

# BITTIES

14MW UTILITY POWER

Powered Data Center / Critical Infrastructure Asset — For Sale  
**JAM DATA CENTERS LLC** • 12626A Dairy Ashford Rd, Sugar Land, TX 77478

One of the largest power addresses in Fort Bend County (per owner)



## KEY SPECS

### TOTAL AREA

**16,000 SF**

14,000 SF raised-floor data center + 2,000 SF office (per owner)

### POWER

**14 MW**

Grid power built/permited/operational (per owner)

### BACKUP

**1.3 MW**

Detroit Diesel generator ~500 hours; no fuel tanks; not recently tested (per owner)

### SITE AREA

**1.80 ac**

Approx. site area per historical third-party marketing (Colliers). Buyer to verify.

## INVESTMENT HIGHLIGHTS

- **Raised-floor data center** with water-cooling infrastructure installed (per owner).
- **Fiber optic internet** available on-site (per owner / historical marketing).
- **Optional tenant leases:** up to **\$700k/year** (per owner; diligence package available).
- **Office + amenities:** 4 offices, conference room, coffee bar, shower, 2 toilets, golf simulator, pool table.
- **Security:** gated entry + surveillance package with PTZ cameras (per owner).



**Public-record context:** Fort Bend CAD shows 12626 A Dairy Ashford Rd (A-056-Q) with legal description indicating 0.6527 acres for the "A" parcel. Prior third-party marketing materials historically described the overall site as ~15,995 SF and ~1.80 acres (historic reference only).

**Contact:**

Phone: