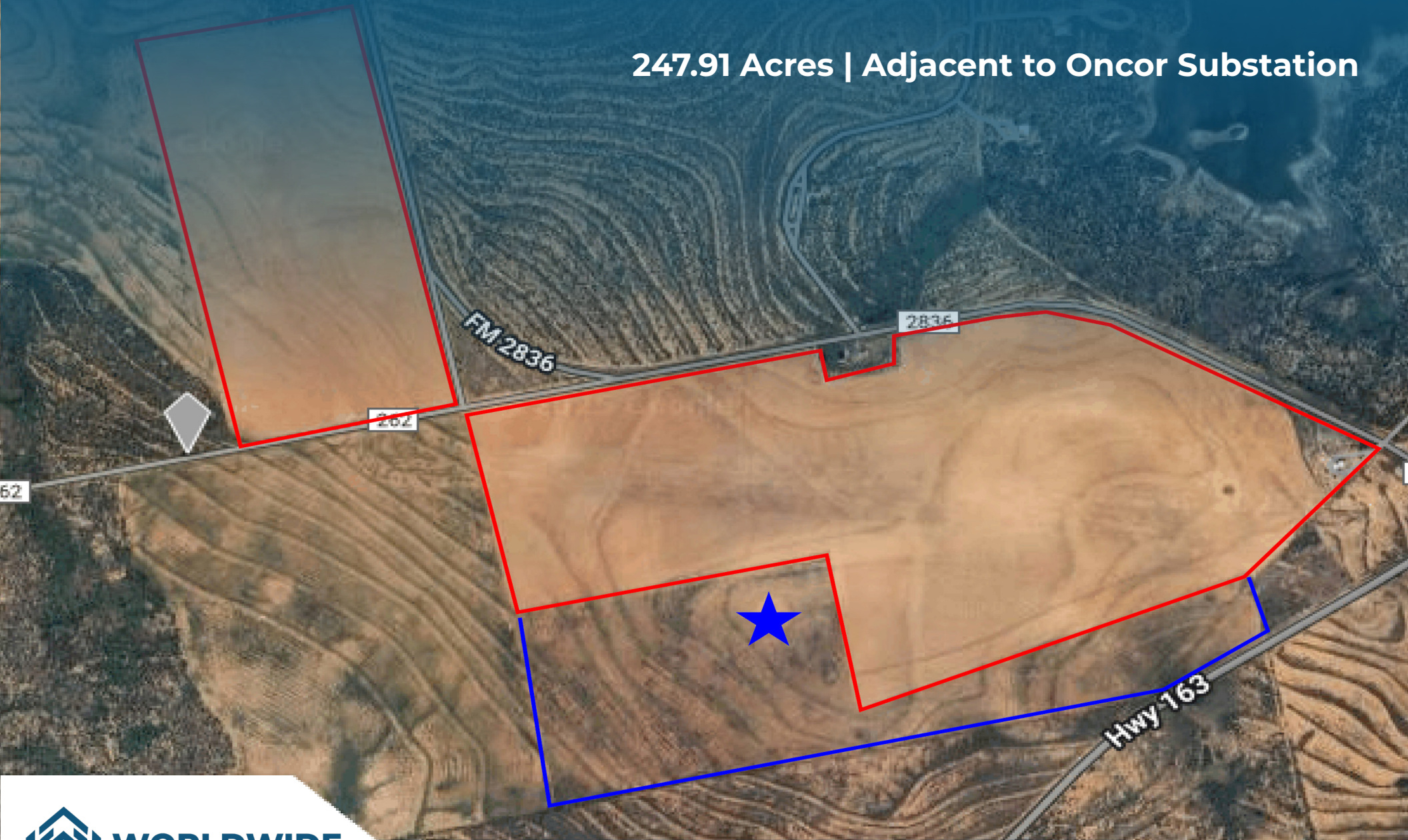


# FOR SALE - DATA CENTER DEVELOPMENT

Highway 163 Parcel #14443, Colorado City, TX

247.91 Acres | Adjacent to Oncor Substation



Hwy 163 Parcel #14443, Colorado City, TX



# EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Owner nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



Hwy 163 Parcel #14443, Colorado City, TX



# PROPERTY OVERVIEW



**SALE PRICE** Contact Broker



**LOT SIZE** 247.91 Acres



**ADJACENT LOT** Oncor Substation



**WATER SUPPLY** On-site well  
(150 gallons per minute)

2836

1229

Lake  
Colorado  
City



Lake Colorado  
City State Park

# PROPERTY DESCRIPTION

This 247.91 acre property in Colorado City, Texas represents a premier opportunity for data center or energy-focused development within one of West Texas's most rapidly expanding infrastructure corridors. Ideally positioned less than one minute from Lake Colorado City, the site provides access to substantial water resources and sits directly adjacent to Oncor's Cattleman Substation, delivering a high-capacity and reliable power source suited for large-scale energy or digital operations.

With immediate access to utilities and proximity to major power and fiber routes, the property offers exceptional connectivity and scalability for data center or energy-related development.

Its low population density, open layout, and location just 15 minutes from Cipher's Barber Lake site further enhance its appeal for secure, high-performance data infrastructure.

Combining strong power availability, abundant water access, and long-term development potential, this asset presents an attractive investment for data center developers, energy operators, and institutional investors seeking strategic expansion opportunities in the Texas market.

Adjacent substation capacity is 345/kV (Big Boy Station). Negotiation with Oncor for power supply is available after purchase. The station is projected to be energized in the next 3-6 months.



# DATA CENTERS GROWTH IN WEST TEXAS

West Texas has become an increasingly attractive region for large-scale data center development due to its abundant land, low population density, and access to reliable energy infrastructure. The area offers favorable conditions for industries that require significant power and space, such as high-performance computing, artificial intelligence, and blockchain operations.

With ample natural gas resources, existing transmission networks, and a business-friendly regulatory environment, West Texas provides a cost-effective and scalable foundation for digital infrastructure expansion. These attributes position the region to meet growing national and global demand for energy-intensive data processing.

Google is committing \$40 billion to develop three new AI-data-center hubs in Texas, marking the company's largest investment in any U.S. state. The new campuses will be located in Armstrong County (Texas Panhandle) and Haskell County (West Texas), in addition to expansion at its existing Midlothian site near Dallas-Fort Worth, and are slated for completion by the end of 2027.

Colorado City offers the infrastructure and natural resources needed to support continued data center investment:

- **Proximity to Power Infrastructure:** The nearby Oncor Cattleman Substation provides access to high-capacity energy distribution, reducing the need for additional transmission improvements.
- **Abundant Water Supply:** The on-site well can draw approximately 150 gallons per minute, providing an important resource for cooling and other industrial needs. Additional access to Lake Colorado City if needed.
- **Strategic Accessibility:** Positioned along Interstate 20, Colorado City connects efficiently to Midland, Abilene, and other regional markets while maintaining low congestion and competitive land costs.
- **Development-Ready Land:** The area features large tracts of land suitable for scalable projects, with minimal zoning restrictions and strong compatibility for industrial use.

 - Cipher Mining

 - Land For Sale

 - Adjacent Substation

 Cipher Mining

# SALES COMP

## Cipher's Barber Lake:

Located approximately 15 minutes from the listed site, Cipher's Barber Lake site represents one of the region's key examples of data center development. The site is strategically positioned near major transmission infrastructure and benefits from access to reliable energy and water resources.

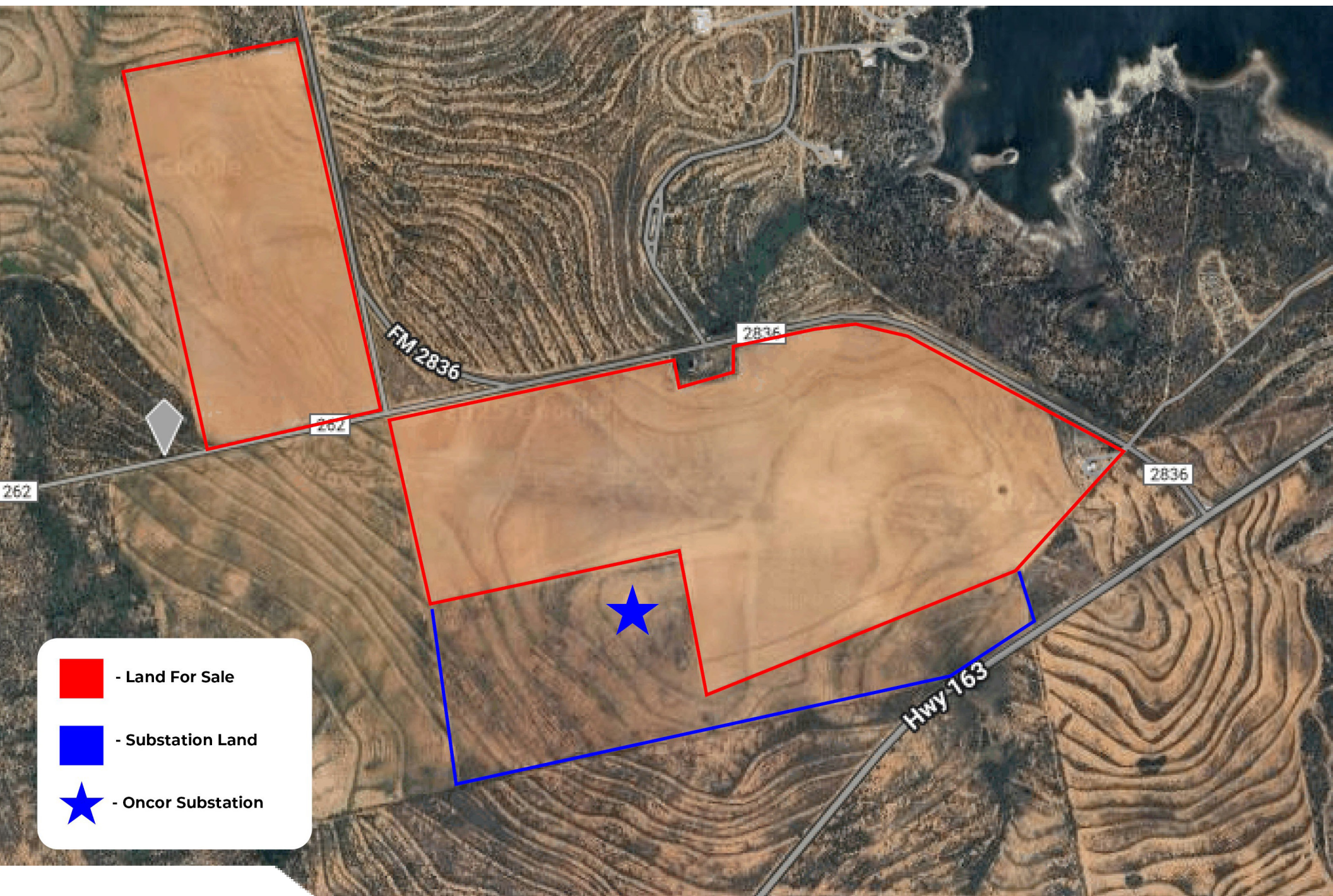
Cipher's Barber Lake site demonstrates how the combination of land availability, grid access, and consistent resource supply can support the long-term operation of high-capacity facilities. Its surrounding low-density environment also provides flexibility for future expansion and efficient infrastructure integration.

## Cipher Mining Data Center (in yellow):

- 250 acres of land surrounding an adjacent substation
- Sold for \$67.5 million in September 2024
- Price per Acre: \$270,000
- \$3/Mwh for 5 years after site activation
- Ability to participate ERCOT market

\*Note this sale included a dedicated substation and the proposed land for sale does not include the adjacent substation (in blue) owned by Oncor





- Land For Sale



- Substation Land



- Oncor Substation





**WORLDWIDE**  
COMMERCIAL

# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



**WORLDWIDE**  
COMMERCIAL

Hwy 163 Parcel #14443, Colorado City, TX





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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Initial  
tc  
Buyer/Tenant/Seller/Landlord Initials

11/10/2025

Date