

±104.4 AC | DATA CENTER / BTM POWER OPPORTUNITY

FM 3012 | WHARTON, TX 77488 | ~60 MILES SW OF HOUSTON



OFFERS DUE
JULY 17, 2026

±104.4 ACRES

FM 3012, Wharton, TX



No zoning



Access on FM 3012 and Hwy 60

- Highway 60 Frontage ~ 925 feet
- FM 3012 Frontage ~ 1158 feet



Located in 100 & 500-year floodplain



Easement for 12.75 inch gas transmission



Adjacent to Colorado Bend 1 Power (owned by TotalEnergies) and Colorado Bend 2 Power (owned by Constellation) - they function as a collocated generating complex with a combined capacity of 1.7 GW fueled by natural gas



Multiple fiber providers, including both local and long-haul networks, are in close proximity.



The property has historically been utilized for farming, with no existing structures on site.



In Wharton, TX, qualifying data centers can receive a 10 to 15-year exemption from the 6.25% state sales and use tax on essential equipment and electricity. Local sales and use taxes still apply, though larger "colocation" projects may be eligible for total state and local exemptions.

Source: <https://comptroller.texas.gov/taxes/data-centers/>



±104.4 ACRES

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POWER INFRASTRUCTURE



[Click here for Power Infrastructure Details](#)

Wharton County is classified as attainment under NAAQS, allowing industrial facilities to avoid the stricter offset and emissions credit requirements common in nonattainment counties like Harris, Fort Bend, and Brazoria. However, projects must still comply with standard NSR permitting, PSD thresholds, and BACT regulations enforced by the TCEQ.

TAXES, INCENTIVES, AND FINANCING

Additional information for Taxes, Incentives, and Financing is available:



[Click here for Taxes, Incentives, and Financing Details](#)

WHARTON TRAVEL TIMES / LOGISTICS

AIR

68 miles from **Hobby Airport**

80 miles from **Intercontinental Airport**

Wharton Municipal Airport offers 5,000 feet of tarmac

LAND

12 miles from the **Kansas City Southern Multi-Modal Rail Terminal**

35 miles from **I-10 at Sealy**

40 miles from **Sugar Land Town Square**

46 miles from **Beltway 8**

60 miles from **Downtown Houston**

67 miles from **Victoria**

135 miles from **Downtown Austin**

271 miles from **Downtown Dallas**

SEA

45 miles from the **Intracoastal Waterway barge port of Matagorda**

61 miles from the **Deep-Water Port of Freeport**

67 miles from the **Port of Houston**

152 miles from the **Deep-Water Port of Corpus Christi**



WHARTON

E Milam St



Colorado River



Hawes Rd

COLORADO BEND I POWER

COLORADO BEND II ENERGY CENTER

±104.4 ACRES

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