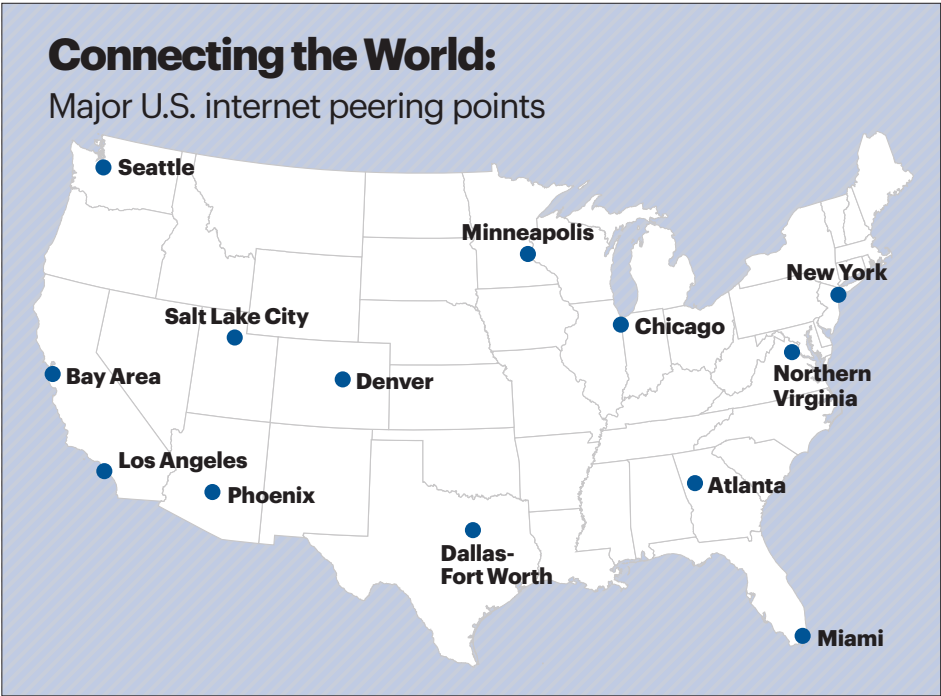


Digital Infrastructure

Dallas–Fort Worth is situated in a near-perfect geographic region for IT hosting and data center operations. North Texas is in the Central Time Zone, which is effective for companies operating on both coasts. And DFW offers plenty of land for massive data centers along with a temperate climate and lower construction and operations costs than other U.S. markets.

Speed and reliability are important for any IT operation, and high-speed fiber connectivity is widely available in the area. Compared to other peering-point hubs, DFW offers some of the lowest power rates for large industrial users.



North Texas’ central location is a significant attraction for data centers that service major companies and headquarters across financial services, energy, health care, and other data dependent sectors.

The Telecom Corridor

Located 15 miles north of downtown Dallas, the Telecom Corridor encompasses approximately 30 square miles. This includes the city of Richardson, the Texas Instruments campus, and the west side of Waterview Parkway near the University of Texas at Dallas campus.

The Telecom Corridor area is one of the most significant and unique high-tech business

concentrations in the United States. Various telecommunications industries are represented in the area, including:

- Carriers/service providers
- Telecom equipment manufacturers
- Consulting firms
- Wireless communications companies
- Photonics/optics networking firms

Companies located here include AT&T, Fujitsu, Cisco Systems, Verizon, Collins Aerospace, and Raytheon Technologies.



Texas Electric Power Grid – ERCOT

The Texas electric power grid, ERCOT, gives data center operators a competitive advantage due to its independence from electric grids in other states. This autonomy reduces the risk of rolling power outages, improves reliability, and reduces volatility in prices.

Low Occurrence of Natural Disasters

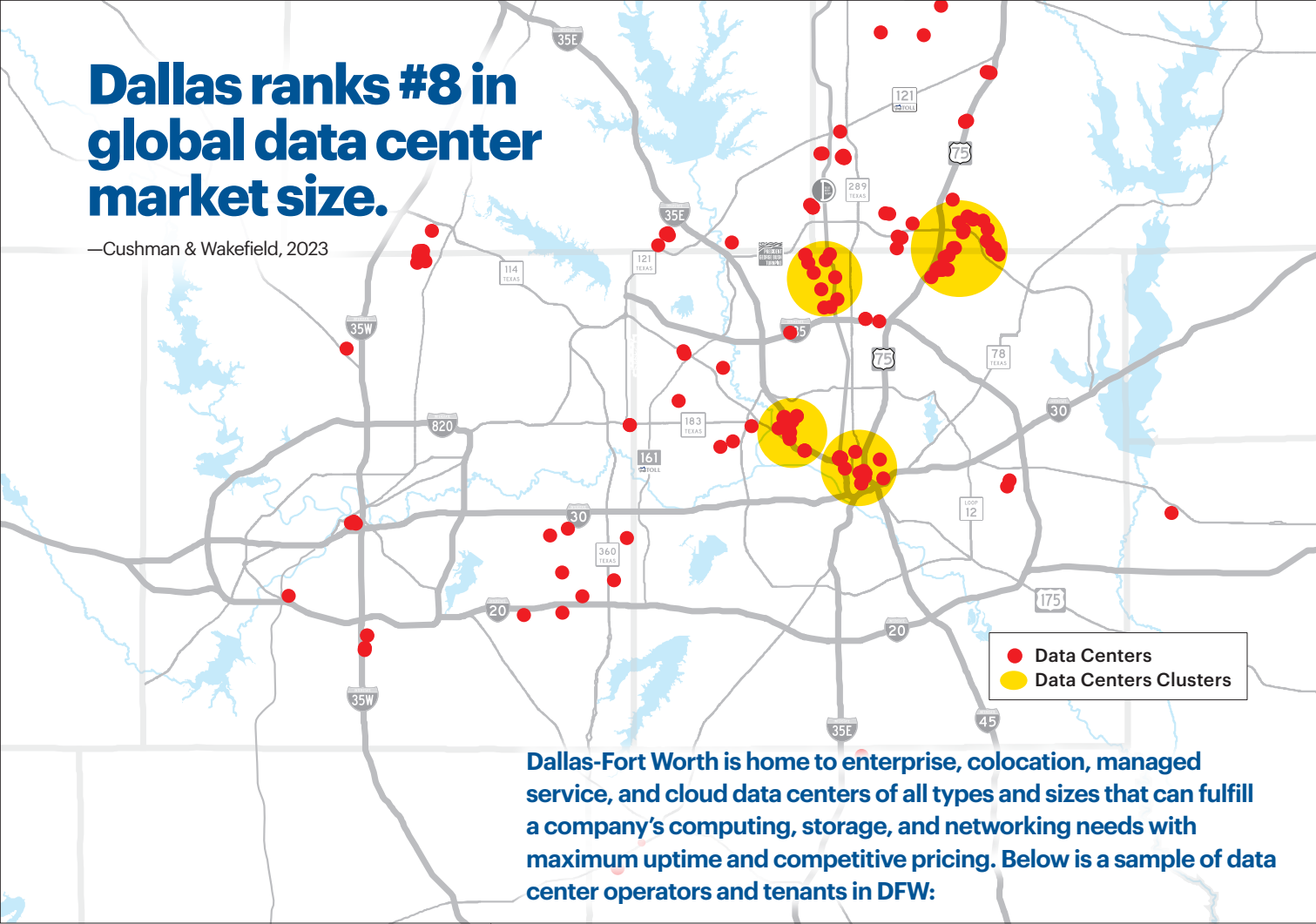
The low probability of a natural disaster in the North Texas region reduces operational risk considerably. The region is geographically dormant, and the likelihood of business disruption resulting from inclement weather remains low.

Availability of Network Providers

More than 100 business broadband providers operate in Dallas, Fort Worth, and throughout the North Texas region. More than half offer fiber service. AT&T, T-Mobile, and Verizon all offer 5G coverage in Dallas. The concentration of access and total bandwidth guarantees low latency and ensures redundancy.

Dallas ranks #8 in global data center market size.

—Cushman & Wakefield, 2023



Dallas-Fort Worth is home to enterprise, colocation, managed service, and cloud data centers of all types and sizes that can fulfill a company’s computing, storage, and networking needs with maximum uptime and competitive pricing. Below is a sample of data center operators and tenants in DFW:

Industrial Power Rates for Major U.S. Data Centers

Market	Average Power Rate (cents/kWh)
Atlanta	\$0.047
Northern Virginia	\$0.052
Dallas-Fort Worth	\$0.055
Salt Lake City	\$0.056
Chicago	\$0.062
Phoenix	\$0.062
Houston	\$0.065
Pacific Northwest	\$0.067
Austin & San Antonio	\$0.075
New Jersey	\$0.102
Northern California	\$0.128
New York	\$0.148
Los Angeles	\$0.150
Boston	\$0.175

Source: JLL Data Center Outlook North America

24 Hour Data	Dallas Mavericks	NTT Global Data Centers Americas
Agility Communications Group	DataBank	Provision Data Services
Alcon Data Center	Digital Realty	QTS
Aligned Data Centers	Empirical Networks	Rackspace Hosting
AllianceRX Walgreens	Entegri Networks	Skybox Datacenters
Alpha Data Center	Enterhost	Southwest Airlines
American Express	Epic.io	Spectrum
Ascent Data Center	Equinix	Stack Infrastructure
AT&T	Ericsson	State Farm Data Center
Atos	Evoque Data Center Solutions	Stream Data Centers
Bank of America	Experian Data Center	Sungard
Blue Cross Blue Shield	Facebook	T5 Data Centers
Carrier-1 Data Center	Flexential	TD Ameritrade
CenturyLink	Global IP Networks	Texas Instruments
Charles Schwab	GM Financial	The Atos Data Center
Chewy	Google Data Center	The Blackstone Group
Citigroup Data Center	HCA	The Infomart
Cogent Communications	IBM	The InterNAP Data Center
Collins Aerospace	Intellys Corporation	TierPoint
Cologix	Internap Network Services	TXU Energy
Concentrix	JPMorgan Chase	Tyler Technologies
Consolidated Communications	Meta	United Commercial Development
CoreSpace	NEC	University of Texas at Dallas
CyrusOne	Neutral Tandem	Univision Network
Cytxera Technologies	Ntirety	UT Southwestern
	NTREIS	Verizon Wireless