Case Study
Digital Realty (DLR) DFW45 – Garland Campus

A Major Expansion of AI-Ready, Carrier-Neutral Data Center Capacity in the DFW Market

Executive Summary

Digital Realty's DFW45 (also referred to as the Digital Garland campus) is a strategic ~45-acre Data Center campus development in Garland, Texas, within the Dallas-Fort Worth (DFW) metro area. As part of Digital Realty's (NYSE: DLR) broader Dallas portfolio, which includes the flagship 69-acre "Digital Dallas" campus in Richardson — this project significantly expands the company's Hyperscale and Enterprise colocation footprint in the fastest-growing Data Center market in the United States.

The campus is designed to deliver high-density, AI-ready infrastructure with flexible power configurations, strong interconnection capabilities, and support for Mission-Critical workloads. Key elements include multiple purpose-built Data Center buildings (notably DFW37), substantial power capacity, and long-term tenant commitments such as from Wells Fargo. Construction on initial phases is underway or nearing completion as of mid-2026, with full build-out targeting over 1 million square feet of Data Center space and hundreds of megawatts of IT load potential.

DFW45 is a **Carrier Neutral Data Center**, which is a facility that allows multiple telecommunications carriers and colocation providers to interconnect, providing customers with various connectivity options. This setup promotes competition and flexibility, enabling businesses to choose the best service providers without being tied to a single carrier.

Ted J. Pappas, Director of Operations

This **Case Study** highlights how DLR DFW45 leverages DFW's advantages — competitive power pricing, robust fiber connectivity, and proximity to major enterprise and cloud ecosystems, while aligning with Digital Realty's global PlatformDIGITAL® strategy for scalable, interconnected, and sustainable infrastructure.

Background and Strategic Context

DFW ranks as the top Data Center market in the U.S., driven by low power costs, fast time-to-power, direct connectivity routes to Latin America, and a dense ecosystem of cloud providers, enterprises, and network carriers. Digital Realty has long been a major player in the region with operational facilities such as DFW10 (downtown Dallas connectivity hub), DFW18, DFW26 (Lewisville), and others on the Digital Dallas campus.

The Garland Campus represents an important eastward expansion. Plans originated around 2017–2018, with significant acceleration in recent years to meet surging demand for AI, cloud, and high-performance computing workloads. The site benefits from existing industrial zoning, strong power infrastructure in the ERCOT grid, and municipal support through economic development incentives.

Location and Site Details

- Primary Address: 1502/1505 Ferris Road and 1702 W. Campbell Road, Garland, TX 75044 (Dallas County)
- Campus Size: Approximately 45 acres (with earlier references to ~47.5 acres, plus adjacent parcels)

- Accessibility: Excellent highway access (near President George Bush Turnpike), proximity to Dallas-Fort Worth International Airport (~20–25 miles), and strong fiber routes
- Surrounding Ecosystem: Part of a growing data center cluster in Garland that includes facilities from NTT, Stream, and others, enhancing overall market density and carrier options

Infrastructure and Technical Specifications

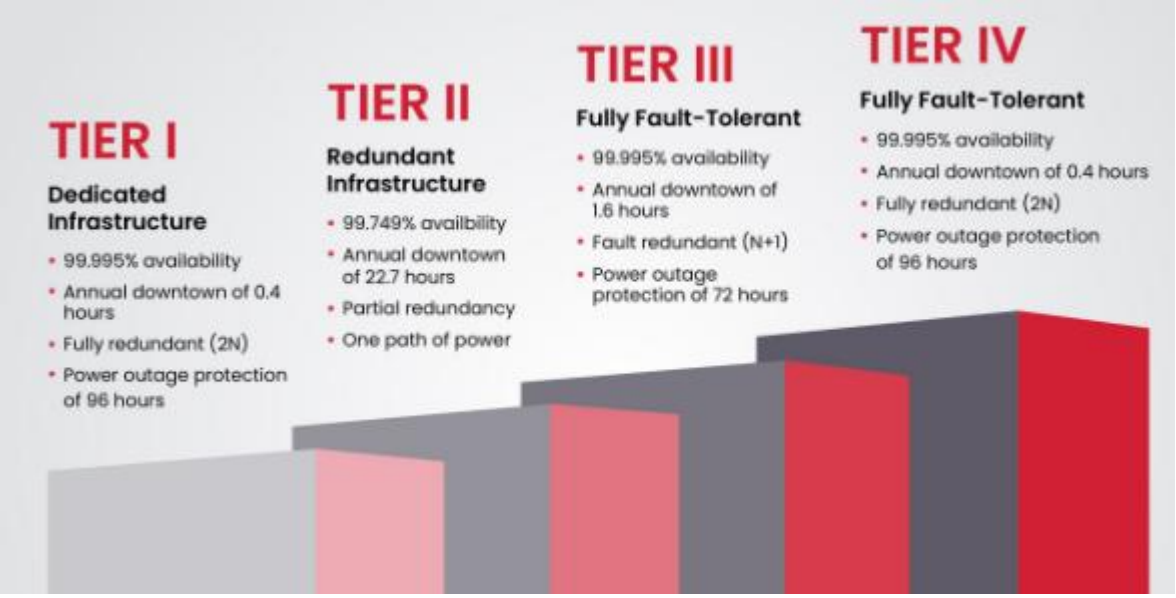
The campus supports modular, scalable development tailored to tenant requirements.

Key Buildings and Phasing (as of mid-2026):

- ✓ DFW37 (1502 Ferris Road):
  410,000 sq ft (≈38,090 m²)
  Includes tenant office space + six data halls
  Each data hall designed for ~8 MW (potential aggregate IT load in the tens of MW)
  Construction: March 2025 – October 2026
  Estimated cost: ~$120 million
- ✓ Additional Building (e.g., near 1512 Ferris Road):
  ≈236,000–236,600 sq ft
  Estimated power capacity: ~32 MW
  Construction/completion targeted for mid-2027
  Estimated cost: ~$140 million
- ✓ Overall Campus Target: >1 million sq ft of data center space across multiple buildings (up to 4+ additional structures planned, depending on tenant demand). Earlier phases included Project Gold Garland (~181,200 sq ft core & shell).

Power & Cooling:
Facilities follow Digital Realty's standards for high-reliability designs (typically N+1 or 2N configurations in comparable DFW assets). The campus leverages ERCOT's competitive wholesale power market, supporting both air-cooled and potential liquid-cooling readiness for high-density/AI workloads. Specific PUE targets align with DLR's portfolio-wide efficiency goals.

Redundancy & Uptime:
Designed to Digital Realty's proven standards of 99.999% uptime across its global platform, with robust backup power and mechanical systems.



Connectivity and Interconnection

As part of Digital Realty's carrier-neutral ecosystem:

- Direct access to 140+ cloud and network service providers in the broader Dallas market
- Strong fiber connectivity and peering opportunities
- Integration with DLR's ServiceFabric™ and global interconnection platform for low-latency, secure connectivity to other DLR facilities worldwide
- Strategic positioning for enterprises needing hybrid cloud, content delivery, and financial services connectivity

Security, Compliance, and Certifications

Digital Realty facilities typically hold industry-leading certifications, including:

- SOC 1, SOC 2, SOC 3 (System and Organization Controls)
- ISO 27001, ISO 50001 (energy management)
- PCI DSS (Payment Card Industry Data Security Standard) compliance where applicable

- Physical security with 24/7 on-site staffing, biometric access, CCTV, and layered perimeter protection

The Garland campus follows the same rigorous standards.

Sustainability and Efficiency

Digital Realty emphasizes sustainability across its portfolio through:

- Renewable energy procurement and carbon reduction initiatives
- Water-efficient cooling designs
- Pursuit of green building certifications (e.g., LEED where feasible)
- Support for high-efficiency IT deployments, including AI-optimized infrastructure

Specific metrics for DFW45 will be detailed as buildings come online, consistent with DLR's annual sustainability reporting.

Tenants and Economic Impact

- Notable Tenant: Wells Fargo has been publicly associated with at least one building on the campus, with significant tenant-funded capital investment (hundreds of millions across phases).
- Economic Benefits: The project brings substantial capital investment (hundreds of millions from DLR plus tenant contributions), job creation during construction and operations, and long-term tax revenue for Garland. The city has supported the development with incentives including sales tax rebates, property tax abatements, and development fee reductions.

Future Outlook

With DFW37 nearing completion in late 2026 and additional buildings following in 2027, the DFW45 campus positions Digital Realty to capture continued growth in AI, cloud migration, and enterprise digital transformation in Texas. The modular design allows rapid scaling to meet hyperscale and large enterprise demand. Full campus build-out could deliver well over 100 MW of IT capacity, further solidifying DFW as a top-tier data center market.

Conclusion

The DLR DFW45 Garland campus exemplifies Digital Realty's strategy of developing large-scale, interconnected, and future-proof data center infrastructure in high-growth markets. By combining DFW's operational advantages with DLR's global expertise in colocation, interconnection, and platform services, this project delivers significant value for tenants seeking reliable, scalable, and cost-effective capacity in a strategically located U.S. market.