

Capacity Report



3GW Matrix Data Center Campus – Capacity Availability & Pre-Lease Prospectus

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

Hopkins County

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 December 2026 and an additional 400MW by April, 2027.

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 liquid cooling
- JCI York air-cooled chiller
- Motivair Coolant Distribution Units
- BASX Fanwall Units
- PUE: 1.2
- **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, 288 counts, 10p
- **IT Equipment:** Designed for GB300 NVIDIA GPU deployment Supports 2,000 GPU clusters
- **Power Composition:** Natural Gas Power Plant + Reciprocating Engines + BESS
- **Electrical Grid Access:** Microgrid till 2029, then grid tights
- 2 Oncor lines onsite 345kV each and a substation currently under construction

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
December 2026	400MW (Buildings 1–4)
April 2027	400MW (Buildings 5–8, completion Phase I)
May 2027	100MW (Building 9)
June 2027	100MW (Building 10)
July 2027	100MW (Building 11)
August 2027	100MW (Building 12)
September 2027	100MW (Building 13)
October 2027	100MW (Building 14)
November 2027	100MW (Building 15)
December 2027	100MW (Building 16)
January 2028	100MW (Building 17)
February 2028	100MW (Building 18)
March 2028	100MW (Building 19)
April 2028	100MW (Building 20, completion Phase II)
May 2028	100MW (Building 21)
June 2028	100MW (Building 22)
July 2028	100MW (Building 23)
August 2028	100MW (Building 24)
September 2028	100MW (Building 25)
October 2028	100MW (Building 26)
November 2028	100MW (Building 27)
December 2028	100MW (Building 28)



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January 2029 100MW (Building 29)

February 2029 100MW (Building 30, completion Phase III)

3,000MW total across Phases I–III

- **Phase I:** 800MW on 392 acres (microgrid, delivered April 2027)
- **Phase II:** 1,200MW on 760 acres (microgrid, delivery April 2028)
- **Phase III:** 1,000MW on 520 acres (grid-tight, delivery February 2029)

Lease Terms

- **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% Annual Real and Personal Property Tax Abatement (for 10 years with 100% tax abatement for the first year), 50% sales tax abatement, qualifies for Exemption of Sales Tax in TX

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



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Sulphur Springs Demographics & Economic Data

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