Potentia Development brings Project Big Pine to Market with a BTM-First Strategy & Bounded Risk, Buy Right Development

Shovel Ready Site, AI/HPC data center,
~450 acres, SPP, Not ERCOT, BTM,
redundent laterals W/ multiple GW gas supply available, Local building permit ready

NEW BOSTON, TX, UNITED STATES, August 17, 2026 /EINPresswire.com/ -- Potentia Development Brings Project Big Pine to Market in SPP with a BTM-First Strategy and Bounded Development Risk
Texas AI/HPC campus is outside ERCOT; single-AHJ permitting and a targeted 20-to-30-month BTM route lead coordinated infrastructure workstreams.

> Potentia aligns site, infrastructure, workforce, tax, supply-chain and regulatory requirements to bound risk and advance operational certainty considerations before significant capital is deployed”
>
> *Carl Quesinberry*

Potentia Development LLC today announced the formal market launch of Project Big Pine, an approximately 450-acre artificial intelligence and high-performance computing infrastructure opportunity at TexAmericas Center in Bowie County, Texas. Potentia is commencing a structured engagement process with qualified hyperscale, AI/HPC, neocloud, data-center, infrastructure and energy counterparties seeking an underwritable path to operating power and first revenue.

Project Big Pine is being brought to market as a coordinated risk-bounding platform rather than a conventional land offering. Its premise is not that development risk disappears. Each material risk should be supported by evidence, assigned to a defined workstream and bounded by a known decision, dependency or counterparty before intensive development. Potentia has advanced the interdependent site, power, permitting, fuel and infrastructure pathways so remaining risks can be evaluated, priced and configured around a qualified offtaker.
Site control is established, and core site, environmental and development due diligence has been completed. The baseline can be supplemented for the selected user's technology, reliability, cooling, security, insurance, financing and operating requirements.

BTM-first power targets initial energization in 20 to 30 months
Potentia is targeting initial energization approximately 20 to 30 months after execution of a

qualifying offtaker commitment. The behind-the-meter solution is being advanced as an integrated fuel-to-power system pairing generation with gas-lateral, air-authorization, electrical, procurement, financing and construction workstreams. Timing will be validated against the selected offtaker's requirements and credit profile.

Project Big Pine is located within the Southwest Power Pool footprint, not ERCOT. Its islanded BTM strategy is not dependent on grid-interconnection timing. The power architecture is being developed so future grid service can be added without fundamental redesign of the core electrical architecture.

POTENTIA DEVELOPMENT

Single-AHJ permitting compresses the local approval path

TexAmericas Center is the single local authority having jurisdiction for land use and local construction permitting on its property. Under its design-professional certification model, compliant construction documents sealed by a licensed Texas architect or engineer can move through local permitting within days, depending on complexity and completeness. External approvals remain subject to their respective requirements. Data centers and electrical power-generating plants are approved uses within TAC's heavy-industrial zoning.

Documented 345-kV headroom and a phased utility pathway

The site is adjacent to 345-kV transmission infrastructure where AEP-SWEPCO screening has identified headroom supporting a potential phased pathway to 800 MW of utility service: 300 MW beginning in Q2 2032, 200 MW in Q2 2034 and 300 MW in Q2 2036. Delivery remains subject to studies, system improvements, definitive agreements and customer credit or security requirements.

Gas, water and fiber are enabling workstreams

Multi-gigawatt natural-gas delivery concepts have been advanced with interstate pipeline operators, including proposed routes and available gas volumes. Engineering feasibility and commercial proposals have been developed. Regional raw- and treated-water infrastructure extends to the site, and multiple carrier routes provide connectivity to the project area. Final transportation, water allocation, cooling design, fiber capacity, route diversity and service levels will be established around the selected operator.

"At this scale, every unbounded workstream is a claim on the offtaker's capital and schedule,"

said Carl Quesinberry, CEO of Potentia Development. "We advanced BTM power, permitting, grid, gas, water, fiber and site diligence in parallel so a qualified user can underwrite evidenced pathways with known decisions, dependencies and counterparties. Bounding risk is how our development work protects capital."
Potentia seeks an anchor operator or creditworthy offtaker and the counterparties needed to convert the platform into a client-specific, executable campus plan.

About Potentia Development LLC
Potentia Development LLC is an infrastructure-led development and project-origination firm focused on complex, power-intensive industrial and mission-critical opportunities.

Forward-looking information
Schedules, capacity, permitting, energization and commercial arrangements are targets, not guarantees, and remain subject to engineering, permitting, equipment availability, financing, definitive agreements, offtaker requirements and utility and SPP processes. Acreage is preliminary pending survey. No gas-transportation, BTM energy-services, offtake or utility-service agreement has been finalized.

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