

Proposed Data Center Locations

1,499± acres & 1,630± acres | Abilene, Texas | Taylor & Jones Counties



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920



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Proposed Data Center Locations

We are proud to offer two prime real estate tracts for sale located just north of Abilene, Texas. Currently, two major data centers are under construction near Abilene, and these two offerings are located between the two present data centers. The size and locations of these two properties are considered very suitable for data center development.



1,499± acre Tract

This property is located in a transitional development area with frontage on FM 2833, FM1082, County Roads 503 and 306. This property is comprised of approximately 500 acres of dryland farmland and 610 acres under pivot irrigation, with the remainder being in native pasture. Less than 2% of the property is in a flood plain. Elevations range from approximately 1,660 feet to 1,710 feet above sea level. The Hamby Water Supply has a 4" water line to the property and the city of Abilene waste effluent water provides water for the pivot sprinkler. One existing gas transmission line runs through the property, and a new gas transmission line is under construction. A single pole electric transmission line runs in a north/south direction adjacent to the west boundary of the property. A large electric substation adjoins the northwest corner of the property.

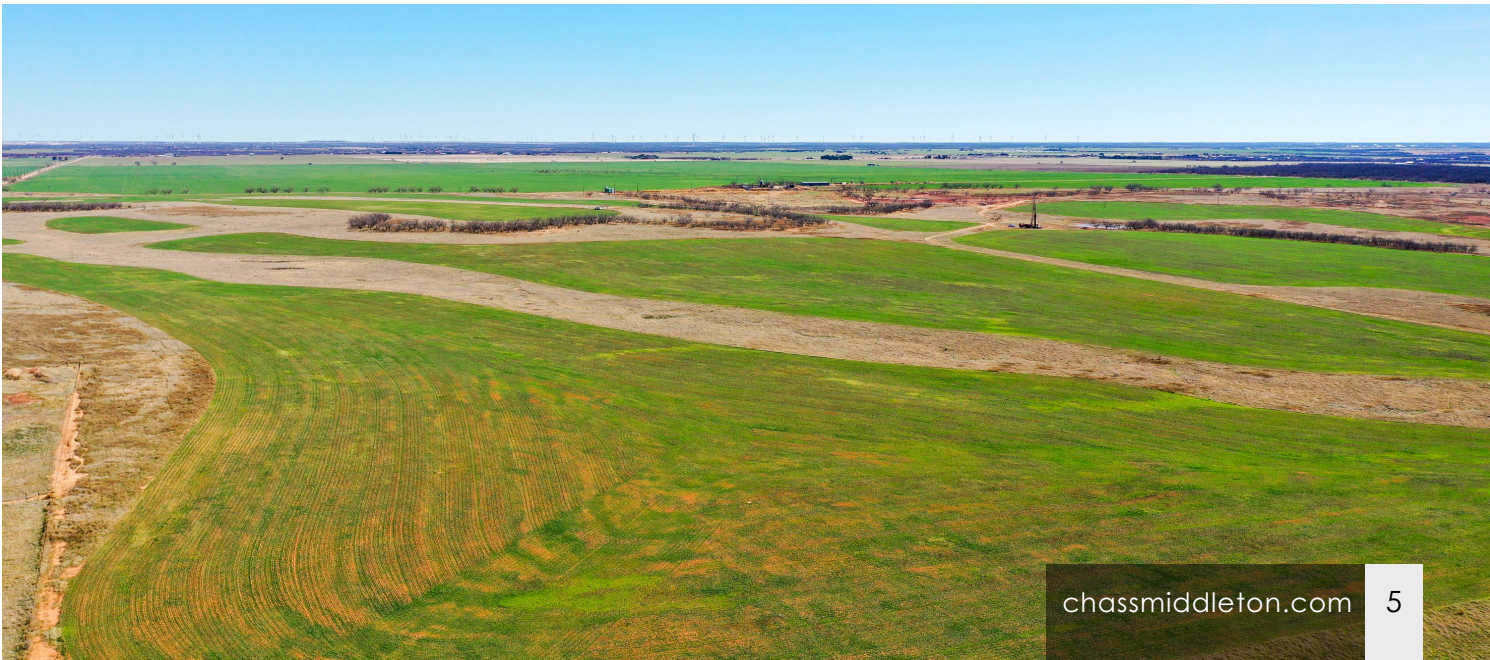
Without question, this prime real estate has all of the amenities needed for a data center project.





1,499± acre Tract





1,630± acre Tract

The western portion of this property is located in close proximity to both new commercial development and housing development. The northwest side of the property fronts State Highway 351, which is currently experiencing substantial growth and development.

The property is approximately 1 mile wide from north to south and approximately 3 miles long from east to west. Through the middle of the property is a large, deep man-made lake encompassing approximately 40 surface acres, at capacity. Approximately 625 acres in the central portion of the property are high game fenced. Paved Elmdale Road adjoins the southeastern and eastern property line.

Approximately 900 acres are in dryland cultivation, with around 175 acres being under pivot sprinkler, and the remainder is in native pasture. Less than 15% of the property is in flood plain. Elevations range from approximately 1,700 feet to 1,775 feet above sea level. City water from Abilene is available on the property and waste effluent from Abilene provides irrigation for the pivots.

The west half of the property offers substantial development potential and may be best suited for this purpose. The eastern 800-1,000 acres appears to be suitable for data center development. A new data center is currently under construction, just northeast of this property. Already, nearby properties are being developed to afford housing for employees for this new data center.







1,630± acre Tract





Remarks

Both properties have substantial upside potential from a development standpoint, and more specifically for data center development. For more information and pricing packages on these properties, please contact the following co-exclusive brokers:

Sam Middleton, ARA

Owner • Broker
Certified Appraiser

(817) 304.0504
sam@csmanson.com

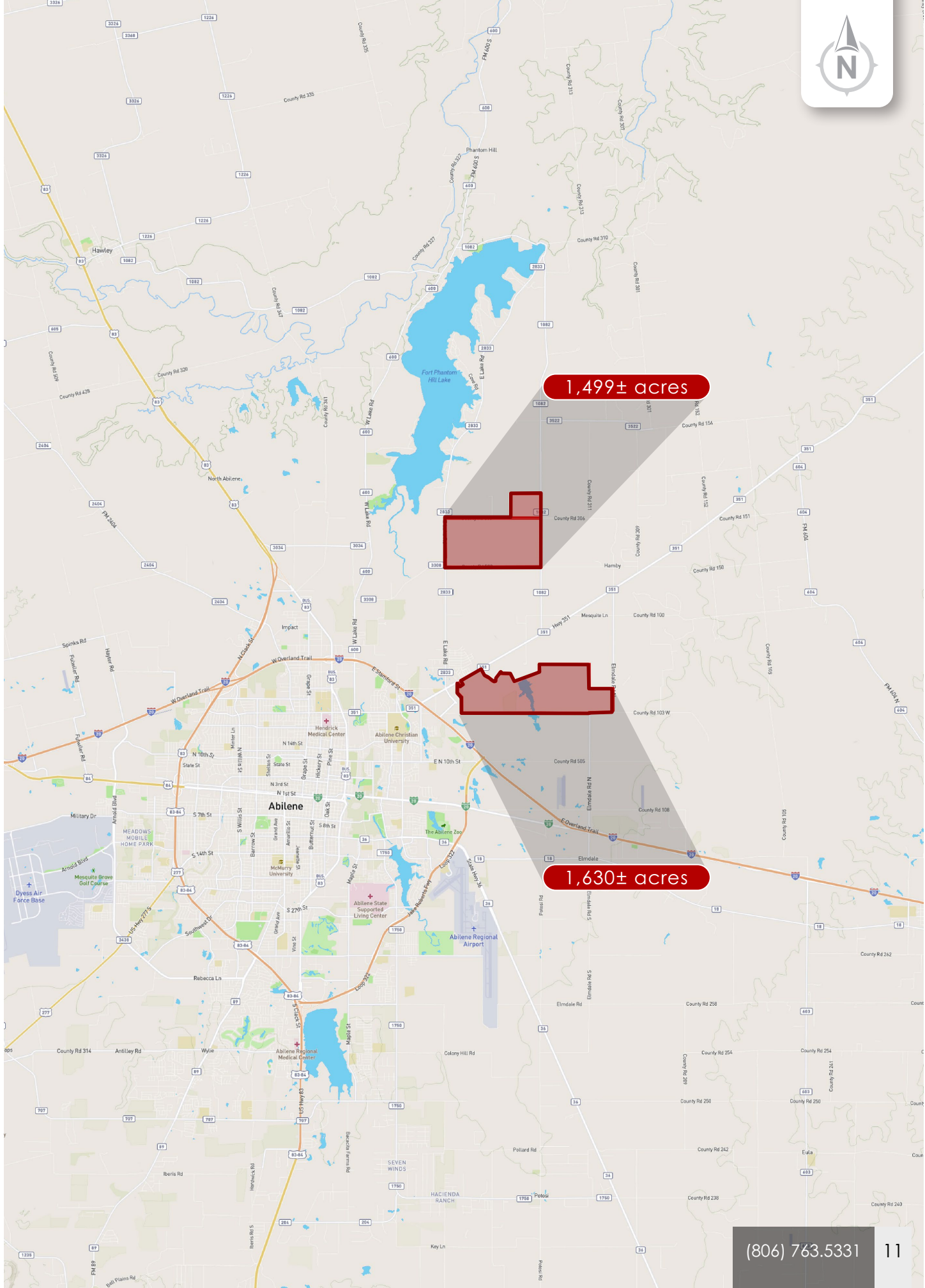
Clint Bumguardner, MAI, ASA

Broker • TX
Certified Appraiser

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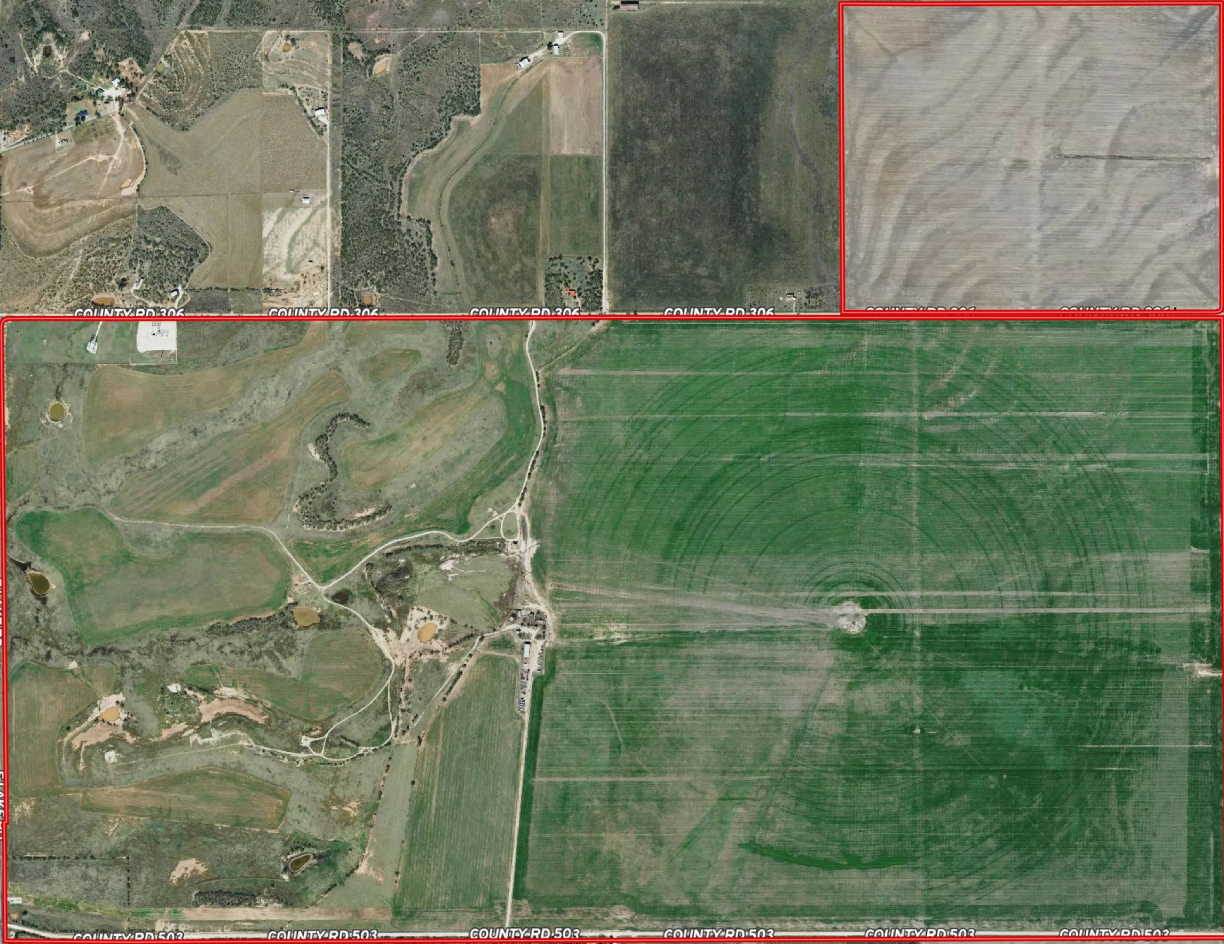


1,499± acres

1,630± acres



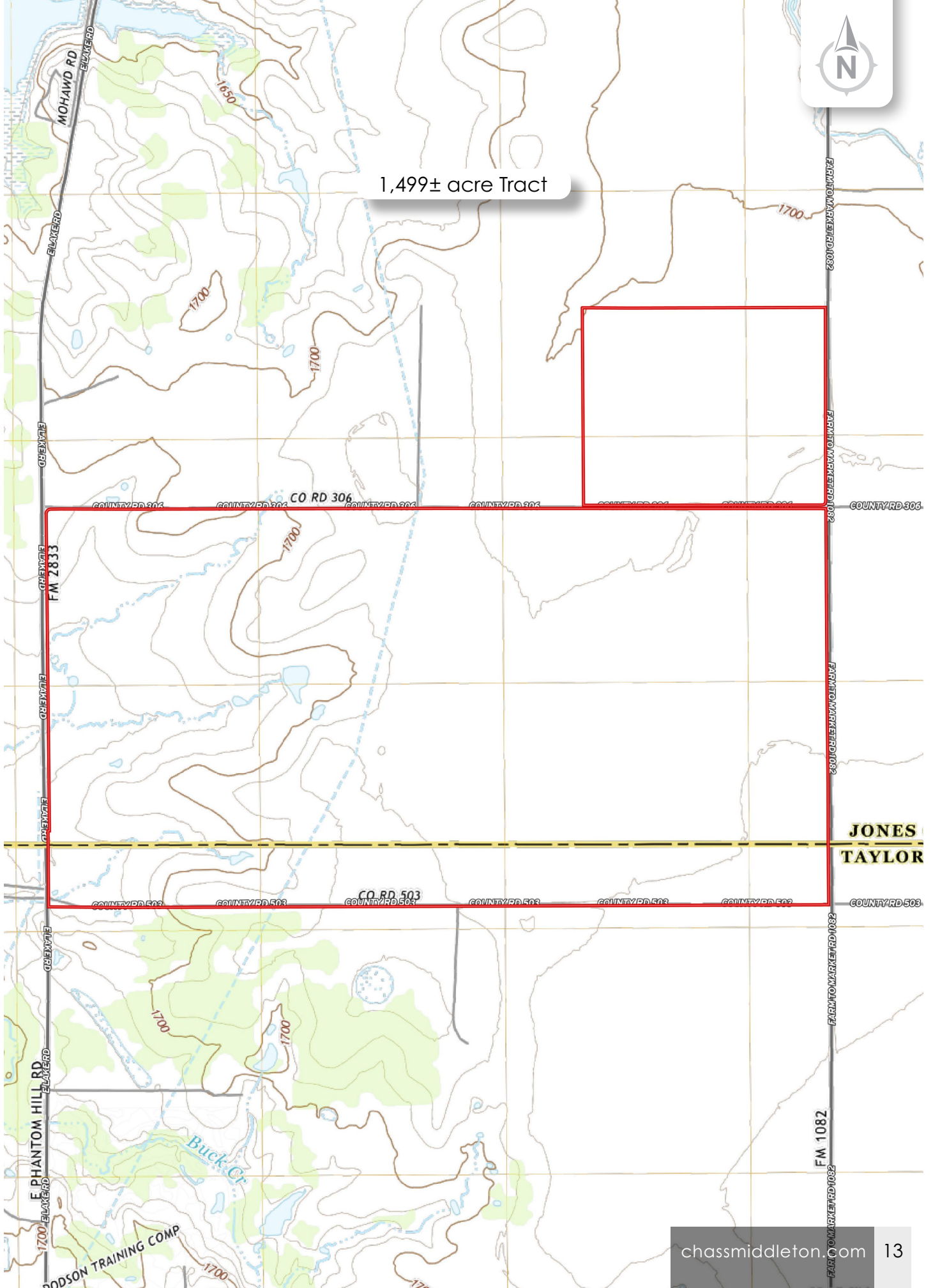
1,499± acre Tract



32.5258, -99.6746



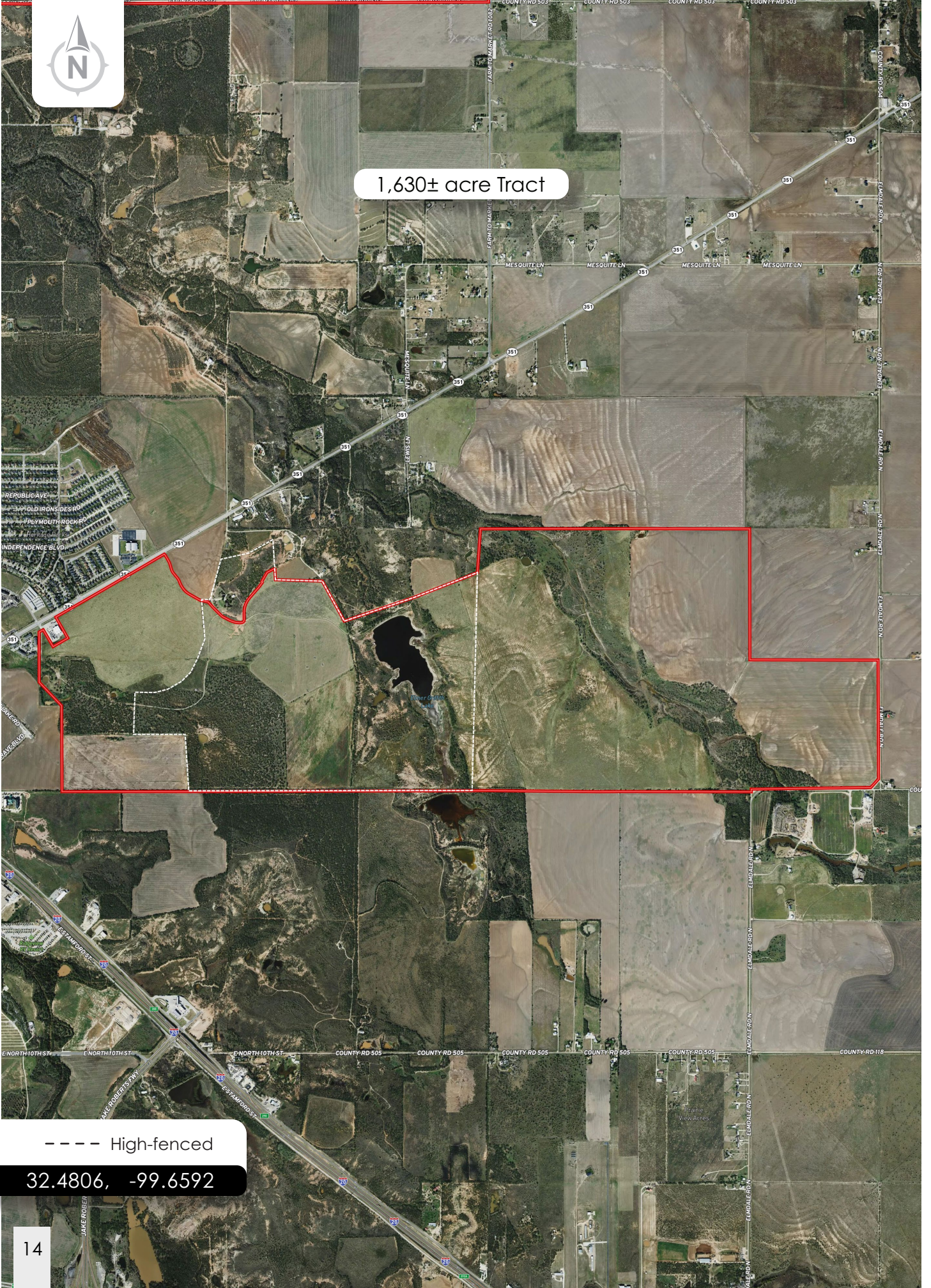
1,499± acre Tract



**JONES
TAYLOR**



1,630± acre Tract

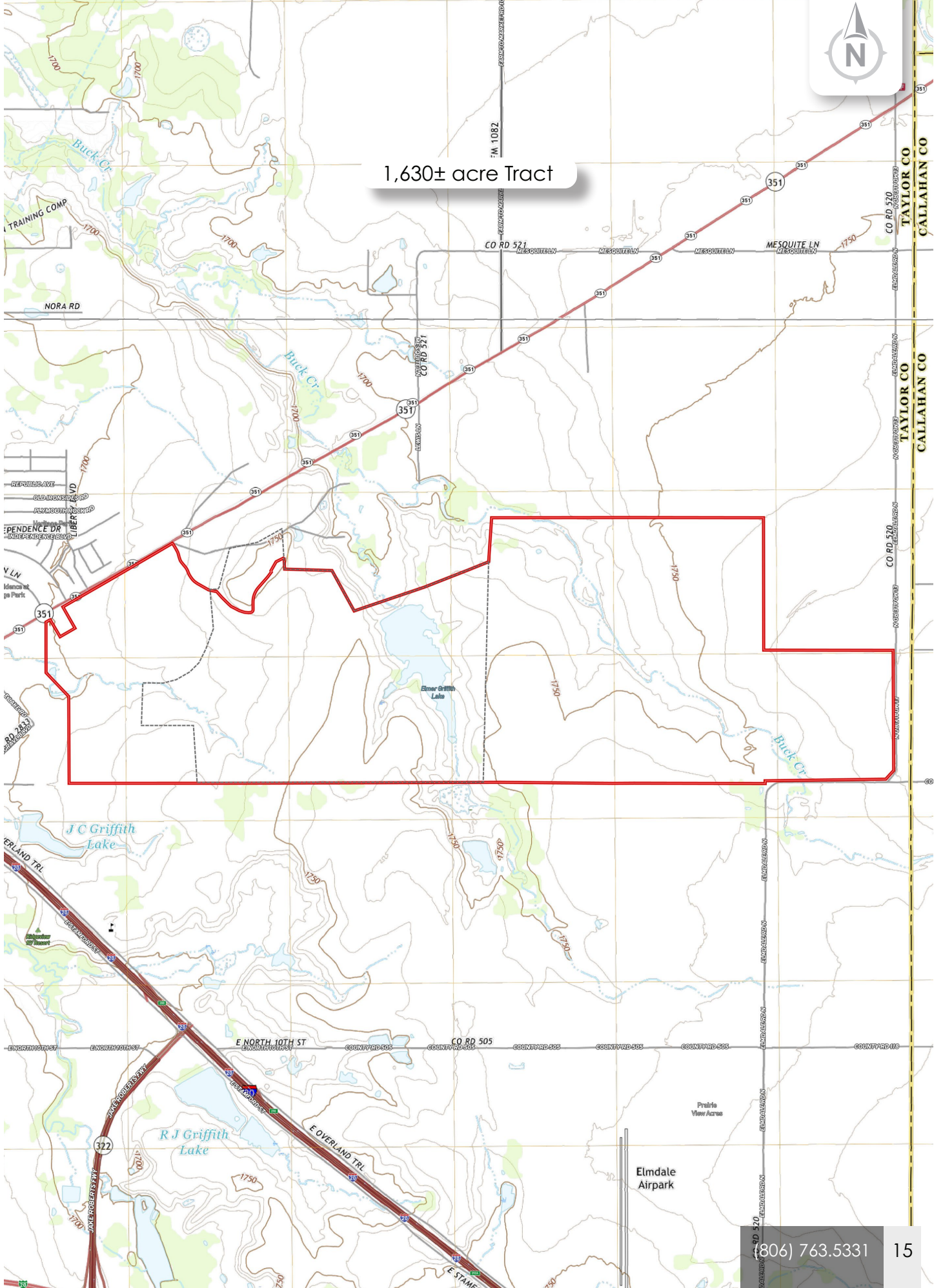


---- High-fenced

32.4806, -99.6592



1,630± acre Tract



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