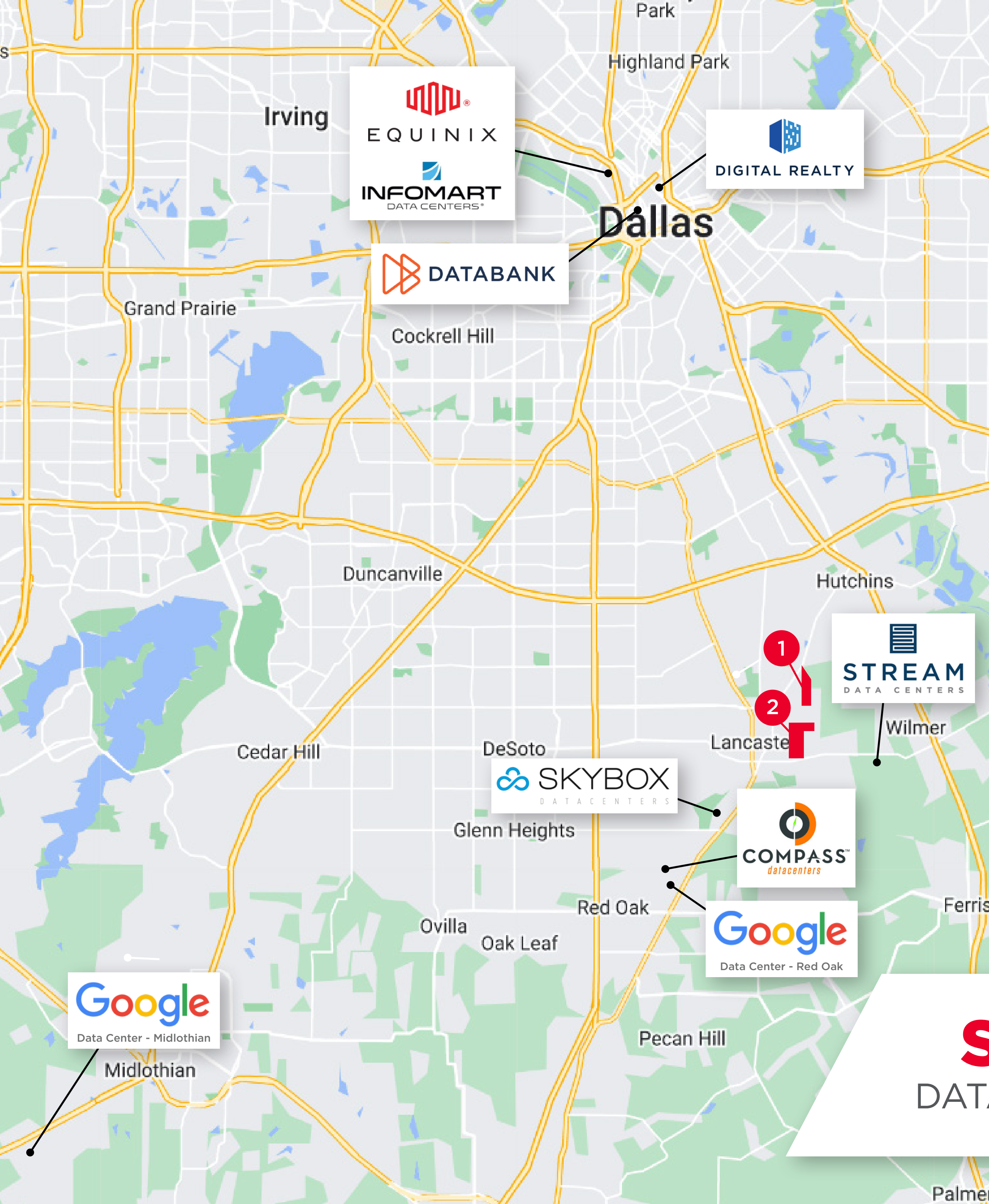
In 2023, demand for data center space remains high, with 75 MW of leases transacted in the first half of the year.

With vacancy falling below 6%, **colocation rents and utility pricing continue to rise.**

Preleasing trends continued in the market, with virtually all new construction promised to single users before breaking ground.

With available land and relatively easy access to power, **South Dallas County continues to be the focus of data center developers** looking to enter or expand in the fast-growing DFW market.

AI computing has begun to make its impact on the DFW data center landscape, with an AI GPU Cloud computing company leasing one of the few remaining large blocks of space (10+ MW) in the first half of 2023.



SOUTH DALLAS

DATA CENTER DEVELOPMENTS

DFW DATA CENTER REPORT MID-YEAR 2023

CUSHMAN & WAKEFIELD

Demand for space and power remains high in the Dallas data center market. In the first half of 2023, vacancy rates reached historic lows, putting upwards pressure on lease rates. With most new construction promised to single users before breaking ground, vacancy will remain tight, and pricing is likely to continue rising for the foreseeable future. Thus, data center operators and hyperscale users are scrambling to secure large land positions with certified path to power.

TOTAL ABSORPTION
H1'23
68.18 MW

TOTAL SUPPLY (MILLION SF)
H1'23
4.41 MSF

TOTAL SUPPLY (MW'S)
H1'23
649.7 MW

SHELL INVENTORY:
1,326,483 SF | 168 MW

AVAILABLE TURN-KEY SPACE:
263,310 SF | 43 MW

UNDER CONSTRUCTION:
864,025 SF | 140 MW

THE AVERAGE POWER RATE (¢/kWh)
H1'23
5.9¢/kWh

AVERAGE WHOLESALE STARTING RENTAL RATES ($/kW +E)
H1'23
$100/kW +E

BO BOND
Executive Managing Director
+1 972 663 9749
bo.bond@cushwake.com

ALI GREENWOOD
Executive Director
+1 972 663 9750
ali.greenwood@cushwake.com

2021 McKinney Avenue, Suite 900
Dallas, TX 75201
+1 972 663 9600
cushmanwakefield.com