Case Study

DataBank DFW13 – Red Oak, Texas

(AI/HPC-Ready Colocation Facility)



Executive Summary

DataBank, a Dallas-headquartered provider of enterprise-class colocation, interconnection, and hybrid cloud services, is developing DFW13 as a key Phase 2 facility within its 292-acre Red Oak Campus in Ellis County, Texas. DFW13 is designed as a purpose-built, two-story Data Center delivering approximately 60 MW of critical IT load across roughly 200,000 square feet of data center space (gross building size ~405,888–425,170 sq ft, including office components).

It forms part of an eight-building campus (DFW9–DFW16) planned to deliver 1.6 million square feet of Data Center space and 480 MW of critical IT power at full build-out. The campus targets surging demand for artificial intelligence (AI) and high-performance computing (HPC) workloads. Phase 1 buildings (DFW9–DFW12) are largely pre-leased to an AI company, with staggered readiness-for-service (RFS) beginning in November 2026. DFW13 is registered for construction with a targeted completion around late 2027 to early 2028–2030 depending on phasing.

Ted J. Pappas, Nov 4th, 2026

Company Overview

DataBank (founded 2009) operates 65+ Data Centers across 25+ markets. It specializes in high-density colocation, bare metal, interconnection, and managed cloud services for enterprises, hyperscalers, healthcare, finance, and technology customers. The company emphasizes its Universal Data Hall Design (UDHD) for flexibility across traditional, hyperscale, and AI/HPC workloads. Headquarters are in Dallas, with a significant existing footprint in the DFW market (including DFW1 and multiple others).

Market Context

The Dallas-Fort Worth metroplex is the fastest-growing U.S. Data Center market, driven by robust power availability (ERCOT), fiber density, business-friendly environment, and proximity to major tech and cloud ecosystems. AI and generative AI demand has accelerated the need for high-density, liquid-cooling-ready capacity. Red Oak, ~20–21 miles south of downtown Dallas, has emerged as a key submarket due to available land, power, and connectivity while remaining close enough for low-latency applications. DataBank has highlighted Dallas's potential to lead U.S. Data Center capacity growth

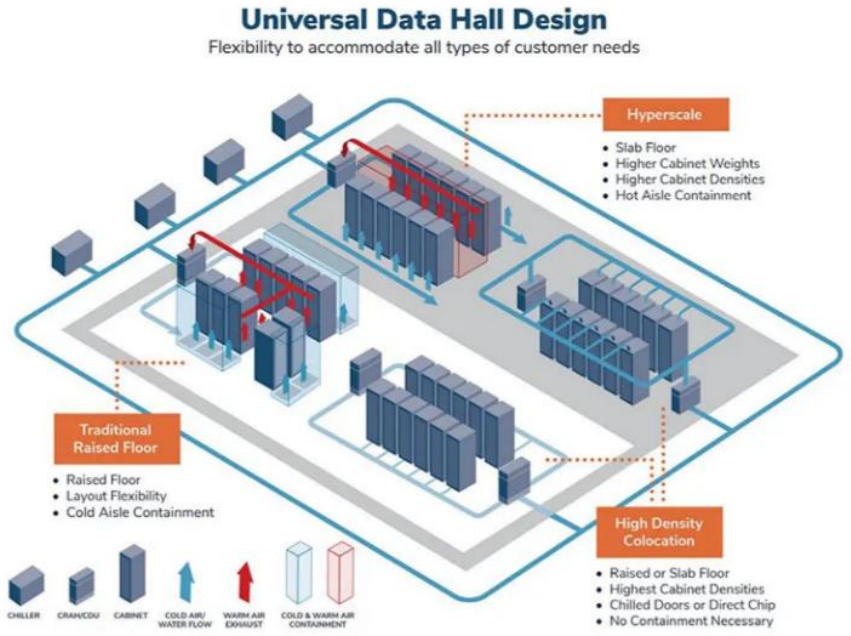
Project Overview & Location

- ✓ Location: Stainback Road / Batchler Road area, Red Oak, TX 75154 (Ellis County).
- ✓ Campus Scale: 292 acres; eight identical two-story buildings.
- ✓ DFW13 Role: Phase 2 facility within the master-planned campus. Owner: DB Data Center Red Oak, LLC. Design firm: JHET Architects, PLLC.
- ✓ Estimated Construction Cost: ~$325 million for DFW13 (per TDLR filing).
- ✓ Status: Permitted/registered (TDLR TABS2026009183); construction start targeted ~March 2026, completion ~December 2027 (timelines subject to final phasing and pre-leasing).
- ✓ Campus Timeline: Phase 1 (DFW9–DFW12) under active construction with first RFS targeted for mid-to-late 2026; full campus completion targeted Q3 2030. Major financing includes a $2 billion construction loan for early buildings plus additional capital raises.

Facility Specifications

Category	Specification	Notes / Source Basis
Gross Building Size	~405,888–425,170 sq ft	TDLR / directory data
Data Center Space	~200,000 sq ft (IT/raised or equivalent)	Consistent with sibling buildings
Critical IT Load	60 MW	Per-building design
Power Design	N+1 (campus-scale substation support)	Standard for Red Oak facilities
Cooling Design	N+1; air + liquid ready	UDHD architecture
Cabinet Density Support	45 kW+ air; 100–250 kW+ liquid (direct-to-chip / RDHx)	Updated UDHD capabilities
Building Configuration	Two-story with identical HPC data halls (one air-cooled, one liquid-cooled closed-loop)	Campus standard
Power Distribution	120/208V and 240/415V AC; high-density PDUs (up to 750 kW blocks)	UDHD
On-Site Substation	Campus 400 MW (expandable; supports up to 300 MW IT in early phases)	Oncor-backed

Design Innovations – Universal Data Hall Design (UDHD)



DFW13 utilizes DataBank's UDHD, a modular, standardized approach optimized for mixed workloads:

- ✓ Slab flooring base (convertible to raised floor).
- ✓ Externalized power and cooling infrastructure for flexibility.
- ✓ Closed-loop air-cooled chillers as standard (low water use).
- ✓ Pre-provisioned liquid cooling taps and readiness for rear-door heat exchangers (RDHx) and direct-to-chip cooling.



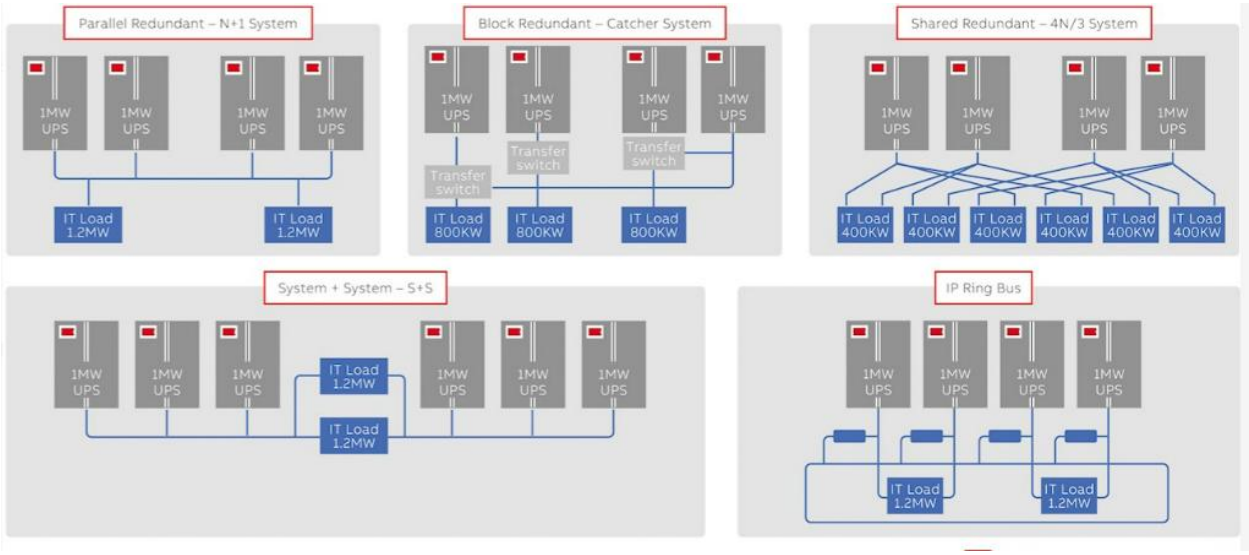
Ted J. Pappas, Nov 4th, 2026

- ✓ Supports traditional enterprise densities up to ultra-high-density AI/HPC (up to 2 MW per row in evolved designs; 250 kW+ per cabinet capability in updates).
- ✓ Full UPS backing for cooling systems.
- ✓ Layered approach allows rapid reconfiguration without major downtime or redesign.

This design enables the same hall to support hyperscale, traditional colocation, and high-density AI/HPC deployments.

Power Infrastructure

- ✓ Dedicated campus-scale 400 MW substation (Oncor) capable of delivering significant critical IT power in Phase 1 and scaling toward 480 MW total campus.
- ✓ Block-redundant topology (e.g., multi-MW blocks per data hall with UPS and generator backup).



- ✓ N+1 redundancy for critical systems.
- ✓ Support for high-density power delivery (including 415V options to reduce circuit count).
- ✓ Market power costs in the region average around $5.51/kW (varies by contract).
- ✓ Emphasis on renewable procurement (DataBank portfolio-wide progress toward high percentages of renewable power).

Cooling & Sustainability

- ✓ Hybrid air + liquid cooling readiness tailored for AI heat loads.
- ✓ Closed-loop systems to minimize water consumption versus traditional evaporative cooling.
- ✓ Focus on efficiency (portfolio PUE trending lower; corporate goals include net-zero pathways).
- ✓ Water-efficient designs and monitoring.
- ✓ Broader DataBank commitments: renewable energy procurement (historically ranking on EPA Green Power lists), energy efficiency retrofits, and ESG reporting aligned with multiple frameworks.
- ✓ Specific Red Oak sustainability drivers: location advantages for power/fiber plus efficient UDHD architecture. Exact facility PUE for DFW13 is projected/optimized but not yet finalized as construction progresses.

Connectivity & Networking

- ✓ Carrier-neutral design with planned on-site carriers (TBD at time of latest public data; campus proximity to major fiber routes).
- ✓ Low-latency access to the broader DFW ecosystem (~20–21 miles from downtown).
- ✓ Support for interconnection, cloud on-ramps, and hybrid environments.
- ✓ Significant fiber deployment as part of campus construction (hundreds of miles of high-count fiber).

Security & Compliance

- ✓ Tiered physical security: perimeter controls, biometric/mantrap access, 24/7 surveillance, and on-site personnel standards consistent with DataBank facilities.
- ✓ Compliance framework supporting SOC 1/2, ISO 27001, HIPAA, PCI-DSS, FedRAMP (where applicable), and related standards.
- ✓ DataBank maintains broad certifications and dedicated security/compliance teams that can cover a high percentage of customer control requirements.
- ✓ Hardened operations suitable for mission-critical and regulated workloads.

Timeline Highlights:

- ✓ Campus announcement: ~September 2024.
- ✓ Phase 1 construction underway (significant workforce of 1,500–2,000 on site at peak periods).
- ✓ DFW13: Registered early 2026; targeted completion ~late 2027.
- ✓ Full campus: Q3 2030 target.

Key Challenges & Mitigations:

- ➢ Power availability: Addressed via large dedicated substation and utility partnerships; expansion provisions built in.
- ➢ Supply chain: Managed through bulk procurement, modular/prefab approaches, and staggered phasing.
- ➢ Sustainability & water: Closed-loop cooling and efficiency design.
- ➢ Labor & community: Local workforce involvement, economic impact focus, and streamlined approvals in Ellis County.
- ➢ Financing secured at scale ($2B+ for early phases) to accelerate delivery.

Economic & Strategic Impact

The campus is expected to generate substantial construction employment (hundreds to thousands of jobs during build) and permanent operational roles. It contributes to local tax base, infrastructure investment, and positions the DFW region as a national AI infrastructure hub. Pre-leasing of Phase 1 buildings to an AI tenant demonstrates strong demand. The project expands DataBank's DFW presence significantly and supports low-latency edge and hyperscale needs.

Customer Benefits

- Scalable, AI/HPC-ready capacity with liquid cooling readiness.
- Flexibility of UDHD for mixed or evolving workloads.

- High power density support without full facility redesign.
- Proximity to DFW connectivity ecosystem.
- Compliance-ready environment and professional remote/smart hands support.
- Part of a larger campus for future expansion options.

Conclusion

DFW13 exemplifies DataBank's strategy of delivering large-scale, future-proofed infrastructure for the AI era. By leveraging the Universal Data Hall Design, robust power commitments, and a master-planned campus in a high-growth market, the facility addresses critical demand for high-density computing while incorporating efficiency and flexibility.

As Phase 1 comes online and Phase 2 (including DFW13) advances, the Red Oak Campus is positioned to become a cornerstone of North Texas's digital infrastructure.