

Texas Emerges as the Epicenter for AI, Data Centers—Over \$1B in Land Listings

Discover 6,000+ Acres for AI, Crypto, and Nuclear-Powered Data Centers in Texas—Valued at Over \$1B.

DALLAS, TX, UNITED STATES, January 16, 2025 /EINPresswire.com/ --
Breaking News: Texas as Epicenter of AI Data Center and Energy Generation Revolution with Massive New Offerings

The data center and energy industries are undergoing unprecedented transformations as demand for advanced infrastructure for AI and blockchain technologies skyrockets. At the forefront of this evolution, three prime land parcels totaling over 6,000 acres and estimated to be valued over \$1 billion dollars have hit the market in Dallas Texas, heralding a golden opportunity for businesses looking to capitalize on the region's unmatched powered land advantages. Marketed by [Roxanne Marquis](#) of [8888cre.com](#), these properties will create enormous and dynamic tech hubs in the Texas landscape.

A Hub for Hyperscale, Cloud, AI-Ready Data Centers, and Energy Generation

With tech giants like Google expanding their Texas footprint—the tech leader recently commenced Phase 3 of its 375-acre data center campus Midlothian and has announced plans for a fourth data center building at its Midlothian campus—Dallas-Fort Worth (DFW) continues to solidify its reputation as the nation's premier data center hub. Google's expansion is bolstered by plans for a second campus in Red Oak, Texas, reflecting the company's strategic commitment to the region's advantages for data center operations.

Adding to this, NVIDIA's GPUs have been instrumental in accelerating AI workloads, enabling data



Over \$1B Texas Data Center Opportunity: Aerial View Showcasing 6,000+ Acres in Dallas-Fort Worth Perfect for AI, Crypto Mining, Nuclear Power Solutions, and Future-Focused Developments

centers to handle complex computations more efficiently. This acceleration has facilitated the development of AI applications across various industries. NVIDIA's ongoing innovation with new GPU architectures and AI solutions is poised to transform traditional data centers into AI factories capable of managing extensive AI-driven tasks. This transformation is expected to enhance computational efficiency and reduce operational costs, reinforcing DFW's leadership in the data center space.

The latest offerings, represented by Roxanne Marquis of 8888cre.com, bring unparalleled proximity to critical power infrastructure, including Oncor's 345kV and 138kV transmission lines, and direct access to ERCOT's independent power grid. As a seasoned expert, Marquis continues to collaborate with Oncor through Large Load Interconnection (LLIS) Power Studies. Her ability to coordinate with power engineers and energy consultants further underscores her as uniquely positioned to navigate the complexities of data center development.

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Some of the largest AI data center offerings in the world, our land for sale in Dallas offers 6,000 acres to forward-thinking data center developers and industrial site selection brokers.”

Roxanne Marquis

Future Growth in Demand for Data Center Land for Sale
The growing convergence of energy generation, AI, cryptocurrencies, and data centers is expected to enhance operational efficiency and sustainability. As AI technology and block chain decentralized finance expand, demand for high-performance data center land and powered land is projected to surge.

According to Jensen Huang, CEO of NVIDIA, “Data centers must adopt accelerated computing and generative AI to meet the growing demands of modern applications.” Roxanne Marquis echoes this sentiment, adding, “Huang’s vision aligns with what we’re seeing in Texas—developers are prioritizing future-proof infrastructure capable of scaling with the demands of AI, blockchain, and cloud technology. He envisions a comprehensive overhaul of data center infrastructure, emphasizing the replacement of outdated equipment with advanced solutions that can power the next generation of AI and blockchain applications. The Dallas Fort Worth market offers a unique combination of robust power infrastructure and strategic location to meet these needs.”



Dallas-Fort Worth: Fast-Growing AI & Blockchain Hub Featuring Prime, Nuclear-Ready Sites for Large Load Interconnection, Showcased in Press Release #3 with Over \$1B in Total Valuation

Prominent CEO Insights

- Jensen Huang (NVIDIA): Huang envisions the integration of AI and blockchain in data centers, emphasizing advanced computing solutions to meet rising demands.

- o Roxanne Marquis: "Huang's insights underline the necessity for innovation in data center infrastructure. With NVIDIA's advancements and Texas's ability to provide opportunities for large flexible loads, the properties are drawing power generation, battery storage, and AI data center developers."

- Larry Ellison (Oracle): Ellison's plans for nuclear-powered data centers align with Oracle's push toward blockchain-enabled infrastructure.

- o Roxanne Marquis: "Ellison's push for nuclear-powered data centers mirrors trends we're observing among developers in Dallas who seek sustainable, scalable solutions. Our locations have amiable city counsels that could offer pathways for such forward-thinking initiatives."

- Elon Musk (Tesla): Musk has endorsed cryptocurrency mining as a driver for renewable energy adoption, reinforcing its role in sustainable technology development.

- o Roxanne Marquis: "Musk's vision for renewable-driven cryptocurrency mining resonates with Texas's regulatory environment and energy resources. With ERCOT's Large Flexible Load Incentives, it's no surprise that Dallas is becoming a hub for such innovations."

Donald Trump's Crypto Vision and Plan to target Texas for \$20B in Data Center Development



ERCOT-Powered Texas Real Estate: 6,000+ Acres for Advanced Data Center Expansion, With \$20B Development Potential Cited by Donald Trump & Other Tech Visionaries in Press Release #3



Unrivalled Texas Opportunity: Over \$1B in Land for Hyperscale AI Data Centers and Renewable Projects, Featuring Elon Musk's Endorsement of Sustainable Crypto Initiatives

Donald Trump's proposal for a U.S. strategic Bitcoin reserve of up to 1 million bitcoins emphasizes the need for advanced digital infrastructure. Managing such reserves requires high-performance, energy-efficient data centers. His venture, World Liberty Financial Inc., and blockchain partnerships further highlight the demand for scalable facilities, aligning with Texas's favorable conditions for supporting digital finance.

Trump also announced billionaire Hussain Sajwani, a Trump associate and founder of the property development company DAMAC Properties is pledging \$20 billion in Texas data center development.



NVIDIA-Powered AI Factories in Dallas: Multi-Billion-Dollar Real Estate Listings for Cutting-Edge Data Centers, Featuring Larry Ellison's Nuclear Energy Insights from Press Release #3

Significant National Developments Highlight Data Center Growth

The data center and AI revolution is not confined to Texas, as other major projects across the United States underline the transformative impact of these industries:

1. Google's Renewable Energy Data Centers: Google's partnership with Intersect Power and TPG Rise Climate will create data centers adjacent to solar and wind farms, addressing pollution concerns and supporting AI power demands.
 - o Roxanne Marquis: "This model of integrating renewable energy with data centers is exactly the kind of innovative thinking we encourage in Dallas. Our sites' proximity to renewable infrastructure makes them ideal for such projects."
2. Amazon's Ohio Expansion: Amazon's \$10 billion investment in Ohio data centers will support AI initiatives and create over 1,000 full-time jobs.
 - o Roxanne Marquis: "Amazon's move highlights the national growth of the data center market. However, Texas's unmatched energy reliability and incentives make it an unparalleled choice for similar large-scale investments."
3. Meta's AI Data Center in Louisiana: Meta's \$10 billion project will boost the economy while facing challenges related to fossil fuel reliance.
 - o Roxanne Marquis: "Meta's investment underscores the value of diversifying energy

sources—something Texas excels in with its mix of nuclear, wind, and solar options.”

4. DataBank’s South Dallas Campus: A 480MW data center campus in Red Oak, Texas, aims to meet AI-driven demands.
5. TerraPower’s Nuclear Innovation: Bill Gates’ TerraPower and Berkshire Hathaway’s PacifiCorp showcase the role of nuclear power in transforming data center energy solutions.
6. Phoenix Regulates Data Centers: Phoenix has implemented regulations on data center development, citing large land and power demands coupled with minimal job creation. This makes Phoenix the second city in Arizona, after Chandler, to impose such regulations.
7. Austin’s Emergence as a Data Center Hub: The Austin metropolitan area continues to grow as a data center hub, attracting significant investments due to available land, power resources, and incentives. Data centers, while not creating many long-term jobs, add substantial value to the city’s tax base through large investments.
8. Loudoun County Considers Ending Fast-Track Incentives for Data Centers: Loudoun County lawmakers are set to vote on whether to terminate a longstanding incentive program that expedites data center development projects, reflecting a shift in the county’s approach to managing the industry’s growth.
9. Tract’s Acquisition of 2,069 Acres in Buckeye, Arizona: Tract, a developer of master-planned data center parks, has acquired a 2,069-acre land parcel in Buckeye, Arizona. This site is anticipated to support one of the largest data center parks in the U.S., with plans for up to 20 million square feet of data center space across 40 facilities.

Nuclear Power’s Role in Data Center Operations

As companies strive for sustainable and reliable energy sources to meet the growing demands of AI and cloud computing, nuclear power is emerging as a key solution. Prominent investments include:

- Larry Ellison (Oracle): Oracle’s Co-Founder and Executive Chairman have announced plans to integrate small modular nuclear reactors into data center operations.
 - o Roxanne Marquis: “Ellison’s nuclear strategy represents a bold step toward sustainability. Texas’s existing nuclear infrastructure provides a strong foundation for developers to adopt similar models.”
- Bill Gates and Warren Buffett: Through their collaboration on TerraPower and PacifiCorp, the two billionaires are developing a Sodium nuclear reactor in Kemmerer, Wyoming. This innovative project aims to replace a retiring coal plant, underscoring nuclear energy’s potential to transform data center energy infrastructure.

- **Elon Musk (Tesla):** A strong advocate for nuclear energy, Musk has highlighted its safety and sustainability, reinforcing its importance in achieving long-term energy goals.

Incorporating Innovative Data Center Trends

To support the evolving needs of AI and cryptocurrency, the following trends are redefining data center development in Texas:

- **Cloud Data Centers and Colocation Services:** The 5,700-acre spread across three sites is ideal for hosting cloud data centers and colocation providers, offering businesses scalable solutions and enhanced operational efficiency.
- **Customizable and Flexible Data Center Designs:** Developers can leverage prefabricated data center components to accelerate construction timelines and meet unique infrastructure needs.
- **Sustainable and Energy-Efficient Facilities:** Green energy initiatives, such as nuclear, solar, and wind power integration, are being prioritized to ensure data centers align with ESG (Environmental, Social, and Governance) principles.
- **Optimized Cooling Systems:** Innovations in water-efficient and energy-efficient cooling technologies are key to reducing operational costs and environmental impact.

Strategic Bitcoin and Cryptocurrency Developments

NVIDIA's recent products, such as advanced GPUs designed for AI workloads, are poised to enhance the capabilities of data centers and AI development sites. These innovations are particularly relevant in Texas, which has emerged as a significant hub for data center development. For example, Crusoe Energy Systems announced plans to build a 200 MW AI data center near Abilene, Texas, with potential expansion to 1.2 GW. Additionally, the University of Texas at Austin is creating a generative AI computing cluster powered by NVIDIA GPUs, positioning it among the largest in academia.

Texas Governor Greg Abbott has championed cryptocurrency businesses, proposing that Bitcoin mining could stabilize the state's electrical grid. Legislative efforts like HB 1666 and HB 591 further underscore Texas's commitment to fostering a crypto-friendly environment.

NVIDIA's Role in Data Centers:

- **Past Impact:** NVIDIA's GPUs have been instrumental in accelerating AI workloads, enabling data centers to handle complex computations more efficiently. This acceleration has facilitated the development of AI applications across various industries.
- **Future Impact:** The company continues to innovate with new GPU architectures and AI solutions, aiming to transform traditional data centers into AI factories capable of managing

extensive AI-driven tasks. This transformation is expected to enhance computational efficiency and reduce operational costs.

Statements from NVIDIA's CEO, Jensen Huang:

Jensen Huang has emphasized the necessity for data centers to adopt accelerated computing and generative AI to meet the growing demands of modern applications. He envisions a comprehensive overhaul of data center infrastructure to support these technologies, highlighting the importance of replacing outdated equipment with advanced solutions.

Overlap Between Data Center and AI Development Sites:

The convergence of data center and AI development is evident, as both require substantial computational resources and infrastructure. NVIDIA's recent products, such as advanced GPUs designed for AI workloads, are poised to enhance the capabilities of these sites, enabling more efficient AI model training and deployment.

Relevance to Texas:

Texas has emerged as a significant hub for data center development, with several projects underway to establish AI-focused data centers in Texas with potential expansion to 2 GW. These developments underscore Texas's strategic importance in the data center and AI landscape, with NVIDIA's technologies playing a pivotal role in advancing the state's infrastructure to support the next generation of AI applications.

Texas continues to attract the world's leading data center developers due to reliable energy infrastructure, and tax incentives. Industry giants like Equinix and Digital Realty, both with extensive facilities in Dallas and Houston, highlight Texas's role as a critical hub for interconnection and colocation services. Amazon Web Services (AWS) and Microsoft have chosen Texas to host major cloud data centers, leveraging the state's power capacity to meet the growing demand for their cloud platforms. Google, with its substantial data center investments in Midlothian and Red Oak, underscores Texas's strategic importance for global tech leaders.

Additionally, IBM and NTT Communications operate cutting-edge data centers in Texas, supporting enterprise and hybrid cloud solutions. CyrusOne, headquartered in Dallas, exemplifies Texas's appeal by developing some of the region's largest data center campuses. Iron Mountain and China Telecom have also established significant operations, further solidifying Texas's reputation as a top destination for global data center investment. This collective presence of industry leaders demonstrates the immense value of Texas data center land, making it an unparalleled opportunity for new developments and technological innovation.

Drama in the Western District of Texas! Judge Alan D. Albright's handling of patent cases has scared off data center developers, with Apple's big wins against his rulings fueling the fire. But here's the twist: the 5,700-acre Dallas-Fort Worth property in this offering is safely outside Albright's turf. Free from courtroom chaos, it's ready to deliver Texas's energy perks and

business-friendly vibes—making DFW the ultimate hotspot for savvy tech investors looking to dodge legal headaches.

Key Features and Advantages of the Dallas Site

- **Hyperscale and Cloud Data Centers:** The 5,700-acre site is ideal for hyperscale data centers, cloud data centers, and cryptocurrency mining operations.
- **Strategic Location:** Situated in the heart of the U.S., DFW offers seamless connectivity for businesses. The region's robust economy—marked by a 5.7% growth rate last year—supports over 100,000 businesses, including 18 Fortune 500 headquarters.
- **Power Capacity and Renewable Energy:** With rising interest in nuclear and renewable energy options, Dallas Fort Worth offers robust power infrastructure for uninterrupted operations and low latency connections.
- **Environmental Stewardship:** Dallas promotes energy-efficient, water-efficient, and low environmental risk data centers, aligning with ESG initiatives.
- **Continuous Capacity:** The expansive land availability ensures scalable growth for developers looking to expand their digital infrastructure.

Expert Insight

"Dallas is an AI, data center, energy generation, and cryptocurrency powerhouse," says Roxanne Marquis of 8888cre.com. "Our three sites of 5,700-acre offering are uniquely positioned to meet the scalability demands of modern operations, making it an exceptional investment opportunity for forward-thinking developers. I've seen firsthand how the right site can transform a vision into reality."

Seize the Opportunity

With AI, blockchain, and Data Gravity driving exponential growth, this premier Dallas property is poised to attract visionary developers. NVIDIA's advancements in AI-focused GPUs, the growing overlap between data centers, power generation, battery storage, cryptocurrency mining, and legislative support from Texas leaders further underscore the state's role as a future-ready powerhouse. Roxanne Marquis's unparalleled expertise in the data center real estate market makes her the definitive choice for guiding developers and investors in capitalizing on these opportunities.

[For more information on this transformative land acquisition](#), visit 8888cre.com or contact Roxanne Marquis at rose@8888cre.com.

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