

DATA CENTER READY LAND · FOR SALE

74 MW Powered Site — Clifton, Texas

±14 acres · 138 kV transmission · ERCOT North · ~90 minutes from Dallas

74 MW

Bosque County, TX
Energization 2027 Q3



Representative 74 MW data center campus



The site today — ±14 acres, flat & cleared



Electric substation < 1 mile from the parcel



Location — Hwy 6 near Clifton, ~90 min to Dallas

POWER 74 MW

Application submitted · 2027 Q3

TRANSMISSION 138 kV

On-site step-down (self-build)

UTILITY TNMP · ERCOT

Texas–New Mexico Power

LOAD ZONE ERCOT North

Competitive wholesale market

LAND ±14 acres

Flat, cleared, rectangular

SUBSTATION < 1 mile

Plus self-built on-site

WATER Municipal

Service at the property

FIBER On-site

Carrier fiber at boundary

Key Site Features

- 14 acres — flat, cleared and rectangular; ideal for efficient build-out and expansion.
- 74 MW power application submitted; 138 kV transmission via TNMP, ERCOT North load zone.
- Electric substation less than 1 mile from the property line; self-built substation on site.
- Municipal water and high-capacity fiber already extended to the property boundary.
- ~90 minutes from Dallas–Fort Worth; State Highway 6 frontage, rail/transmission adjacent.
- Quiet, non-residential setting; target energization 2027 Q3.

74 MW · 138 kV · ERCOT North · ±14 acres · Fiber + Municipal Water · 90 min to Dallas

Confidential property offering. Coordinates and full due-diligence package available on request. All information deemed reliable but not guaranteed and subject to verification, utility confirmation and buyer due diligence.