Spinks Road, Abilene, Taylor County

Taylor County, Texas (FIPS 48441) · 32.49423, -99.80091 (street-level match (not the exact parcel)) · Acreage: 800 (buyer-supplied)

SAMPLE. Lancium Clean Campus / Stargate 1, Abilene (publicly reported address; ~800 acres per public project profiles). This campus is already built or under construction; we screen it to show the format and to check that the screen reads a known-good site sensibly. Not a recommendation and not affiliated with any company named.

RESOLVE FIRST

1 item(s) in public records could stop or stall a data center here. Resolve them before spending on diligence.

1 red	5 amber	1 unknown	1 green

What to resolve, and the next step for each

RED	**State-level moratorium or permit-halt record (in force)**	Ask the jurisdiction (and counsel) whether the order applies to this project type and stage, and when it ends. Do not commit capital until that is answered in writing.
AMBER	**Nearest 115 kV+ line is 138 kV at 0.37 mi**	Ask the utility whether a 230 kV+ connection is planned nearby or whether the load fits the existing lower-voltage line.
AMBER	**Point is zone X – area of minimal flood hazard, but high-risk flood zone within 400 m**	Pull the FEMA FIRM panel and overlay the parcel boundary to confirm the buildable footprint stays out of the flood zone.
AMBER	**2 large-load tariff / ratepayer rule(s) in the state**	Ask the utility which tariff applies and what collateral or minimum bill it requires at your target load.
AMBER	**Retail utility of record: AEP Texas North, Coleman County Electric Cooperative, Taylor Electric Cooperative (TX)**	Confirm with the utility which of these serves the exact parcel, and whether a generation-and-transmission co-op is also a party.

Key facts for this parcel

Nearest 230 kV+ line	345 kV at 2.03 mi	HIFLD lines, read 2026-11-09
Nearest 115 kV+ line	138 kV at 0.37 mi	HIFLD lines, read 2026-11-09
Nearest named endpoint (likely substation)	Abilene Mulberry Creek, 2.41 mi, up to 345 kV	HIFLD lines, read 2026-11-09
FEMA flood zone	Zone X; 1 of 8 ring points in high-risk zone	FEMA NFHL, read 2026-11-09
Retail utility of record	Coleman County Electric Cooperative, AEP Texas North, Taylor Electric Cooperative (TX)	HIFLD territories, read 2026-11-09
Local data center rules	None in our records	MW Desk tracker, read 2026-11-09
State rules	3 in force or enacted, 1 pending or proposed	MW Desk tracker, read 2026-11-09

Distances are straight-line from the point above. Proximity is not capacity: only the utility can confirm available power, cost and timing. Full detail and every source follow.

1. Every flag, worst first

Red = likely fatal or must be resolved first. Amber = a real risk or diligence item. Unknown = public records cannot answer it. Green = no flag found in public records (not a guarantee).

RED **State-level moratorium or permit-halt record (in force)**
Texas: Governor directive: TCEQ to halt data center permits (+1 more state record(s) in section 4)
Next step: Ask the jurisdiction (and counsel) whether the order applies to this project type and stage, and when it ends. Do not commit capital until that is answered in writing.
Source: rule records in section 4

AMBER **Nearest 115 kV+ line is 138 kV at 0.37 mi**
Workable for smaller loads; larger campuses typically look for 230 kV+ nearby. Proximity is not capacity.
Next step: Ask the utility whether a 230 kV+ connection is planned nearby or whether the load fits the existing lower-voltage line.
Source: HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)

AMBER **Point is zone X – area of minimal flood hazard, but high-risk flood zone within 400 m**
1 of 8 test points around the site fall in a Special Flood Hazard Area. Check the parcel's buildable footprint.
Next step: Pull the FEMA FIRM panel and overlay the parcel boundary to confirm the buildable footprint stays out of the flood zone.
Source: FEMA National Flood Hazard Layer (NFHL), live query

AMBER **2 large-load tariff / ratepayer rule(s) in the state**
Expect collateral, minimum bills or long service commitments. Governor directive: comprehensive data center audit (ERCOT Batch Zero)
Next step: Ask the utility which tariff applies and what collateral or minimum bill it requires at your target load.
Source: rule records in section 4

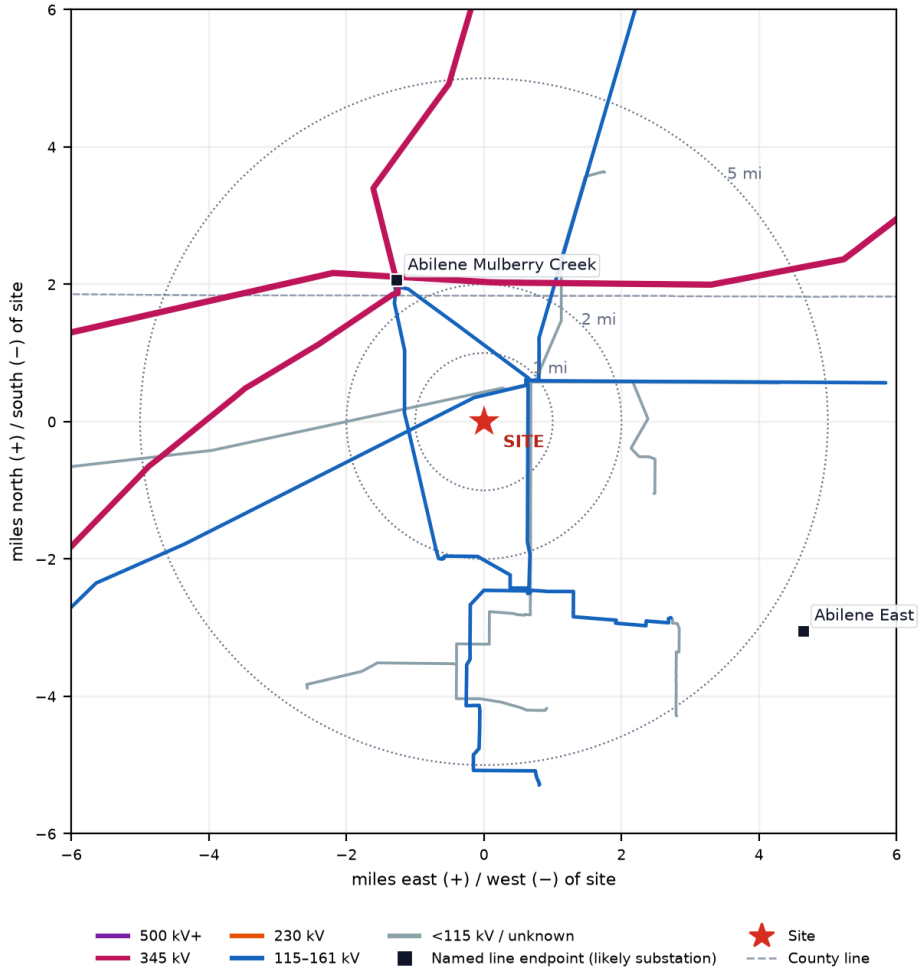
AMBER **Retail utility of record: AEP Texas North, Coleman County Electric Cooperative, Taylor Electric Cooperative (TX)**
Co-ops and municipal utilities often need a generation-and-transmission partner for large loads, which adds a party and time. Territory boundaries are approximate (EIA-861 based).
Next step: Confirm with the utility which of these serves the exact parcel, and whether a generation-and-transmission co-op is also a party.
Source: HIFLD Electric Retail Service Territories (EIA-861 based; archived by SeerAI, CC BY 4.0)

AMBER **Location is approximate**
The address matched at street level, not the exact parcel. Distances under a mile may shift; coordinates or the parcel boundary tighten this.
Next step: Send the parcel's coordinates or APN; distances under one mile may change.
Source: OpenStreetMap Nominatim geocoder (© OpenStreetMap contributors, ODbL)

UNKNOWN **No local data center rule found in our records**
Our records cover published moratoria and ordinances; many counties have no specific rule yet. Check the current zoning code and the next planning agenda.
Next step: Check the current zoning code for the parcel's district and the next two planning-commission agendas.
Source: rule records in section 4

GREEN **Named line endpoint 'Abilene Mulberry Creek' at 2.41 mi**
Likely a substation or plant switchyard (inferred from transmission line endpoints, highest mapped line 345 kV). Confirm with the utility.
Source: HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)

2. Power: mapped transmission within 6 miles



Lines and endpoints: archived HIFLD Transmission Lines (HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)), read 2026-11-09. HIFLD is partly inferred from imagery and EIA data; some lines are missing or mislabeled. The dataset has no substation layer; named line endpoints are the proxy. **Proximity is not capacity.**

Nearest 115 kV+ lines (duplicate segments merged)

Miles	kV	Owner of record	Ends at (as mapped)	Status in dataset
0.37	138	AEP Texas North	Unnamed in dataset ↔ Unnamed tap point	Not in dataset
0.64	138	AEP Texas North	Unnamed in dataset	In Service
0.88	138	Taylor Electric Cooperative (TX)	Abilene Mulberry Creek ↔ Unnamed in dataset	In Service
1.1	138	AEP Texas North	Abilene Mulberry Creek ↔ Unnamed in dataset	In Service
2.03	345	Big Country Electric Cooperative	Abilene Mulberry Creek ↔ Unnamed tap point	In Service
2.25	345	Taylor Electric Cooperative (TX)	Abilene Mulberry Creek ↔ Bluff Creek	In Service
2.41	345	Taylor Electric Cooperative (TX)	Abilene Mulberry Creek ↔ Sweetwater East	In Service
2.41	345	AEP Texas North	Abilene Mulberry Creek ↔ Unnamed in dataset	In Service

10 lower-voltage or unknown-voltage segment(s) within 15 miles are shown on the map but not listed.

Named line endpoints (likely substations or switchyards)

Miles	Name in HIFLD	Highest mapped kV	Lines touching
2.41	Abilene Mulberry Creek	345	6
5.56	Abilene East	69	1
9.73	Bluff Creek	138	7
10.99	Abilene South	138	1

3. Utility and flood

Retail utility of record	Type	Holding company	Data year
Coleman County Electric Cooperative	Not in dataset	Same (independent)	2022
AEP Texas North	Investor Owned	American Electric Power	2022
Taylor Electric Cooperative (TX)	Cooperative	Same (independent)	2022

Source: HIFLD Electric Retail Service Territories (EIA-861 based; archived by SeerAI, CC BY 4.0), read 2026-11-09. Territory boundaries are approximate and can overlap; the utility confirms who serves the parcel.

FEMA flood zone at the point: Zone X (area of minimal flood hazard), FIRM panel set 48441C.
Ring test: 1 of 8 points 400 m from the point fall in a Special Flood Hazard Area.
Source: FEMA National Flood Hazard Layer (NFHL), live query, queried 2026-11-09.

4. Data center rules on record

Local: Taylor County and places in it

Jurisdiction	Record	Status	Date	Source
Not found in our records as of 2026-11-09. That is not proof there is no rule: check the current zoning code and the next planning agenda.				

State and utility level: Texas (active, pending or proposed)

Jurisdiction	Record	Status	Date	Source
Texas	Governor-elect pledge: statutory moratorium	proposed	2026-11-04	DCD: Anti-data center candidates claim victory across the US in 2026 m; DCD: More than half of US hyperscale projects face 'regulatory frictio
Texas	Governor directive: TCEQ to halt data center permits	in force	2026-09-21	Office of the Texas Governor: Governor Abbott directs TCEQ to halt dat; TCEQ response to Gov. Abbott Sept. 21 directive on data centers
Texas	Governor directive: comprehensive data center audit (ERCOT Batch Zero)	in force	2026-08-03	Office of the Texas Governor: Governor Abbott directs comprehensive da; ERCOT presentation to PUCT: Batch Zero verification and audit, communi
Texas	SB 6 (89R, 2025)	enacted	2025-06-20	SB 6 (89R, 2025) primary source; Texas Legislature Online - SB 6 (89R) Bill History

No current effect, listed for context: HB 3970 (89R, 2025) (failed, 2025-05-15); HB 5588 (89R, 2025) (failed, 2025-04-07); SB 2888 (89R, 2025) (failed, 2025-04-07); SB 2222 (89R, 2025) (failed, 2025-03-25); SJR 72 (89R, 2025) (failed, 2025-03-25); SB 1942 (89R, 2025) (failed, 2025-03-17); HB 3104 (88R, 2023) (failed, 2023-05-28); HB 2482 / SB 1265 / SB 1143 (88R, 2023) (failed, 2023-03-27).

Market context on The MW Desk: Dallas-Fort Worth, Austin / San Antonio, West Texas (Abilene, Shackelford, Permian), Houston, Texas Panhandle (Amarillo).

5. What public records cannot tell you

- **Available grid capacity and queue position.** Only the utility (and the RTO/ISO) can confirm headroom, upgrade costs and timing. Public maps show wires, not capacity.
- **Fiber routes and carriers.** Long-haul and metro fiber routes are mostly not public.
- **Water and sewer capacity.** Ask the water utility for available supply and discharge capacity in writing.
- **Wetlands, protected species, contamination.** Needs a Phase I ESA and a wetland delineation.

- **Title, easements and mineral rights.** Needs a title commitment.
- **Airspace / height limits.** Check FAA obstruction rules if near an airport.
- **Community sentiment.** Records show votes and moratoria, not the room. Watch the next two planning agendas.

6. Questions to ask the utility

1. Which substation(s) would serve this parcel, and what firm capacity is available there today and by year?
2. Is there a large-load tariff or interconnection study process, what does it cost, and how long does it take?
3. What collateral, minimum bill or contract term applies to a load of this size?
4. Are any transmission upgrades already planned or approved near this parcel, and when are they in service?
5. How many other large-load requests are ahead of a new request in this area?

Sources

- HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0) (read 2026-11-09)
- HIFLD Electric Retail Service Territories (EIA-861 based; archived by SeerAI, CC BY 4.0) (read 2026-11-09)
- FEMA National Flood Hazard Layer (NFHL), live query (read 2026-11-09)
- US Census Bureau cartographic boundary file, counties (2023) (read 2026-11-09)
- OpenStreetMap Nominatim geocoder (© OpenStreetMap contributors, ODbL) (read 2026-11-09)
- US Census Geocoder (coordinates to county) (read 2026-11-09)
- Data center rule records: The MW Desk legislation tracker (themwdesk.com/legislation), including rows from the Moratorium Nation dataset by Michael J. Bommarito (CC BY 4.0, github.com/mjbommar/moratorium-data-2026). Each row links its own primary source.

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