

KERR COUNTY, TEXAS · OPPORTUNITY BRIEF

Kilo. A campus-scale AI opportunity.

Recorded land evidence. A defined utility development pathway. A disciplined starting point for tenant alignment.

Kerr County, Texas · Aerial imagery + source terrain (2× relief). Source ranch outline and conceptual campus zones; not a survey or as-built record. Imagery: Esri, Vantor, Earthstar Geographics & GIS User Community.

CAMPUS PLANNING AREA

SOURCE RANCH BOUNDARY

SURVEY SCOPE

3,979.63 acres

Title-survey tract; acreage scopes remain separate.

STUDY BASIS

2,100 MW / 345 kV

Requested study load, not a firm capacity award.

DEVELOPMENT INSTRUMENTS

LCRA + PEC

Executed study and facility-extension agreements; conditions apply.

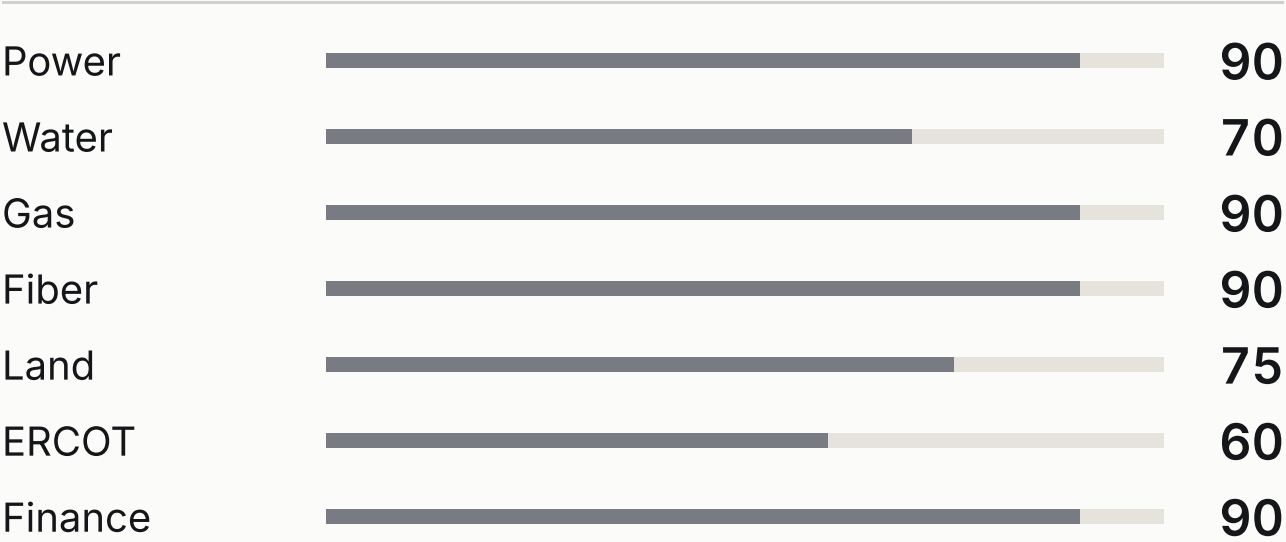
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A strong starting point.
 A clear next-step agenda.

85

 Viable

Stored platform snapshot • 2026-09-02



All seven stored categories are shown. These are hard-copied, indicative platform values—not a newly calculated independent rating or a comparative market rank. Source [3].

Documented strengths

Recorded deed and a **3,979.63-acre survey scope**.

Executed **LCRA study and PEC development instruments** at a **2,100 MW / 345 kV requested-study basis**.

Preliminary substation, corridor, generation and utility evidence establish specific development workstreams.

Next-step agenda

Align the tenant brief; review current originals; close the firm-capacity, fuel, water, connectivity and schedule gates through scoped diligence.

Contact HyperBase to arrange a requirements review and controlled VDR discussion.