

# MATRIX DATA CENTER CAMPUS– 3 GW

Location: Sulphur Springs, TX – ≈60 miles east of Dallas on I-30

Acreage: 2,532 acres gross | 1,677 acres net

Ownership: Deeded, unencumbered

Zoning: Heavy Industrial Data Center

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## Power & Energization

Available Now: **74 MW on-grid** via Rayburn Co-op

Phase I: **800 MW** Q3 2026 – Bloom Energy (20-yr PPA)

Phase II: **1,200 MW** Q4 2027 – Bloom Energy (20-yr PPA )

Phase III: **1,000 MW** Q4 2028 – on-grid Rayburn Co-op

Total: **3,000 MW** | **345 kV** switching station live Q4 2028

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## Utilities

Fiber: Zayo, Lumen, AT&T

Water: 6M gal/day more available

Gas: Redundant sources

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## Development Status

Horizontal work began Feb 2025 | Permits secured

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## Incentives

100% 10-year tax abatement

Tax Increment Reinvestment Zone (TIRZ)

380 Agreement & Texas Enterprise Fund grant

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Build-to-Suit or Self-Develop Opportunity

# Data Center Opportunity

1,677 ac for data center development in Sulphur Springs, Texas

8888CRE & Roxanne Marquis present Matrix Data Center Campus on I-30 east of Dallas — 1,677 ac heavy-industrial site delivering 3 GW capacity, microgrid & 345 kV grid interconnect, and rail access. [\[map\]](#)



**Power**  
3,000 MW total capacity  
800 MW Phase I (Q3 '26)



**Zoning**  
Heavy Industrial / Data Center



**Size**  
1,677 ac net



**Fiber**  
Zayo, ATT, Lumen



**Speed To Market**  
hyperscale & AI Compute



**Utility**  
Bloom Energy, Oncor, Rayburn

City of Sulphur Springs,  
Hopkins County Texas

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# EXECUTIVE SUMMARY

Phase I: 800 MW COD Q3 2026 | Phase II: 1,200 MW COD 2027  
Phase III: Q4 2028 – 1,000 MW COD (3,000 total)

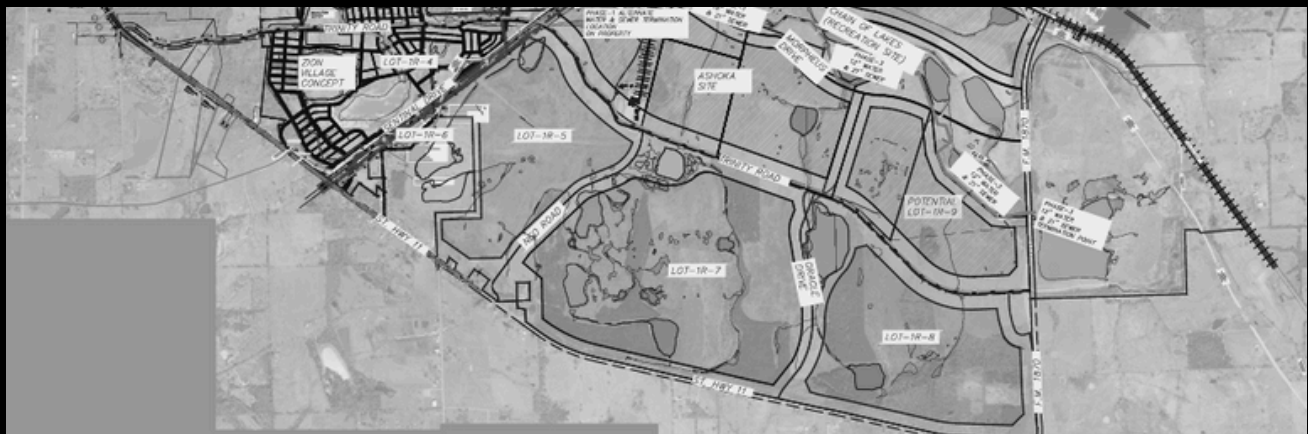
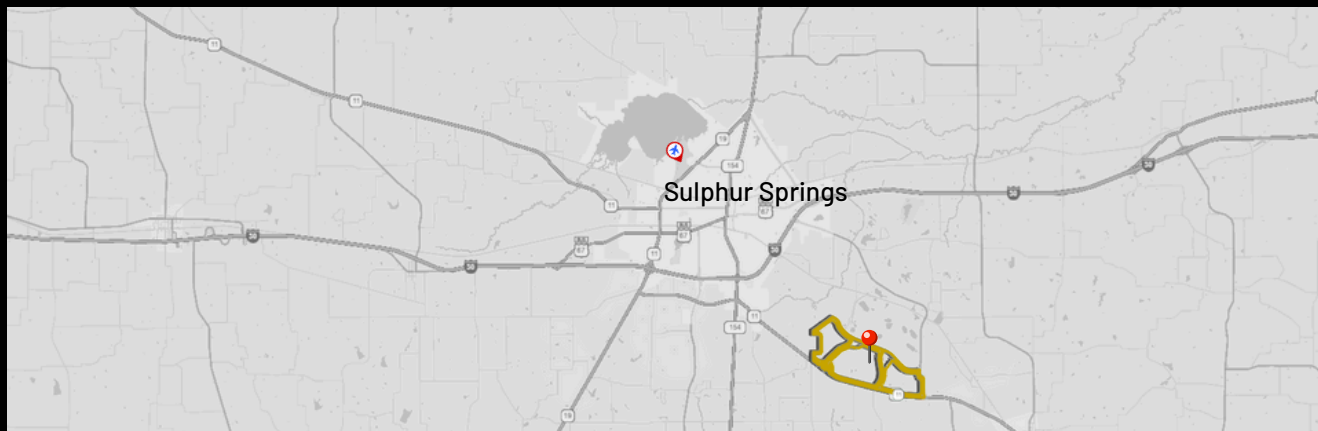
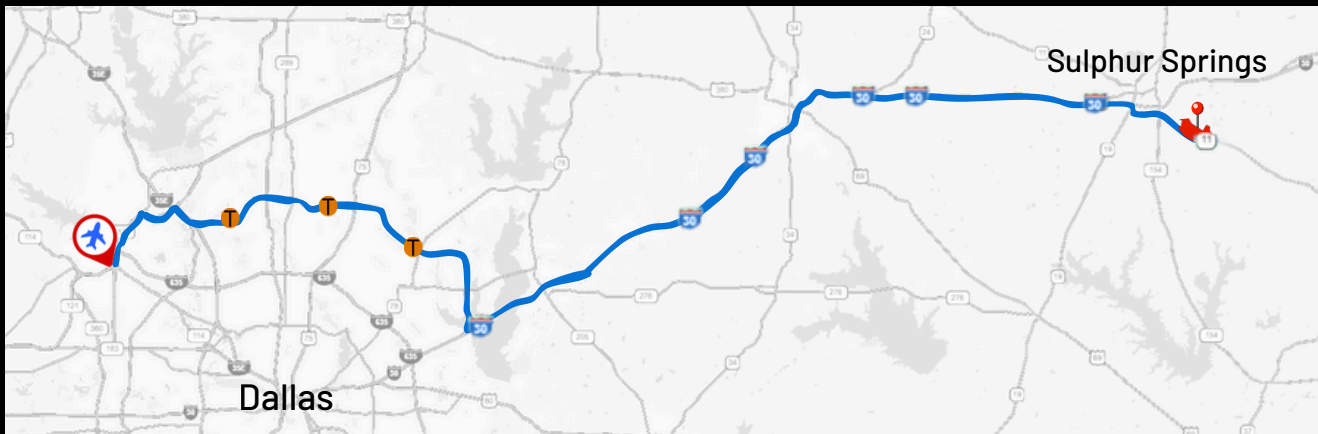
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Matrix Data Center Campus in Sulphur Springs, Texas, will deliver 800 MW of construction-ready, off-grid capacity by Q3 2026 under a 20-year PPA with Bloom Energy. The 1,677-acre, deeded site is fully permitted, engineered, and designed for phased scalability to 3 GW with Tier IV N+2 architecture, dual substations, redundant fiber, and an islanded microgrid until a dedicated 345 kV Oncor switching station is operational in Q4 2028.

Located 1.5 hours from Dallas, the site offers pro-growth governance, no natural disaster risk, industrial zoning, and direct access to high-voltage transmission, dual gas lines, and dual water sources. Development commenced February 2025. Incentives include a 100% property tax abatement for 10 years and a Texas Enterprise Fund grant, ensuring certainty of delivery, cost stability, and long-term expansion capacity.

# LOCATION & ACCESS

Direct access to high-voltage transmission, dual gas lines, dark fiber, and interstate routes





# PROPERTY OVERVIEW

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Onsite 345 kV transmission, dual gas lines, dual water sources, redundant dark fiber, and onsite generation

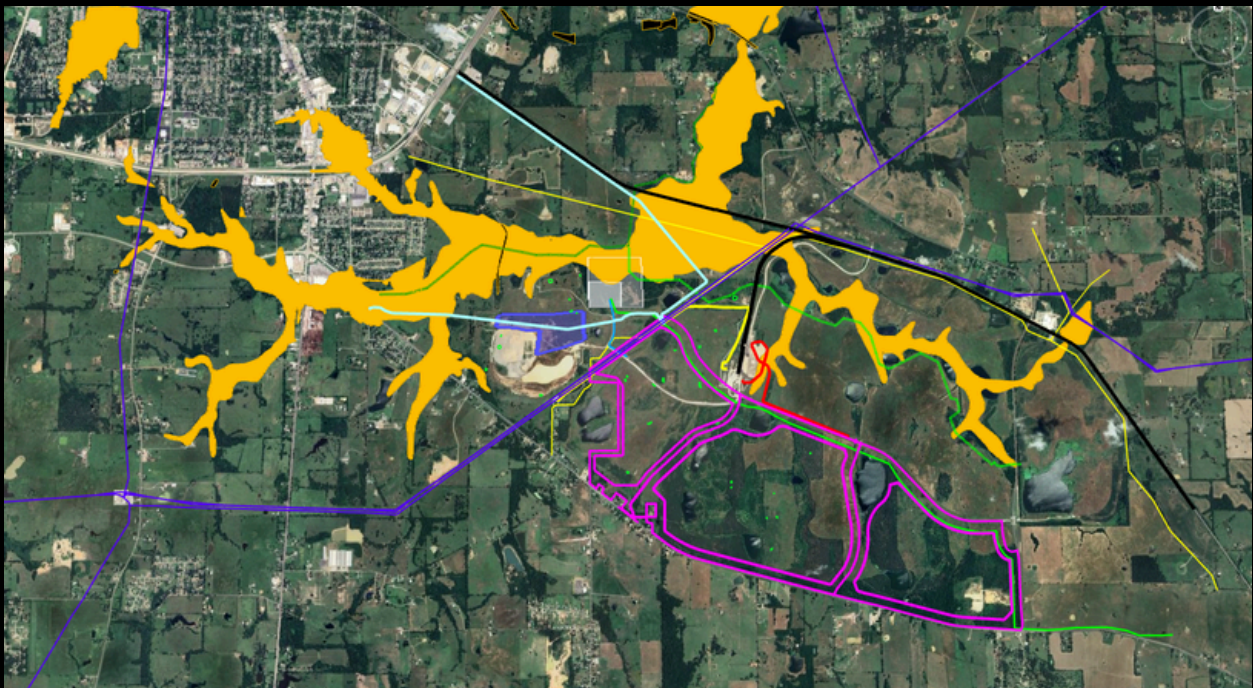
TOTAL ACREAGE NET	2,532 acres gross (1,677 acres net)
OWNERSHIP STATUS	Deeded, unencumbered land
ZONING CLASSIFICATION	Heavy Industrial\Data Center
DEVELOPMENT STATUS	Permitted; site work Feb 2025
TAX INCENTIVES	100% 10 year abatement

## PHASE BREAKDOWN

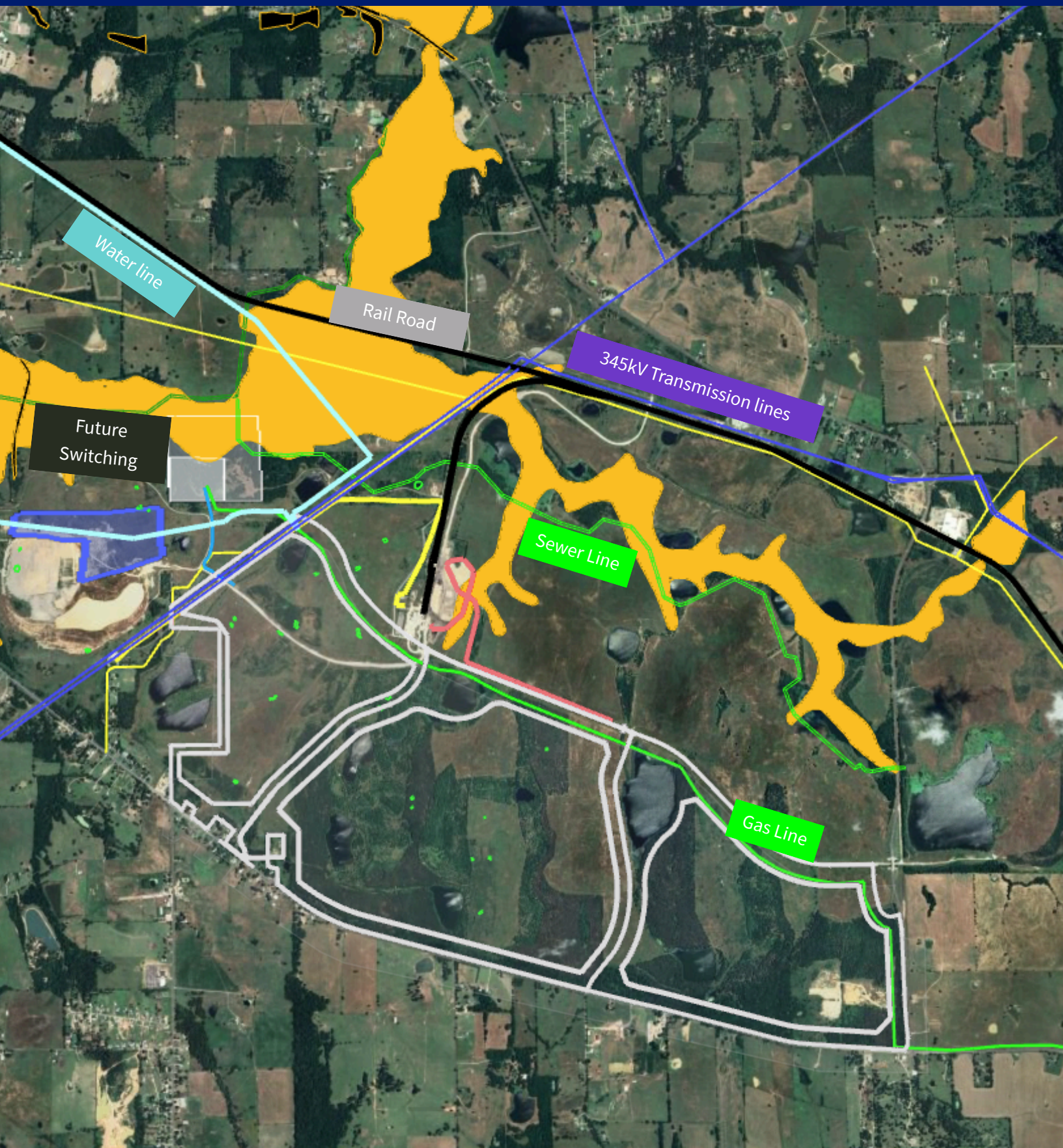
Phase I: Q3 2026 – 800 MW COD (800 total)

Phase II: Q4 2027 – 1,200 MW COD (2,000 total)

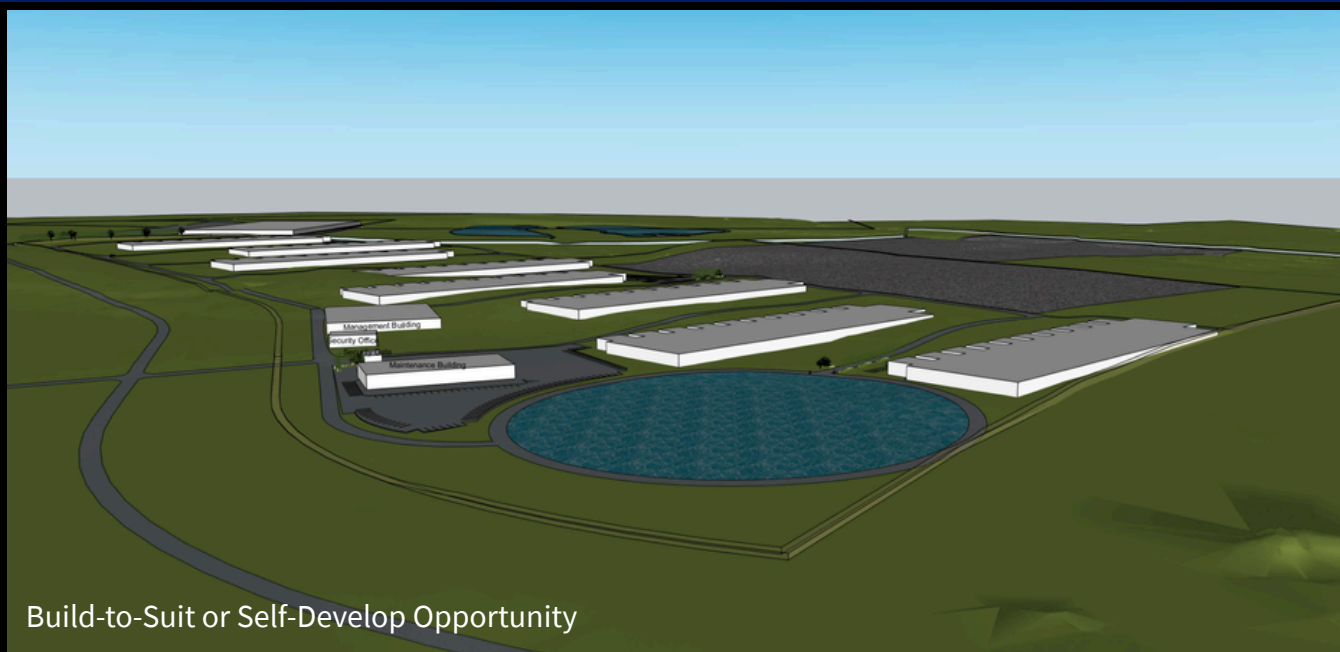
Phase III: Q4 2028 – 1,000 MW COD (3,000 total)











## MATRIX DATA CENTER CAMPUS – SULPHUR SPRINGS, TX

800 MW COD Q3 2026 | 1,200 MW COD 2027 | 1,000 MW COD Q4 2028  
SCALABLE TO 3 GW | TIER IV | N+2 | 99.999% UPTIME | 20-YEAR PPA

### Highlights:

- Speed to Power: 800 MW off-grid by Q3 2026, bypassing ERCOT delays.
- Scale: 3 GW total build-out with phased, guaranteed delivery.
- Energy Security: Onsite Bloom Energy zero-emission generation; future 345 kV Oncor tie-in for +1 GW by 2028.
- Resilience: Dual onsite substations, N+2 microgrid, redundant dark fiber.
- Location: 1.5 hrs from Dallas; no natural disaster risk; pro-growth industrial zoning.
- Incentives: 100% 10-year tax abatement, \$5M Texas Enterprise Fund, 35% city abatement.
- Execution Ready: 2,500+ acres deeded; permits secured; site work began Feb 2025.