

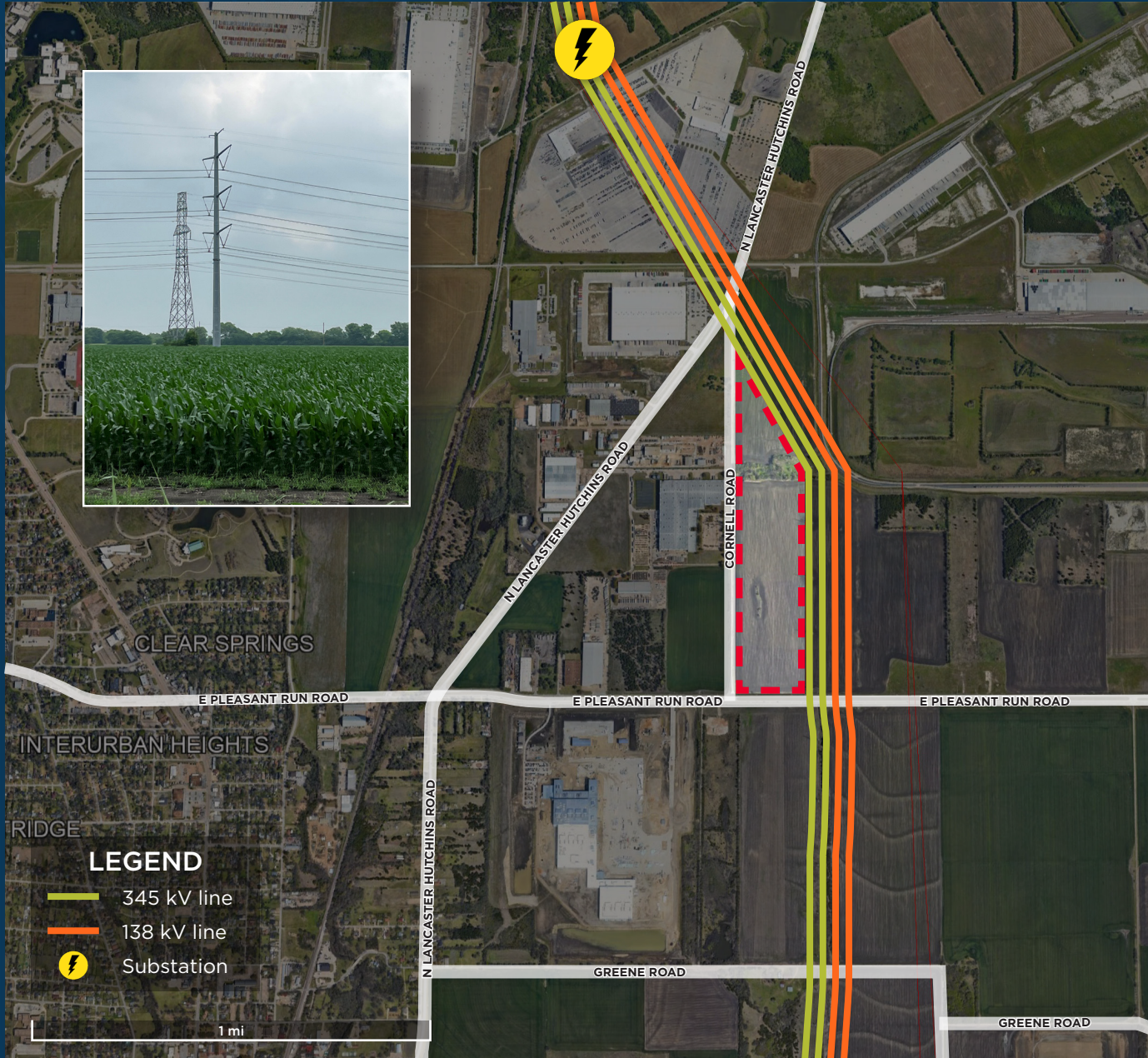
FOR SALE
SOUTH DALLAS
POWERED DATA CENTER
DEVELOPMENT SITES

- 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



NORTHERN SITE

Total Acreage	±74 Acres
Utilities	<p>Oncor: (2) 345 kV lines and (2) 138 kV lines running adjacent to property line</p> <p>-1.2 miles to new Oncor substation delivering Dec 2024</p> <p>Ample room for on-site substation</p> <p>Water and Sewer on-site</p>
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



SOUTHERN SITE

Total Acreage ±133 Acres

Oncor: (2) 345 kV lines and (2) 138 kV lines running ~0.34 miles east of property line

Utilities ~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



5 MARKET DRIVERS

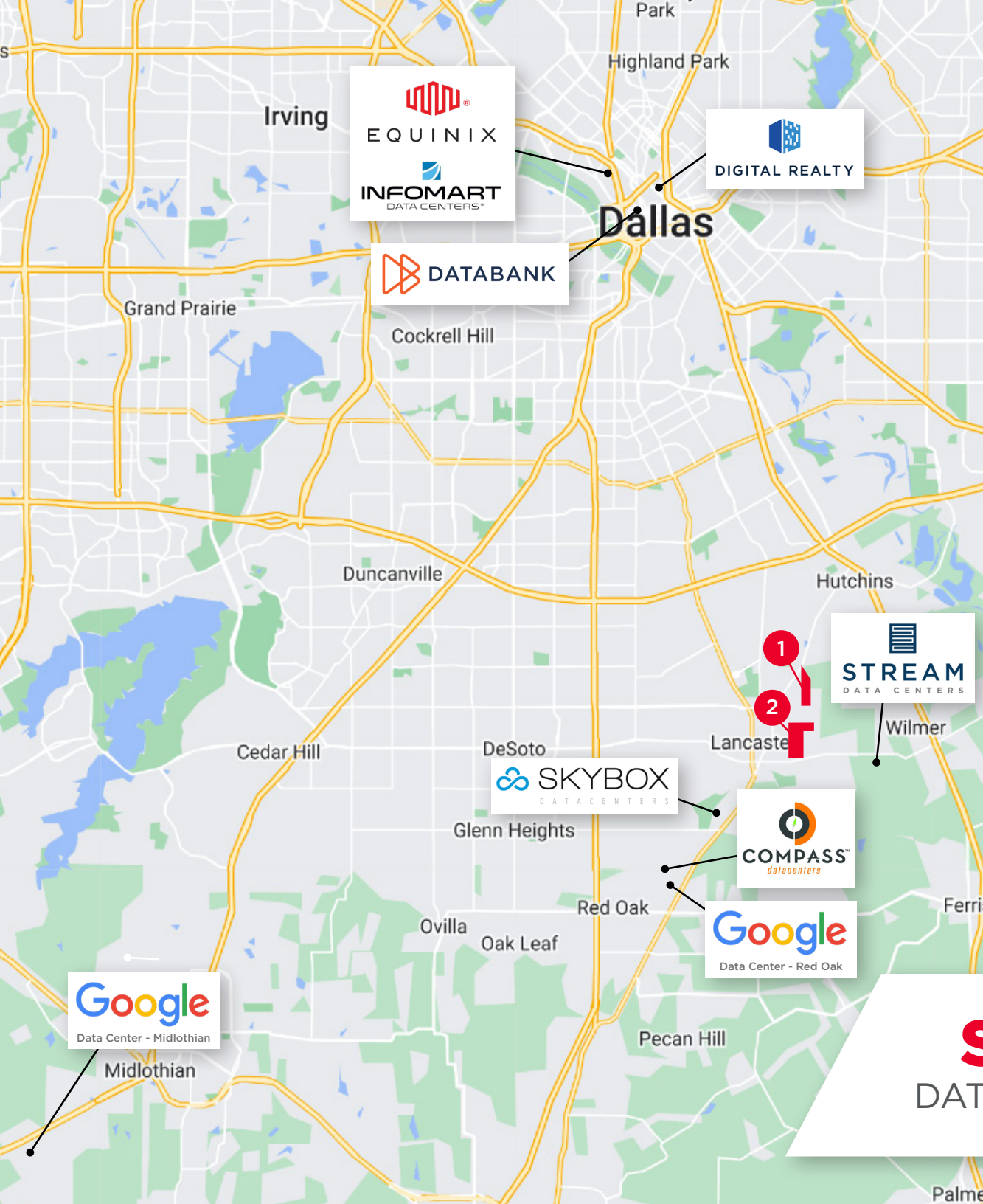
In 2023, demand for data center space remains high, with 75 MW of leases transacted in the first half of the year.

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



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

SHELL INVENTORY:

1,326,483 SF | 168 MW

AVAILABLE TURN-KEY SPACE:

263,310 SF | 43 MW

TOTAL SUPPLY (MW'S)

H1'23

649.7 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



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2021 McKinney Avenue, Suite 900

Dallas, TX 75201

+1 972 663 9600

cushmanwakefield.com

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