3231 Paul R Lowry Road, Memphis, Shelby County

Shelby County, Tennessee (FIPS 47157) · 35.06004, -90.15202 (exact address match) · Acreage: not provided

SAMPLE. xAI Colossus site, Memphis (publicly reported address). 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.

WORKABLE WITH DILIGENCE

No likely-fatal item found in public records, but 3 risks need answers, starting with the utility call.

0 red	3 amber	1 unknown	3 green

What to resolve, and the next step for each

AMBER	**Local moratorium record: Memphis (pending)**	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	**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: City of Memphis (TN)**	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	500 kV at 0.53 mi	HIFLD lines, read 2026-11-09
Nearest 115 kV+ line	161 kV at 0.06 mi	HIFLD lines, read 2026-11-09
Nearest named endpoint (likely substation)	Freeport, 0.19 mi, up to 161 kV	HIFLD lines, read 2026-11-09
FEMA flood zone	Zone X; 0 of 8 ring points in high-risk zone	FEMA NFHL, read 2026-11-09
Retail utility of record	City of Memphis (TN)	HIFLD territories, read 2026-11-09
Local data center rules	1 active or pending record(s)	MW Desk tracker, read 2026-11-09
State rules	2 in force or enacted, 0 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).

AMBER **Local moratorium record: Memphis (pending)**
Proposed ordinance declaring a temporary moratorium on acceptance, processing, approval, and issuance of zoning, land use, building, and infrastructure permits for data center developments within the
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 **2 large-load tariff / ratepayer rule(s) in the state**
Expect collateral, minimum bills or long service commitments. Data center rate and capacity-commitment charge
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: City of Memphis (TN)**
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)

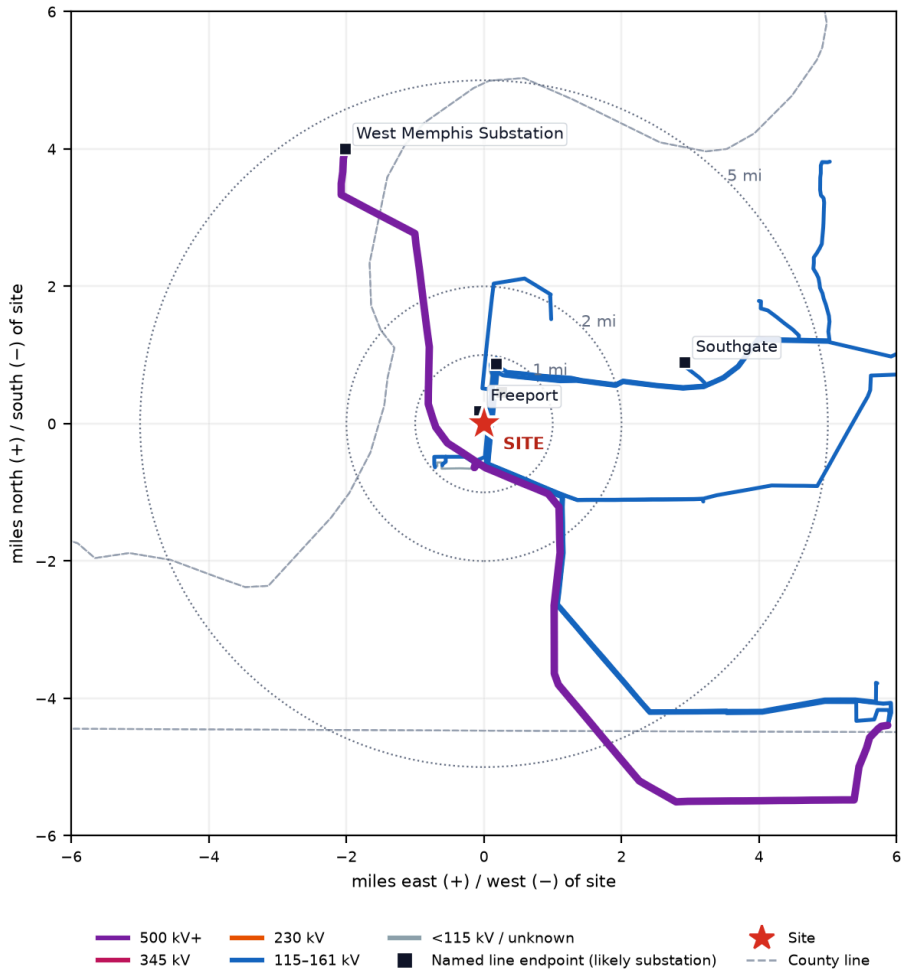
UNKNOWN **Acreage not provided**
Campus-scale projects usually need roughly 50 to several hundred buildable acres.
Next step: Send the acreage so the screen can test whether the site fits a campus.
Source: buyer input

GREEN **500 kV line mapped 0.53 mi away**
Owner of record: Entergy Arkansas. Proximity is not capacity: only the utility can say whether the line or its substations have headroom.
Source: HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)

GREEN **Named line endpoint 'Freeport' at 0.19 mi**
Likely a substation or plant switchyard (inferred from transmission line endpoints, highest mapped line 161 kV). Confirm with the utility.
Source: HIFLD Transmission Lines (archived by SeerAI, CC BY 4.0)

GREEN **FEMA zone X – area with reduced flood risk due to levee at the point**
No Special Flood Hazard Area at the point or at 8 test points 400 m around it.
Source: FEMA National Flood Hazard Layer (NFHL), live query

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
0.06	161	Tennessee Valley Authority	Allen ↔ Unnamed tap point	In Service
0.08	161	Tennessee Valley Authority	Freeport ↔ Unnamed tap point	In Service
0.08	161	Tennessee Valley Authority	Allen ↔ Freeport	In Service
0.1	161	Tennessee Valley Authority	Allen ↔ Southhaven	In Service
0.19	161	Tennessee Valley Authority	Unnamed tap point	In Service
0.53	500	Entergy Arkansas	Unnamed tap point ↔ West Memphis Substation	In Service
0.58	500	Not in dataset	Freeport ↔ Unnamed tap point	In Service
0.74	161	Not in dataset	Unnamed tap point	In Service

5 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
0.19	Freeport	161	1
0.53	Allen Combined Cycle Plant	Not in dataset	4
0.88	Allen	161	11
3.06	Southgate	161	1
4.47	West Memphis Substation	500	4

3. Utility and flood

Retail utility of record	Type	Holding company	Data year
City of Memphis (TN)	Municipal	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 with reduced flood risk due to levee), FIRM panel set 47157C.
Ring test: 0 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: Shelby County and places in it

Jurisdiction	Record	Status	Date	Source
Memphis	Proposed ordinance declaring a temporary moratorium on acceptance, processing, approval, and issuance of zoning, land use, building, and infrastructure permits for data center deve	pending	undated in record	https://wreg.com/wp-content/uploads/sites/18/2026/08/Data-Center-Tempo; https://tri-statedefender.com/council-member-jb-smiley-to-roll-out-ame

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

Jurisdiction	Record	Status	Date	Source
TVA	Data center rate and capacity-commitment charge	in force	2026-10-01	Nashville Post: TVA votes to increase rate payment for data centers
Tennessee	HB1847 / SB2128	enacted	2026-05-18	TN General Assembly Bill Status - HB1847 (114th GA); TN General Assembly Bill Status - SB2128 (114th GA)

No current effect, listed for context: HB2047 / SB2584 (failed, 2026-04-20); HB2392 / SB2653 (failed, 2026-04-07); HB2463 / SB2681 (failed, 2026-04-07); HB2456 / SB2112 (failed, 2026-03-24); HB2061 / SB1682 (failed, 2026-03-11); HB1461 / SB1832 (failed, 2026-03-10); HB2054 / SB1999 (failed, 2026-03-10).

Market context on The MW Desk: Nashville / Middle Tennessee, Memphis / North Mississippi.

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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