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Frontier

2701 S Johnson St. San Angelo, TX 76904

PROPERTY SUMMARY

Exclusive Investment Opportunity in Data Center with Expansion Potential.

In a world where the demand for data storage continues to soar and the scarcity of strategic data centers grows, this property stands out as a one-of-a-kind opportunity. If you're looking to invest in a data center with expansion potential, this is your chance.

Located in San Angelo, TX, this property features a 6-story building with a basement on a vast 10-acre lot, with less than half of the land currently developed. This allows for future expansion or the development of new facilities to maximize its potential.

Situated less than 1 mile from Angelo State University, and surrounded by schools, residential neighborhoods, and retail hubs, its prime location offers natural demand and diverse business opportunities. Whether you envision a growing data center, climate-controlled storage, or co-working spaces, this property provides flexibility, revenue potential, and limitless growth opportunities.



BUILDING HIGHLIGHTS

- ▶ Year Built 1955.
- ▶ Renovations taking place
- ▶ Private Suites, Cages, Private office space.
- ▶ Private conference rooms.
- ▶ Lounge space.
- ▶ Multiple raised floor private suites.
- ▶ Available office space.
- ▶ 239 Parking Spaces
- ▶ Parking Ratio 0.83/1,000 SF
- ▶ 10.01 AC Land Acres
- ▶ Zoning CG-CH
- ▶ Below Market value
- ▶ TPO Roof 2014.
- ▶ Six (6) Chillers of 100 tons each.
- ▶ 4 elevators updated 2002.
- ▶ Potential for co-working space or climate control.



DATA CENTER FACILITY

- ▶ 38,000sqft of Data Center footprint.
- ▶ 6MW of critical power.
- ▶ 2 x 1MW Diesel generators.
- ▶ 500KVA UPS.
- ▶ 9,000 Gal. Diesel fuel tank.
- ▶ Direct link to Dallas Infomart.
- ▶ 600+ Full Cabinets in Suite 1.
- ▶ 5,000 Full Cabinet potential.
- ▶ No public data center in San Angelo and its proximity to DFW, Abilene, Austin and San Antonio.
- ▶ Currently onsite is Frontier/Verizon and Suddenlink with a potential of AT&T, Windstream, Zayo, Comcast, Optimum, Century Link and Vexus.
- ▶ Potential of 50MW of Additional power.





AERIAL

Angelo State University

Downtown San Angelo

Legrand Stadium
At 1st community Credit Union Field

San Angelo Stadium

**SUBJECT
PROPERTY**

San Angelo Regional Airport
Mathis Field

INTERIOR PICTURES





**SUBJECT
PROPERTY**

University Av

Johnson St

TRAFFIC SUMMARY

Collection Street	Cross Street	Traffic Vol	Distance
S Jackson St	Industrial Av SE	6.804	0.47 mi
Knickerbocker Rd	S Jackson St	19.568	0.49 mi
Knickerbocker Rd	Hamilton Way NE	23.599	0.81 mi
S Jackson St	W Avenue N S	5.991	0-92 mi
Knickerbocker Rd	Sunset Drive	24.880	0.94 mi
Live Oak Street	S Garfield St NE	990	0.98 mi
S Johnson St	W Avenue J	1.578	1.01 mi
S Bryant Blvd	Town and Country Dr	20.765	1.28 mi

DEMOGRAPHICS DATA



	0.3 Miles	0.5 Miles	1 Mile
Total households	335	803	3,653
Total population	839	1,997	8,782
Population white	604	1,381	5,867
Population black	22	94	498
Population hispanic	257	644	2,935
Population asian	13	49	247
Population pacific islander	2	8	28
Population american indian	2	9	61
Population other	51	134	652
Persons per household	2.5	2.5	2.4
Average household income	\$65,694	\$65,250	\$74,345
Average house value	\$413,394	\$550, 527	\$460,989
Average age	34	34	36
Average age male	33	33	35
Average age female	35	35	37

WHY THIS LOCATION?



Texas stands as a leading hub in the U.S. data center market, boasting over 150 facilities statewide. This prominence is attributed to the state's favorable business environment, abundant land, reliable energy resources, and supportive tax incentives.

San Angelo is emerging as a potential site for data center expansion. While it currently lacks the density of data centers found in major Texas cities, its strategic location situated in West Texas, San Angelo offers proximity to major urban centers while benefiting from lower real estate costs and reduced competition and available infrastructure make it a viable candidate for future development.

Between 2019 and 2023, annual commercial sector power demand increased by 13 TWh in Texas on the back of data center growth, figures from the U.S. Energy Information Administration (EIA) shows.

"According to various demand projections, data center load growth is particularly high over the next 10 to 15 years," Gabe Messercola, Associate Director, Capital Improvements Portfolio Management at clean power developer EDF, told Reuters Events.

STATE SALES TAX EXEMPTION FOR QUALIFIED DATA CENTERS

A data center is defined as a facility in Texas designed or renovated specifically to accommodate servers and associated equipment for the processing, storage, and distribution of data. To qualify as a "certified data center," the facility must meet certain criteria set by the Texas Comptroller's Office, including requirements for capital investment, size and job creation.

Once certified, essential items required for the operation of a qualifying data center become temporarily exempt from the 6.25% state sales and use tax. However, it's important to note that local sales taxes still apply to purchases of these qualifying items.

FUTURE REVENUE POTENTIAL



DATA CENTER:

With the current infrastructure, the data center can support up to 800 cabinets, generating \$320,000 per month or \$3,840,000 annually. There is also potential to convert the entire building into a full-scale data center, accommodating up to 8,000 cabinets at maximum capacity.

OFFICE SPACE

5 Out of the 6 (pluss basement) can be leased as a co-working space, private conference rooms.

CLIMATE CONTROL STORAGE FACILITY

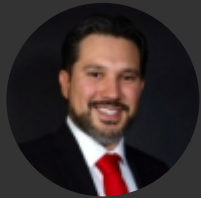
Potencial to re-develop as a storage facility, due to proximity to San Angelo University.

EXCESS LAND

The property sits on 10.01 Acres of land, there is 2.41 acres of excess land that can be leased as a ground lease, developed or just subdivided and sold separate to the building.

This is a rare opportunity to invest in a rapidly scaling asset with impressive revenue potential.

CONTACT



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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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