

Capacity Report



Matrix Data Center Campus – Capacity Availability & Pre-Lease Prospectus

Location: Sulphur Springs, TX – 1.5 Hours East of Dallas

Executive Summary

Matrix Data Center Campus is a hyperscale-ready, 3GW development designed for the next generation of cloud services, artificial intelligence (AI), and high-performance computing (HPC). The campus is situated on 1,677 acres of secured land with direct access to Hwy 11 and Interstate 30. Phase I includes 8 x 100MW buildings, totaling 800MW, with 400MW available in Q3 2026 and an additional 400MW in Q4 2026.

Facility Specifications

- **Power Capacity:** 100,000 kW per building (8 buildings in Phase I)
- **Total Campus Capacity:** 3,000 MW across 30 identical 100MW buildings
- **Building Size:** 278,000 sq. ft. (20' ceiling, concrete tilt-up)
- **Cooling:** Direct-to-chip, air-cooled
 - Motivair Coolant Distribution Units
 - JCI York Air-Cooled Chillers
 - BASX Fanwall Units
 - PUE: 1.1
- **Network Capacity:** 2 Meet-Me Rooms per building
 - 3 Tier I carriers (Zayo, Lumen, AT&T)
 - 3 diverse paths per carrier to each building
 - Dark fiber backbone
- **IT Equipment:** Designed for GB300 NVIDIA GPU deployment
 - Supports 2,000 GPU clusters
- **Green Power Composition:**
 - Natural Gas with Algae Biomass Farm (Net-Zero Initiative)
 - Solar + BESS
 - Fuel Cells
 - Geothermal

Security & Compliance

- 7-Layer Physical and Cybersecurity Defense
- SOC 2 Type II / ISO 27001 Compliant
- Smart fencing + 24/7 Security Ops Center

Capacity Delivery Timeline

Date	Capacity Available
Sep 2026	400MW (Buildings 1–4)
Nov 2026	400MW (Buildings 5–8)
Jan 2027	100MW
Feb 2027	100MW
Mar 2027	100MW
Apr 2027	100MW
...	... (100MW monthly)
Until	3,000MW total across Phases I–III

- **Phase I:** 800MW on 367 acres (microgrid, delivered 2026)
- **Phase II:** 1,200MW on 760 acres (microgrid, delivery 2027)
- **Phase III:** 1,000MW on 520 acres (grid-tight, delivery 2027–2028)

Lease Terms

- **Lease Rate:** \$105 per kW per month NNN
- **Lease Term:** 10 Years
- **Security Deposit:** 6 Months
- **Tenant Requirements:** Investment grade credit rating
- **SLA:** Tier III, Hyperscale-Ready, Risk-Free Power Delivery
- **Power Pricing:** \$0.06/kWh (40-year PPA)
- **Incentives:** 35% Tax Abatement (10 years)

Why Texas?

- **Tax Incentives:** State & Local Abatements
- **ERCOT Advantage:** Competitive wholesale market
- **Gas Supply:** Abundant + stable pricing
- **Solar/Geo Resources:** Favorable for hybrid energy solutions
- **Workforce:** Skilled labor, no corporate income tax

Onsite Amenities

- Executive Conference Center
- Private Tenant Offices
- Onsite Dining Hall
- Indoor and Outdoor Recreational Facilities
- Smart Campus Infrastructure (IoT-integrated)

Future Market Demand & Trend Analysis

The exponential growth of AI, LLM training, cloud computing, and HPC workloads has created unprecedented demand for GPU-dense, low-latency hyperscale infrastructure:

- **AI/LLM Training Models:** NVIDIA GPUs (GB300) at center of AI infrastructure
- **Cloud Expansion:** Azure, AWS, and GCP expanding AI region footprints
- **Edge & Distributed Data:** Favoring centralized GPU compute campuses
- **U.S. Domestic AI Sovereignty:** Strategic advantage in Texas for infrastructure

Projected GPU capacity demand in the U.S. is expected to exceed 10GW by 2027, making early pre-lease of scalable campuses like Matrix a critical advantage for cloud providers.

About Sulphur Springs, TX

Sulphur Springs is a fast-growing East Texas city with a pro-business local government, excellent regional infrastructure, and robust logistics connectivity:

- Access to I-30 and U.S. Hwy 11
- Centrally located between Dallas and Texarkana
- Business-friendly zoning & energy flexibility
- Affordable housing and quality of life for staff

[Sulphur Springs Demographics & Economic Data](#)

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