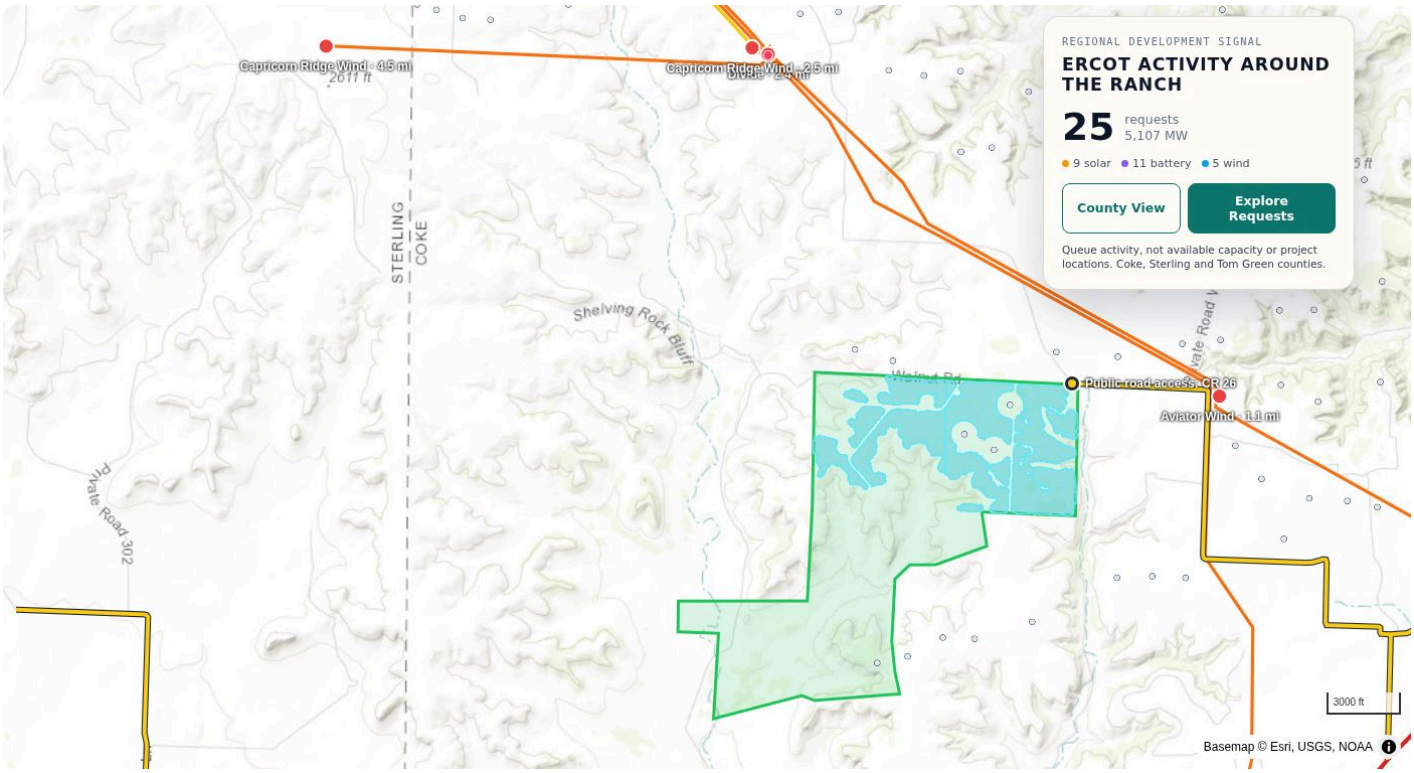
Walnut Creek Ranch

Data center site · Coke County, Texas · ERCOT West · walnutcreek.coulterjohnson.com/datacenter



Site

- About **2,460 contiguous private acres**, unincorporated Coke County, near Water Valley
- About **660 net acres of flat ground** (under 5% slope) in Sections 24 and 25, nearest the 345 kV line
- No FEMA flood map exists for Coke County; a site drainage study is needed
- No recorded earthquakes within 10 mi (USGS/TexNet)
- About 4,000 hours a year below 65°F (San Angelo), favorable for air-side cooling

Power

- **0.5 mi** to LCRA TSC's Twin Buttes–Divide 345 kV double circuit
- **2.4 mi** to LCRA's Divide Switchyard, eastern end of WETT's CREZ Sand Bluff–Divide 345 kV line
- Aviator Wind (525 MW) turbines on and around the ranch
- About **4,696 MW** of new wind, solar and storage in the ERCOT queue within 10 mi
- ERCOT projects the West Texas Export Interface as its #1 congestion constraint in 2027 and 2030

Offered as

A study option leading to a long-term ground lease. Interconnection, capacity and timing are subject to ERCOT, LCRA TSC and distribution-provider studies.

Flat buildable ground (desktop screen)

Section	Net acres	Largest single block (ac)	Average slope
Section 24	428	216	2.0%
Section 25	235	110	2.0%

USGS 10 m elevation; under 5% slope after setbacks from creeks and ponds (100 ft), the pipeline easement, roads (50 ft), wells and structures (300 ft) and wind turbines (1.1 × tip height). Roads split some blocks; relocating ranch roads would join them. Not a survey or geotechnical finding.

Substations near the ranch

Name	Operator	kV	To ranch boundary
Aviator Wind Substation	—	345	1.1 mi
Divide Substation	Lower Colorado River Authority	345	2.4 mi
Capricorn Ridge Wind Substation	NextEra Energy	345 / 138	2.5 mi
Capricorn Ridge Wind Substation	NextEra Energy	345 / 34.5	4.5 mi
Gasconades Creek Substation	Lower Colorado River Authority	345	8.0 mi
Goat Wind Substation	—	345	8.0 mi
Capricorn Ridge Wind Substation	NextEra Energy	138	8.8 mi

ERCOT interconnection queue within ~10 mi

Project	Type	MW	Status	Planned
Zeus Spade Wind	Onshore Wind	987	ACTIVE	2028-03
Rosenix Solar	Solar	510	ACTIVE	2029-12
Zeus Spade BESS	Battery	446	ACTIVE	2028-03
Moon Chapel Solar	Solar	402	ACTIVE	2029-12
Moon Chapel Wind	Onshore Wind	379	ACTIVE	2028-10
Goat Mountain Wind-Repower	Onshore Wind	303	IA SIGNED	2027-03
Roboman Solar	Solar	273	ACTIVE	2029-07
Rosenix Storage	Battery	250	ACTIVE	2029-12
Coke BESS	Battery	220	ACTIVE	2028-04
Roan Solar Phase 1	Solar	206	ACTIVE	2029-04
Roan Solar Phase 2	Solar	206	ACTIVE	2029-12
Goat Mountain BESS	Battery	201	ACTIVE	2028-06
Water Valley Wind Energy	Onshore Wind	180	IA SIGNED	2027-12
Goat Mountain BESS 2	Battery	101	ACTIVE	2028-06
Capricorn I & III repower	Onshore Wind	32	IA SIGNED	2026-06

Gas, water, fiber

- **Gas:** an 8.6-inch gathering line crosses the ranch (not firm supply). Firm supply would need a new lateral of roughly 14–22 mi to transmission pipelines.
- **Water:** groundwater is brackish; the site suits air-cooled or closed-loop designs.
- **Fiber:** no lit fiber on site today. LCRA fiber terminates at the Divide Switchyard; a new lateral would be needed.

Nearby large-load projects

- Cipher Digital "Colchis": 1 GW planned, Tom Green Co.
- Beacon Dove Creek: 2.4 GW gas plant permit filed, Tom Green Co.
- Skybox Datacenters: about 350-acre campus, San Angelo
- IREN Sweetwater: 1.4 GW energized 2026
- Crusoe / OpenAI Stargate: Abilene

Sources: Coke CAD, OpenStreetMap, USGS (3DEP, NHD, USWTDB), Texas RRC, TxDOT, ERCOT GIS report (Sept 2026), ERCOT 2025 Constraints & Needs report, public announcements. Distances are straight-line estimates. Outlines are approximate, not a survey. This sheet is not an offer and is not a statement of available capacity or energization timing.