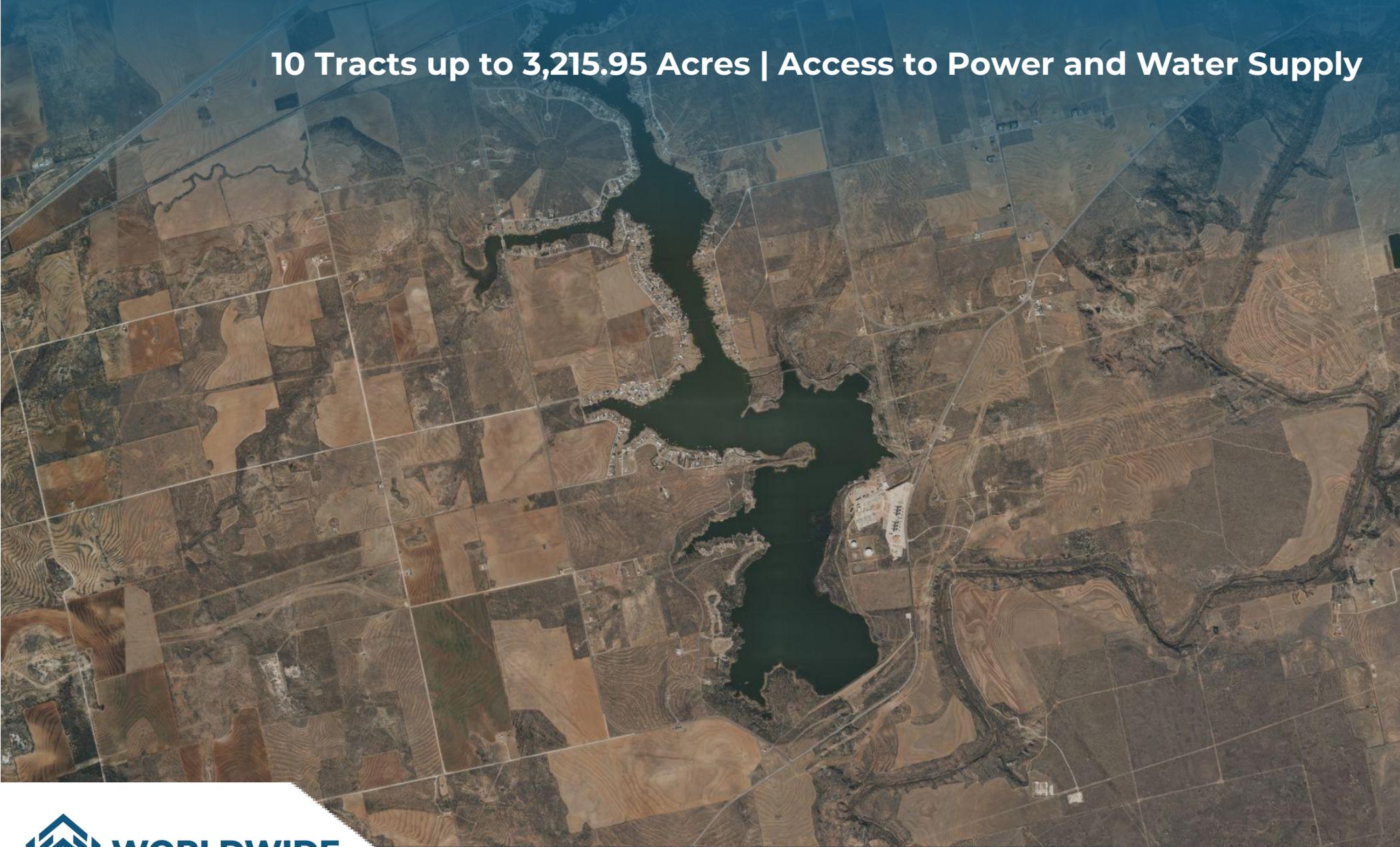


# FOR SALE - DATA CENTER DEVELOPMENT

Multi-Site Land Portfolio in the Permian Basin

10 Tracts up to 3,215.95 Acres | Access to Power and Water Supply



Multi-Site Land Portfolio in the Permian Basin

# EXCLUSIVE LISTING & DISCLAIMER

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# OVERVIEW

We are currently marketing a portfolio of large-scale land opportunities across West Texas totaling approximately 3,200 acres, focused on energy, infrastructure, and other non data center-related uses. The portfolio includes multiple tracts offering a combination of scale, utility access, and proximity to existing power, transmission, water, and natural gas infrastructure.

Several sites benefit from adjacency to substations, nearby transmission lines, onsite water capacity, and locations within active energy corridors. Certain tracts offer access to substantial water resources and proximity to major power infrastructure, while others are located in areas of active horizontal drilling with onsite natural gas availability suitable for power generation or infrastructure development.

Together, these properties provide flexibility for groups seeking large, well-positioned land holdings in established West Texas markets. These sites have opportunity for energy production, infrastructure development, or other large-scale land uses.

## LORAINE

**TRACT #1** 861 AC Loraine Wind Farm

**TRACT #2** 242 AC Loraine Roscoe

**TRACT #3** 241 AC Loraine Southeast

**TRACT #4** 85 AC Loraine South

## COLORADO CITY

**TRACT #1** 235 AC CattleMan

**TRACT #2** 604 AC Colorado City West

**TRACT #3** 321 AC Colorado City South

## BUFORD

**TRACT #1** 312 AC FR 1982/CR 453

**TRACT #2** 160 AC CR 155/CR 159

**TRACT #3** 149 AC FM 4186/CR 452

# LORAIN

This land offering in Loraine, Texas includes four parcels totaling approximately 1,429 acres, comprising tracts of 860 acres, 242 acres, 241 acres, and 85 acres, along nearly one mile of roadway.

The property is well positioned for energy and infrastructure-driven uses, with two wind substations located near either end of the sites and Oncor transmission lines expected to run within approximately one mile of the property. The site is served by three-phase 420V power and benefits from an active natural gas pipeline, providing reliable energy access.

Water infrastructure is a key strength of the property, with approximately 20 onsite wells located on the 860-acre tract producing an estimated 2,500 gallons per minute. The land also sits on the edge of the shale play, offering potential future drilling opportunities, further supporting large-scale energy, power generation, or infrastructure development.

Boundary lines are approximate and shown for illustrative purposes only. They may not reflect exact property boundaries.



**TRACT #1** 860 Acres



**TRACT #2** 242 Acres



**TRACT #3** 241 Acres



**TRACT #4** 85 Acres



**POWER SUPPLY** Wind Substations

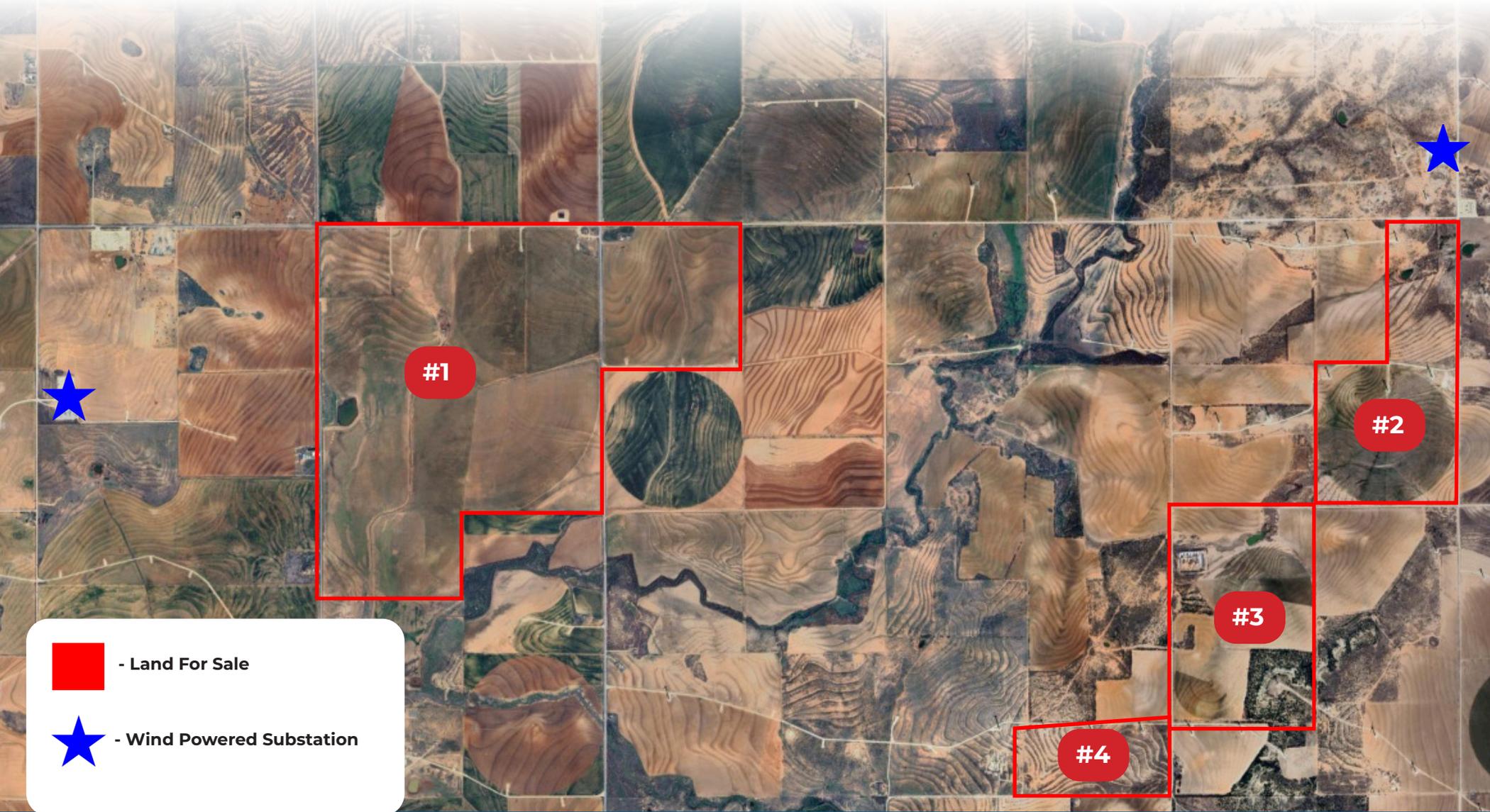


**WATER SUPPLY** 20 On-site wells  
(2,500 gallons per minute)



**ENERGY** Natural Gas (On-site)

# LORRAINE - 1,429 AC



 - Land For Sale

 - Wind Powered Substation

# COLORADO CITY

This Colorado City portfolio consists of three land tracts within the city of Colorado City totaling approximately 1,160 acres, well suited for energy and infrastructure-related development. Tract 1, totaling approximately 235 acres, is positioned less than one minute from Lake Colorado City and offers access to substantial water resources while sitting directly adjacent to Oncor's Cattleman Substation, providing reliable, high-capacity power and strong connectivity to major transmission routes.

Tract 2, approximately 604 acres, and Tract 3, approximately 321 acres, are located near Highway 325 and 163 and near Highway 327 and 337, respectively. While not currently positioned as data center-ready sites, these tracts offer significant scale for power generation, energy infrastructure, or other large land uses within the same market.

Boundary lines are approximate and shown for illustrative purposes only. They may not reflect exact property boundaries.



**TRACT #1** 235 Acres



**TRACT #2** 604 Acres



**TRACT #3** 321 Acres



**ADJACENT LOT** Oncor Substation  
(345 kV)



**WATER SUPPLY** On-site wells  
(250 gallons per minute)

# COLORADO CITY

 - Land For Sale

 - Oncor Substation



 - Cipher Mining

 - Land For Sale

 - Adjacent Substation

 Cipher Mining

# SALES COMP

## Cipher's Barber Lake:

Located approximately 15 minutes from Colorado City Tract #1, 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

# BUFORD

The Buford land offering consists of three parcels totaling approximately 624 acres. The primary 312 acre tract is located in an area of active horizontal drilling, with two additional parcels of approximately 164 acres and 148 acres. The property presents potential access to natural gas suitable for power generation and is well suited for energy and infrastructure-related uses.

These land offerings are not currently positioned as data center-ready sites and are being marketed separately as non data center-related opportunities focused on energy, infrastructure, and large-scale land uses.

Boundary lines are approximate and shown for illustrative purposes only. They may not reflect exact property boundaries.

## BUFORD SITES



**TRACT #1** 312 Acres



**TRACT #2** 164 Acres



**TRACT #3** 148 Acres

Colorado River

# BUFORD

Boundary lines are approximate and intended for illustration purposes only and may not be exact.



Buford

# 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.





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# 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

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