

Kaufman County Power Site

±2,637 acres | 345 kV transmission on-site | DFW Metro East, inside ERCOT

Offers Invited • Price Upon Request

345 kV

Line crosses site

30"

Atmos gas pipeline

20+ ac

On-site lake

~2,100+ ac

Developable upland

THE OPPORTUNITY

This ±2,637-acre contiguous tract in unincorporated Kaufman County sits at the convergence of three confirmed infrastructure assets large power users spend years assembling — 345 kV transmission, a 30-inch Atmos gas pipeline, and a 20+ acre lake — inside ERCOT, the most development-friendly grid in the U.S. A rare, shovel-advantaged site for hyperscale data center, utility-scale solar-plus-storage, or behind-the-meter gas generation.



345 kV transmission

High-voltage line crosses the site — backbone-grade infrastructure inside ERCOT.



30" Atmos gas pipeline

Transmission-scale gas enables behind-the-meter / bridge generation.



20+ acre lake

On-site surface water plus CCN service area — process / cooling resource.



~2,100+ developable acres

Flat upland outside the floodplain — suited to large campus build-out.

KEY FACTS

LOCATION	Kaufman County, TX — unincorporated	ELECTRIC	Trinity Valley Electric Coop., Inc.
ACREAGE	2,637.394 ac (boundary survey)	DEVELOPABLE	~2,100+ ac outside floodplain
GAS	~30" Atmos pipeline on-site	WATER / SEWER	20+ ac lake; CCN area; OSSF/MUD for sewer
GRID	ERCOT (Texas interconnection)	ZONING	Ag-exempt; no HOA or deed restrictions
FLOODPLAIN	~500 ac; FIRM 48257C0375D; bulk Zone X	NOTE	~1.91-ac protected on-site cemetery

Ideal uses: Hyperscale data center • Utility-scale solar + storage • Behind-the-meter gas generation • Power-intensive industrial



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(989) 400-0050 • Price upon request