

POWERED LAND

HUTTO, TX

FOR SALE OR LEASE

60 MW - Q2 2027
260 MW - Q1 2028

30.56410, -97.45757

 **470 MW**

 **Q1 2027**

 **145 acres**

 **Fully Entitled**



Campus Details

- ▶ <20 miles from downtown Austin
- ▶ 220 Utility MW delivered via future onsite substation
- ▶ 250 MW of onsite gas generation
- ▶ Ample water available for heat rejection
- ▶ Available for sale or lease



Power Availability

Provider: ERCOT & Onsite Generation

Date	New Power	Total Power
Q1 2027	20 MW NG	20 MW
Q2 2027	30 MW NG 10 MW Utility	60 MW
Q1 2028	200 MW NG	260 MW
Q2 2028	10 MW Utility	270 MW
Q3 2029	200 MW Utility	470 MW



Property & Zoning

Size: 145 acres / 102 hectares
Zoning: N/A
Status: Fully entitled
Airport: AUS - 28 miles / 59 kilometers



Nearby Campuses

Skybox 3 miles / 5 kilometers
KDC 4 miles / 6 kilometers
Iron Mountain 5 miles / 8 kilometers
Colovore 5 miles / 8 kilometers
Switch 11 miles / 18 kilometers

FOR MORE INFORMATION:
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