

DEER CREEK EDDY

AI & DATA INFRASTRUCTURE CAMPUS

700 ACRES • BELL COUNTY, TEXAS

KEY FEATURES



700 ACRES CONTIGUOUS



ONCOR TRANSMISSION
infrastructure crossing the property



ERCOT POWER GRID ACCESS



FIBER CONNECTIVITY
Near Major Routes



ETJ ZONING – FLEXIBLE
DEVELOPMENT



SOLAR + BATTERY STORAGE

ONCOR TRANSMISSION LINE
ON-SITE

POWER SUBSTATION

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LOCATION ADVANTAGES

- ~20 Miles to Waco
- ~80 Miles to Austin
- ~95 Miles to Dallas
- Central Texas Location
- I-35 Frontage & Workforce Access

DEER CREEK EDDY

~20 mi

AUSTIN

80 mi

CAMPUS POTENTIAL



8 ~ 12
DATA CENTERS



400-800 MW
CAPACITY

PRIME SITE FOR **HYPERSCALE**
AI & CLOUD EXPANSION