

South Texas Energy Center

La Salle County, TX

For sale

+/- 5,222 Acres (Divisible)
Premier Data Center
Development Opportunity

**AVISON
YOUNG**



South Texas Energy Center

Abundant. Connected. Hyperscale-Ready.

South Texas Energy Center offers a rare opportunity to deliver up to 4 gigawatts of hyperscale or AI-driven data center capacity across $\pm 5,222$ acres in La Salle County, Texas. Designed around exceptional access to energy and natural resources, the site has already generated strong interest from leading hyperscale operators.

Located in South Texas, the project is uniquely positioned with abundant water, on-site natural gas, and 345 kV transmission. High-flow wells producing over 1.5 million gallons per day, ponds, and aquifer access offer reliable cooling capacity. On-site Eagle Ford production, gas processing, and a 24" Texana Midstream pipeline reduce transport costs and secure low-cost energy delivery.

Development is phased to support rapid, scalable growth. Per 1,000 acres, behind-the-meter natural gas generation supports each data center end user with 500 MW in 18 months, scalable to 2+ GW within 24–36 months. A nuclear SMR-capable delivery adds 250–500 MW within 60–72 months.

Solar and battery storage is currently under development — 250 MW with ERCOT interconnect and full offtake capability, scalable to 500 MW within 18 months. Together, these solutions ensure grid independence, fuel diversity, and 24/7 reliability.

Key Advantages:

- Abundant cooling via high-output wells and aquifer access
- On-site natural gas production, processing, and 24" midstream pipeline
- 345 kV and 138 kV AEP transmission lines on-site
- A terabyte of regional and long-haul fiber access via VTX, AT&T, Windstream, and Spectrum
- Located in Opportunity Zone and EPA Attainment Zone
- Qualifies for EB-5, TEA, HUA, and rural incentives

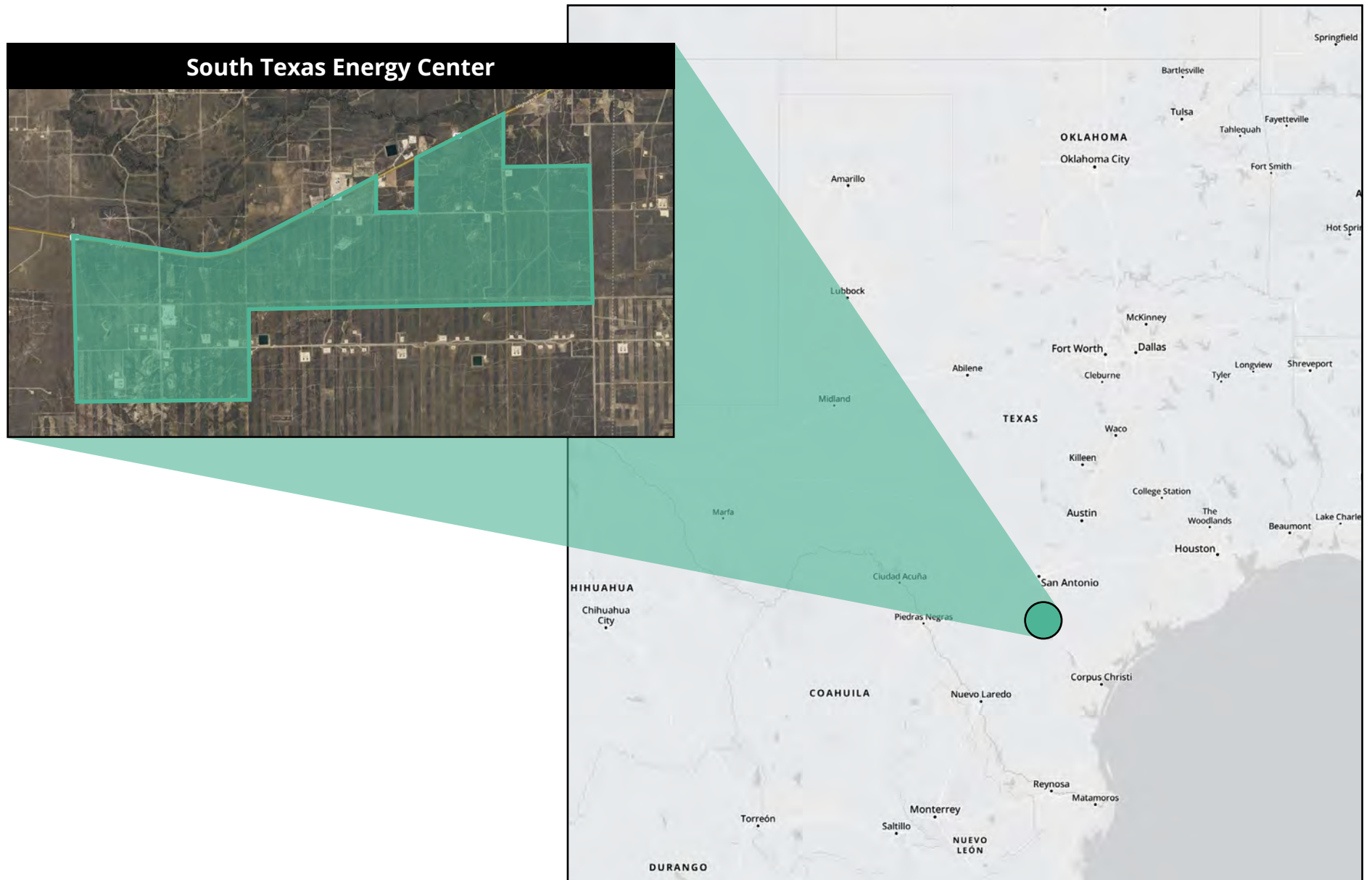
With its scale, infrastructure, and incentives, South Texas Energy Center is more than shovel-ready — it's future-ready. A launchpad for next-gen energy, data, and advanced manufacturing.

Property Summary

Location	La Salle County, Texas – Central South Texas, strategically positioned between San Antonio, Laredo, and Corpus Christi
Total Acreage	+/- 5,222 Acres (Divisible)
Permitting	Opportunity Zone, EPA Attainment Zone, EB-5 TEA HUA & Rural Area Qualified
Capacity Potential	<p>Phase 1: 500 MW to 3 GW natural gas power plant (behind-the-meter)</p> <p>Nuclear SMR: 250–500 MW within 60–72 months</p> <p>Optional Renewables: 500 MW solar + battery energy storage (scalable; ERCOT interconnect in process)</p> <p>Fully capable of supporting hyperscale, AI, or high-density data center operations</p>
Delivery	<p>Shovel-ready for initial Phase 1 development</p> <p>On-site infrastructure available for immediate deployment</p>



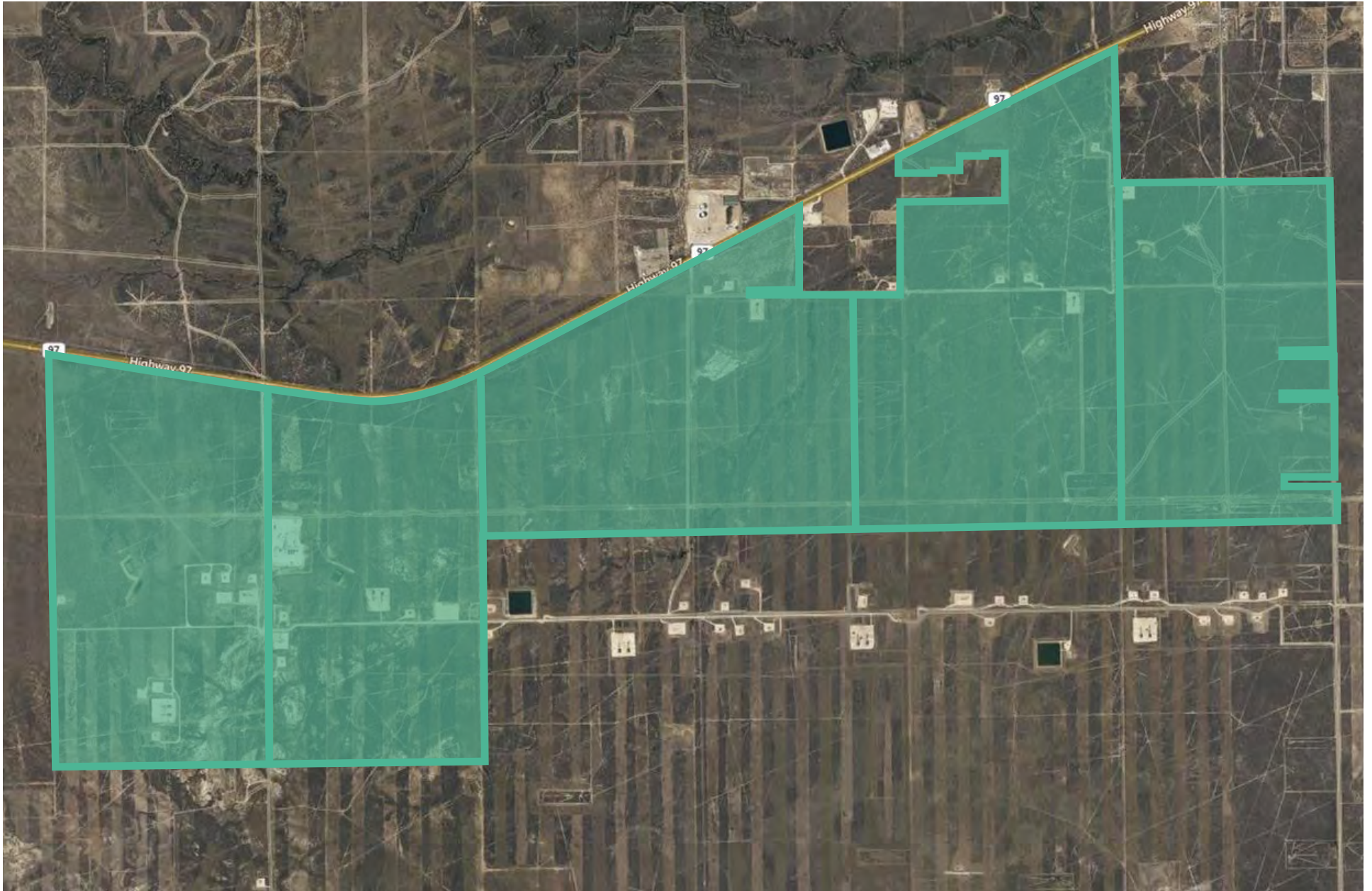
Location Map





Current Power Capacity:	500 MW to 3 GW of behind-the-meter natural gas generation
Expansion Capacity:	Scalable to 4 GW total via phased development: natural gas, nuclear SMR, and optional solar + battery energy storage (BESS)
Electric Infrastructure:	345 kV & 138 kV transmission lines on-site (AEP) Fully capable of supporting scalable interconnection for hyperscale operations
Pipeline Infrastructure:	On-site Eagle Ford natural gas production, processing facility, and 24" Texana Midstream pipeline Additional nearby pipelines offer redundancy and fuel flexibility
Fiber Access:	A full terabyte of regional VTX fiber along Highway 97 (on-site) Long-haul fiber within 20–35 miles: AT&T, Windstream, Spectrum
Zoning & Incentives:	Opportunity Zone, EPA Attainment Zone EB-5 TEA HUA & Rural Area Qualified
Ideal Use Cases:	Hyperscale cloud, AI/HPC, high-density data centers, industrial energy users

South Texas Energy Center - Site Plan



Power & Infrastructure Overview

South Texas Energy Center is uniquely positioned to deliver up to 4 GW of scalable, hyperscale-ready power with multiple energy sources, on-site infrastructure, and robust connectivity. The site is designed to support high-density data centers, AI/HPC operations, and industrial energy users, offering both reliability and flexibility.

Natural Gas Power (500 MW – 3 GW Phase 1)

- Behind-the-meter natural gas combined cycle generation, fully supported by on-site Eagle Ford production and a 24" Texana Midstream pipeline
- Additional nearby pipelines (Enterprise, Energy Transfer) provide redundancy and fuel flexibility
- Turbine technology from leading manufacturers, ensuring efficiency and reliability
- Enables baseload 24/7 power, grid independence, and cost-stable operations
- Per 1,000 acres, natural gas generation delivers 500 MW in 18 months, scalable to over 2 GW within 24–36 months

Nuclear SMR (250–500 MW within 60–72 months)

- Small Modular Reactor technology delivers additional baseload power for long-term scalability and energy diversification

Solar + Battery Energy Storage (Optional 500 MW)

- Currently developing 250 MW of solar + battery with ERCOT interconnect and full offtake capability to data center end users
- Scalable to 500 MW within 18 months
- Complements natural gas and nuclear generation, enabling a low-carbon, flexible energy mix

Fiber & Connectivity

- A terabyte of on-site regional fiber via VTX along Highway 97
- Long-haul fiber nearby via AT&T, Windstream, and Spectrum
- Ensures low-latency, high-capacity connectivity for hyperscale and AI/HPC operations



Natural Gas Generator Stack: Key Advantages



Power Reliability

24/7 base-load power with grid independence and black start capability. Ensures continuous operations during regional outages and eliminates dependency on vulnerable utility infrastructure. Provides N+1 redundancy with multiple generator configurations.



Cost Control

Stable fuel pricing and elimination of grid transmission charges. Natural gas contracts can be secured on long-term fixed rates, reducing exposure to volatile electricity markets. Avoid demand charges and peak-hour pricing, resulting in stable operational expenses.



Clean Operations

25-30% lower CO₂ than diesel with hydrogen-ready equipment. Advanced emissions control systems minimize NOx and particulate matter. Future-proofed infrastructure supports transition to renewables, natural gas or hydrogen blending as decarbonization pathways.



Development Speed

Bypasses utility interconnection queues and permitting delays. Typical deployment timeframe of 12-15 months versus 24-48 months for new transmission infrastructure. Allows data centers to be operational significantly faster than waiting for grid upgrades in capacity-constrained regions.

Development Highlights

Scalable Capacity

Natural Gas Power (Behind-the-meter)

18 Months: 500 MW
24 Months: 1 GW
30 Months: 1.5 GW
36 Months: 2 GW
42 Months: 2.5 GW
48 Months: 3 GW

Nuclear SMR (Operational)

60 Months: 250 MW
72 Months: 500 MW

Optional Renewables:

Solar & Battery Energy Storage (BESS)
18 Months: 500 MW

Design Flexibility

- Supports high-density AI/HPC and hyperscale data centers
- Cooling options include air, water, and hybrid configurations, fully supported by abundant on-site water supply

Proximity to Talent

- Central South Texas location with access to skilled labor in San Antonio, Laredo, and Corpus Christi markets
- Strategic location for regional infrastructure and logistics access

Incentives

- Opportunity Zone, EPA Attainment Zone
- EB-5 TEA HUA & Rural Area Qualified
- Potential for state and local incentives, including sales & use tax exemptions, property tax abatements, and municipal reinvestment zones for infrastructure improvements





Strategic Location

Located in La Salle County, Texas, South Texas Energy Center offers a central position between San Antonio, Laredo, and Corpus Christi—three major markets that provide robust infrastructure, labor access, and logistics advantages. The site is directly served by Highway 97 with quick access to I-35 and I-37, enabling efficient interstate connectivity to regional and national markets. Proximity to Laredo, the largest inland port on the U.S.–Mexico border, further enhances international trade and freight mobility.

Location advantage:

Power Market:

ERCOT deregulated market with flexible energy contracting and electricity arbitrage opportunities
Behind-the-meter generation provides grid independence and stability

Risk Profile:

Low natural disaster exposure and located within an EPA Attainment Zone

Growth Corridor:

Major hyperscale interest

Transportation access

Interstate Access:

Immediate access to TX-97, with connections to I-35 and I-37

Airports:

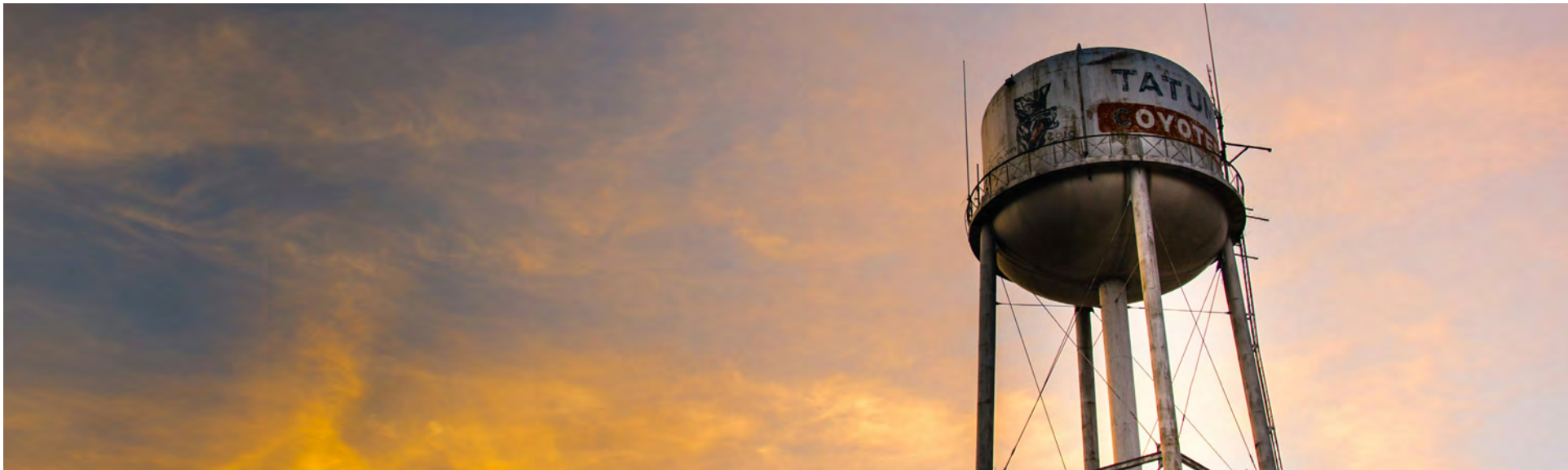
1 hr 30 mins to San Antonio International Airport, 1 hr 15 mins to Laredo International Airport, ~2 hrs to Corpus Christi International Airport

Freight:

Access to regional freight carriers and international logistics through Port Laredo and nearby rail networks

Development Timeline

Pre-Development	Site planning, entitlement, utility design, and environmental assessments	Q4 2025 - Q1 2026
Initial Deployment	Behind-the-meter natural gas power plant, scalable from 500 MW to 3 GW Optional solar + battery energy storage (500 MW) Substation energized and first data center buildings operational	Q2 2026 - Q4 2027
Nuclear Integration	Nuclear SMR deployment: 250-500 MW additional baseload capacity Full-scale expansion to 4 GW with optional renewable integration	2028 – 2030
Key Highlights	Phased approach enables rapid initial deployment with long-term scalability On-site infrastructure supports faster time-to-market than traditional utility interconnection Flexible energy mix ensures 24/7 reliability, cost stability, and future-proofed operations	



**If you would like more
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please get in touch.**

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 **Property video**

southtxenergycenter.com

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