

## DEAL PACK - POWERED-SITE ASSESSMENT

## Sample powered site, North Texas

Tier: Strong | Score 76.1 | Confidence 0.60 | TX ERCOT

## Full power (gate x1.0)

What could change this: the weakest inputs are incentives and community and political; improvement on either would move the tier.

## QUEUE TRAJECTORY (ERCOT)

1,228 active interconnection requests (308.0 GW), median request age 25 months as of 2026-08-22.

## SERVICE CLASS: TRANSMISSION-CLASS INTERCONNECTION (110 KV AND ABOVE)

## COOLING-WATER FIT: MODERATE

This site sits in a water-stressed basin, where surface cooling draw is contested. A workable cooling-water route exists.

[The route, the source, and the permit path unlock in Path to Power.](#)

## LAND FIT: MODERATE

This site is land-tight for a full campus at 77 acres. A workable path to the footprint exists.

[The route and the parcels unlock in Path to Power.](#)

## TOP RISKS TO CLEAR

## Incentives (25/100)

few incentives

## Community risk (50/100)

some regulatory/political friction

## Transmission (62/100)

transmission within reach

## QUESTIONS TO ASK BEFORE YOU COMMIT

1. Which state and federal incentives is this parcel confirmed eligible for?
2. What is the local political and water-stress posture toward large loads?
3. What is the actual interconnection point, and its distance and voltage?

## FULL DIMENSION BREAKDOWN



Not assessed: Power availability, Interconnection, Reliability and carbon, Land cost, Fiber availability, Climate (cooling load).

**POWER DETAIL**

Nearest high-voltage line: 138 kV at 0.6 mi

Two nearest substations: SOUTH CLIFF PUMP 138 kV, 0.7 mi; CAMP WISDOM RD 138 kV, 1.6 mi

Interconnection queue backlog: 56 MW

**PARCEL OF RECORD**

Boundary acreage: 76.98 acres

Zoning / use: CH / QUALIFIED OPEN SPACE LAND

County-assessed value: \$1,538,100

The county's assessed value, not a market appraisal.

**SERVING UTILITY**

Oncor Electric Delivery Company Llc - investor owned

Texas-New Mexico Power Co (Pnm Resources Inc) - investor owned

City Of Garland - (Tx) - municipal

The addressee for a will-serve request; actual service capacity is confirmed in writing at diligence.

**SPEED TO POWER**

[locked] months to energize.

The exact timeline unlocks in Path to Power.

**EVIDENCE AND FILINGS**

- Nearest operating power plant: Ameresco Dallas LLC (landfill gas)
- Nearest gas pipeline: Atmos Pipeline - Texas, Intrastate
- Nearest high-voltage line: 138 kV at 0.59 mi
- Transmission-line owner: ONCOR ELECTRIC DELIVERY CO.
- Transmission-line status: in service
- Interconnection redundancy: 23 substations within 10km, 2 HV lines within 2km
- Nearest substation: 0.66 mi
- Interconnection queue backlog: 56 MW

Facts itemized; source provenance provided under NDA.

**ADDITIONAL SITE INTELLIGENCE**

- Wildfire hazard (county): Relatively Low
- Earthquake loss risk (county): Relatively Moderate
- Seismic design category: B
- Nearest dam: Cedar Valley College Dam, Low-hazard, 2.3 mi
- High-hazard dams within 10km: 1
- Public water service area: CITY OF LANCASTER
- Nearest solar farm: IKEA Grand Prairie Rooftop PV System, 1.2 MW AC, 13.5 mi
- Nearest wind turbine: Mountain Peak Special Utility District, 20.6 mi
- Nearest major road: 0.3 mi
- Nearest mainline rail: 2.4 mi
- Nearest submarine cable: Pan-American Crossing (PAC), 876.6 mi
- Fiber providers reporting service (state): 144
- Design wet-bulb temperature (approximate): 77.2°F
- Terrain / slope: gentle (4.01%)
- Parcel boundary geometry: on file

Facts itemized; source provenance provided under NDA.