# Project Pipeline

Six campus dossiers | Development stage, power commitments and execution

A useful pipeline separates new demand from commitments and existing supply. ATL80 and Nixon are early-stage connected-load filings. Beaver Dam and Justified have utility agreement approvals. Monarch has a contracted IT phase within a larger development. Allen combines operating facilities and future landbank.

| Campus | Power measure | Development evidence |
|---|---|---|
| Microsoft ATL80 | 422 MW Peak connected load | Proposed / DRI review |
| Nixon Technology Center | 600 MW Peak connected load | Proposed / land-use requests |
| Meta / Degas, Beaver Dam | 220 MW Electric service agreement | Construction reported / ESA approved |
| TeraWulf / Justified | 482 MW Maximum contract demand | Planned / RESA approved |
| Nscale / Monarch | 460 MW Contracted IT capacity | Under development / contracted phase |
| CyrusOne Allen DFW3-DFW5 | 77 MW Existing IT capacity, DFW3+4 | Existing facilities / future landbank |

## The commercial distinction

The two Georgia filings identify 1,022 MW of planned connected demand, both with utility studies requested. The Wisconsin and Kentucky agreements represent 702 MW of service demand at a more advanced contractual step. Neither subtotal measures operating IT supply. The dossiers below identify the specific work still standing between a headline and delivery.

# Campus dossiers

Project definition, power position and next evidence

## Microsoft ATL80 | Floyd County, Georgia

Proposed / DRI review | 422 MW Peak connected load | October 22, 2026

Microsoft proposes three buildings totaling 1.659 million square feet on 349.03 acres at 0 Huffaker Road. The DRI filing estimates $340 million of build-out investment, 150 full-time jobs and completion in 2032.

The October 20 filing was certified complete on October 22 and requires regional review. The additional form states 422 MW / 444 MVA of estimated peak connected demand and a requested Georgia Power utility study.

Water supply is described as 0.0135 MGD from Floyd's Old Mill Spring system. Wastewater is estimated at 0.0102 MGD with onsite treatment because infrastructure is absent. The filing also identifies backup diesel generation, a substation, line extension and aquatic-resource impacts.

**Execution watch.** Regional review is projected to finish November 21. Utility-study results, discharge design and the wetland/stream authorization path are the next material dependencies.

Project / stage source

Power / supporting source

## Nixon Technology Center | Augusta, Georgia

Proposed / land-use requests | 600 MW Peak connected load | October 19, 2026

3 G Investments is the developer/applicant; Nixon Trusts is the landowner. The planned campus has seven buildings totaling about 3.34 million square feet near Four H Club Road and Mike Padgett Highway. State and local records describe approximately 388 and 383 acres respectively.

Rezoning and a special exception were requested on September 28. Regional-impact forms followed in October. Applicant projections put build-out at $3 billion, completion in 2029 and employment at 40 full-time positions.

The additional DRI form identifies 600 MW of peak connected load and a requested Georgia Power study. This is an early demand definition, ahead of a documented service commitment.

**Execution watch.** Follow the local land-use decisions and the utility study together. The proposed 2029 completion date leaves power delivery and construction sequencing central to execution risk.

Project / stage source

Power / supporting source

# Campus dossiers

Project definition, power position and next evidence

## Meta / Degas, Beaver Dam | Dodge County, Wisconsin

Construction reported / ESA approved | 220 MW Electric service agreement | June 18, 2026

The Wisconsin PSC identifies Degas LLC as a Meta subsidiary. Wisconsin Power and Light, part of Alliant Energy, is the serving utility. The original April 2025 application estimated data center investment at $567 million.

WPL's April 23, 2026 rebuttal testimony reported active construction. On June 18, the PSC approved the conditional individual-contract service agreement under docket 6680-TE-115.

The 220 MW agreement has a ten-year term and customer-cost protections intended to keep project infrastructure costs with the customer. It is a materially later power milestone than a requested load study.

**Execution watch.** Track service-agreement conditions, transmission/interconnection delivery and phase energization. The construction testimony and service approval establish different parts of the development timeline.

Project / stage source

Power / supporting source

## TeraWulf / Justified | Hancock County, Kentucky

Planned / RESA approved | 482 MW Maximum contract demand | August 21, 2026

The campus occupies the former Century Aluminum site. Justified DataPower LLC, a TeraWulf subsidiary, is the customer; Big Rivers is the wholesale supplier and Kenergy the retail cooperative.

The service agreement was filed in April. The PSC suspended it for investigation in May, then approved it on August 21. The approval supersedes the earlier suspension in the project chronology.

The approved agreement provides 482 MW maximum contract demand and assigns electricity, capacity, transmission and customer-specific facility costs to the customer.

**Execution watch.** Follow the contracted demand ramp and customer-specific facilities. The utility milestone belongs alongside construction and tenant-delivery milestones, rather than replacing them.

Project / stage source

Power / supporting source

# Campus dossiers

Project definition, power position and next evidence

## Nscale / Monarch | Mason County, West Virginia

Under development / contracted phase | 460 MW Contracted IT capacity | September 18, 2026

The September S-1 reports a 460 MW contracted owned U.S. site consistent with Monarch. The broader campus planning targets 1.37 GW of IT-load power and 2 GW gross power by the first half of 2028.

A March state statement described Nscale's planned acquisition and expansion. In July, WVDEP issued an enforcement order following stormwater violations and neighboring flooding and sediment impacts at the construction site.

The enforcement action required corrective controls and stopped land-disturbing work in a specified drainage area. The commercial phase, wider power plan and affected drainage area are separate scopes.

**Execution watch.** Review stormwater compliance closeout alongside the contracted phase's power and delivery schedule. The environmental event creates construction execution exposure, not evidence that the full 2 GW campus was canceled.

Project / stage source

Power / supporting source

## CyrusOne Allen DFW3-DFW5 | Allen, Texas

Existing facilities / future landbank | 77 MW Existing IT capacity, DFW3+4 | Operator page, undated

The Allen campus is at 2300 Chelsea Boulevard and spans more than 90 acres. CyrusOne describes DFW3 and DFW4 as existing facilities, with DFW5 held for future development.

The operator reports 77 MW of IT capacity for DFW3 and DFW4 together. Full campus build-out is planned at 976,000 square feet of technical space.

The campus combines an existing two-facility operating footprint with future land. Water-free cooling and renewable power sourcing are described by the operator, but a dated DFW5 delivery milestone is not supplied on this page.

**Execution watch.** Keep DFW5 in the future pipeline and the 77 MW with DFW3/4. A campus-level company view can show all three without multiplying capacity across the building records.

Project / stage source

Power / supporting source