



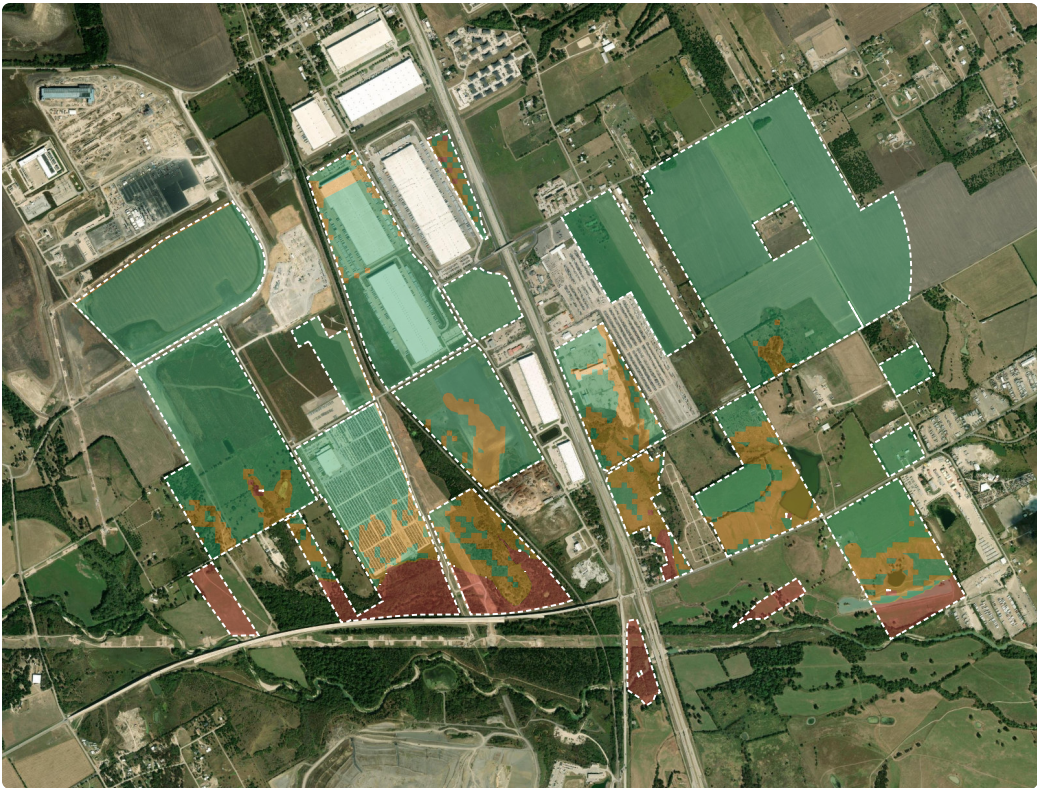
South Creek Ranch

Site Screen · Dallas County, Texas · 2026-06-10

Boundary: county parcels inferred from the site location — NOT owner-confirmed

75%

of this site is clear of flood, wetland, slope and protected-land issues, with a 345 kV power line at the edge.



1,150 ac	260 ac	130 ac	1,540 ac
CLEAR	CONDITIONAL	RULED OUT	SCREENED

How it scores for your build

MONITOR 3.6 / 5 weighted for Hyperscale

Screen tier, not an underwrite — scored 75% of this profile's weight; the rest needs your market data and is excluded, never guessed.

5.0 ■■■■■	Power + expansion	35%	345 kV strongest line · 0.17 mi to nearest line · substation 0.52 mi · 138 kV · in service · gas 2.86 mi — location and status, not available capacity	EIA Atlas
3.5 ■■■■	Land / campus fit	20%	largest contiguous block 410 ac vs 200 ac needed · wetland 14.8% > 5% · 210 ac flood-zone condition · Very High shrink-swell soil	Mireye sieve
1.5 ■■■	Fiber	10%	no ISP reports fiber here (FCC BDC) — a screening red flag and a buildout cost — reported mass-market availability, not interconnect; confirm carriers and route diversity	FCC BDC
1.0 ■■■	Risk profile	10%	3 need attention · 7 worth watching across 20 screened exposures (5 – 2-attention – 0.15-watch)	Risk matrix

NEEDS YOUR MARKET DATA — EXCLUDED FROM THE SCORE

—	Infrastructure readiness	10%	road at the site · rail at the site — water and sewer capacity need your utility letters.	OSM / EIA
—	Market position	5%	0.5 mi to the nearest urban area — submarket standing needs your market data.	Census (context)
—	Economics	5%	Power price and total delivered cost need your market data.	EIA (pending)
—	Timing	5%	No zoning on the parcel — a real timing positive · queue position needs the utility conversation.	LBNL (pending)

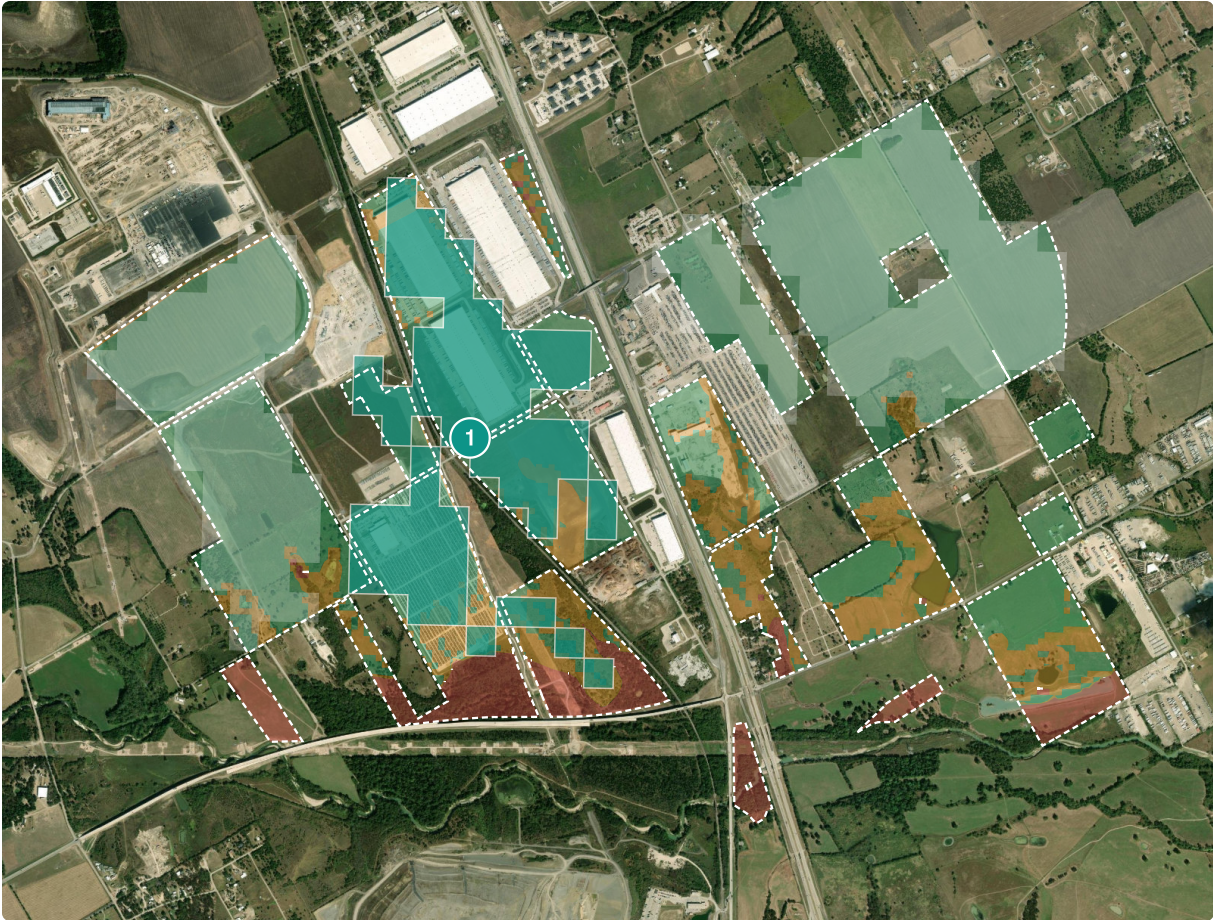
THE SAME SITE, SCORED FOR EACH BUYER

Colo / multi-tenant	2.7 / 5	HOLD	covers 70% of weight
Enterprise self-build	2.9 / 5	HOLD	covers 65% of weight
Crypto / high-load	4.5 / 5	PURSUE	covers 60% of weight
Powered-land developer	3.8 / 5	MONITOR	covers 70% of weight

Phase 1 — build here first

The screen ranks this block first: most compact, closest to power.

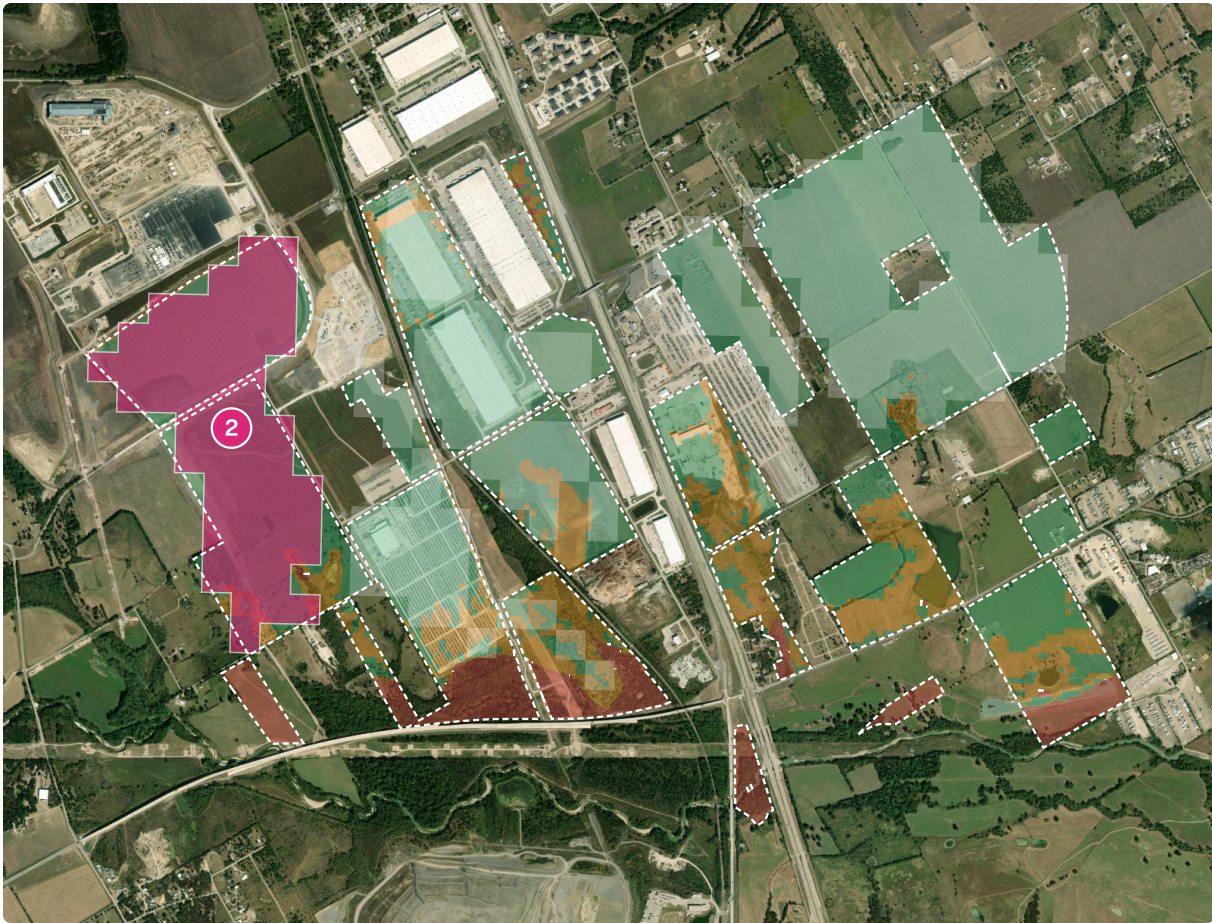
Phase 1 330 ac → **Phase 2** 270 ac → **Phase 3** 410 ac · **1,010 ac** total runway · power path: **substation 0.52 mi** · 138 kV · in service · **345 kV line** on site



Size	330 ac · ~4,200 × 7,950 ft
Center point	32.57202, -96.67897
Power	touches a transmission line
Compactness	0.09

Phase 2

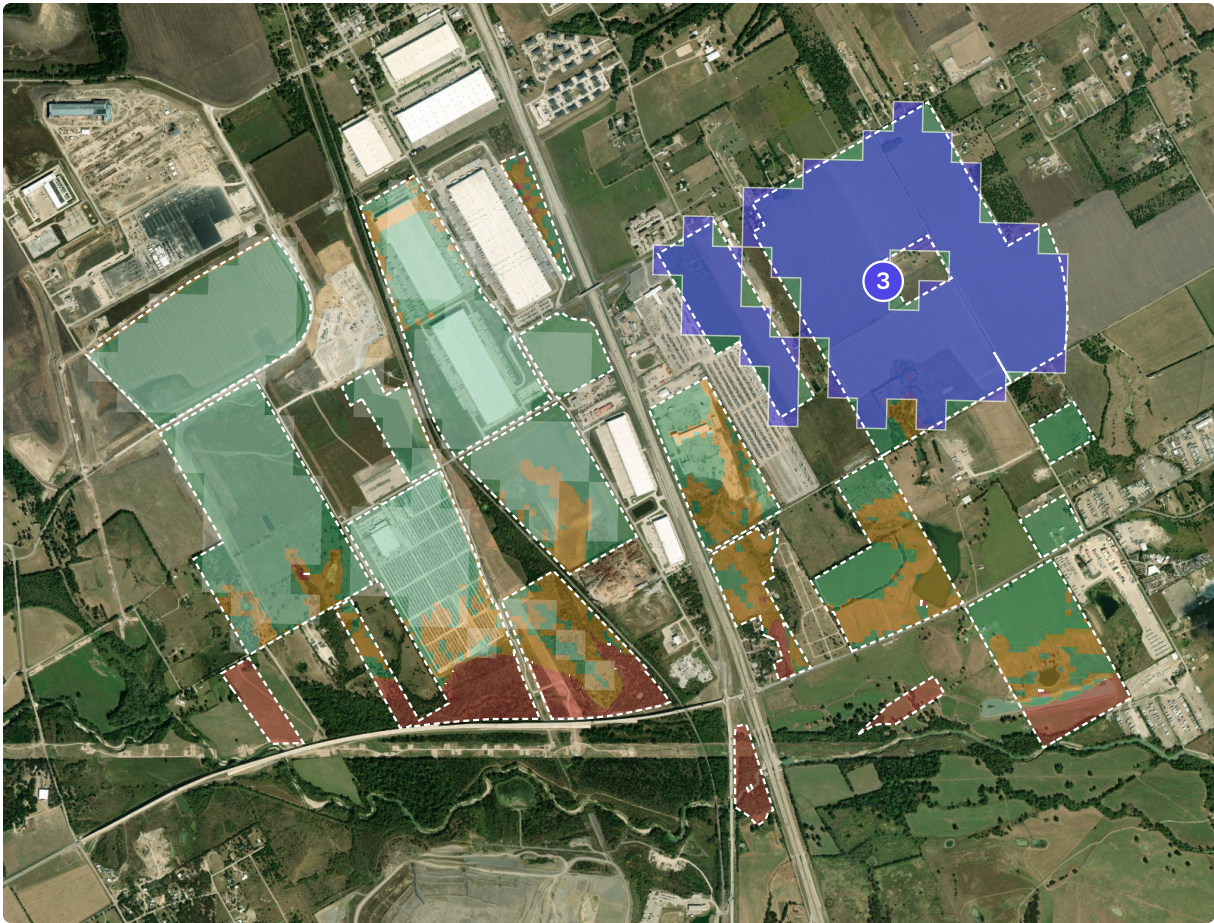
Ranked by the screen on size, compactness and distance to power.



Size	270 ac • ~3,750 × 6,550 ft
Center point	32.57253, -96.69122
Power	touches a transmission line
Compactness	0.29

Phase 3

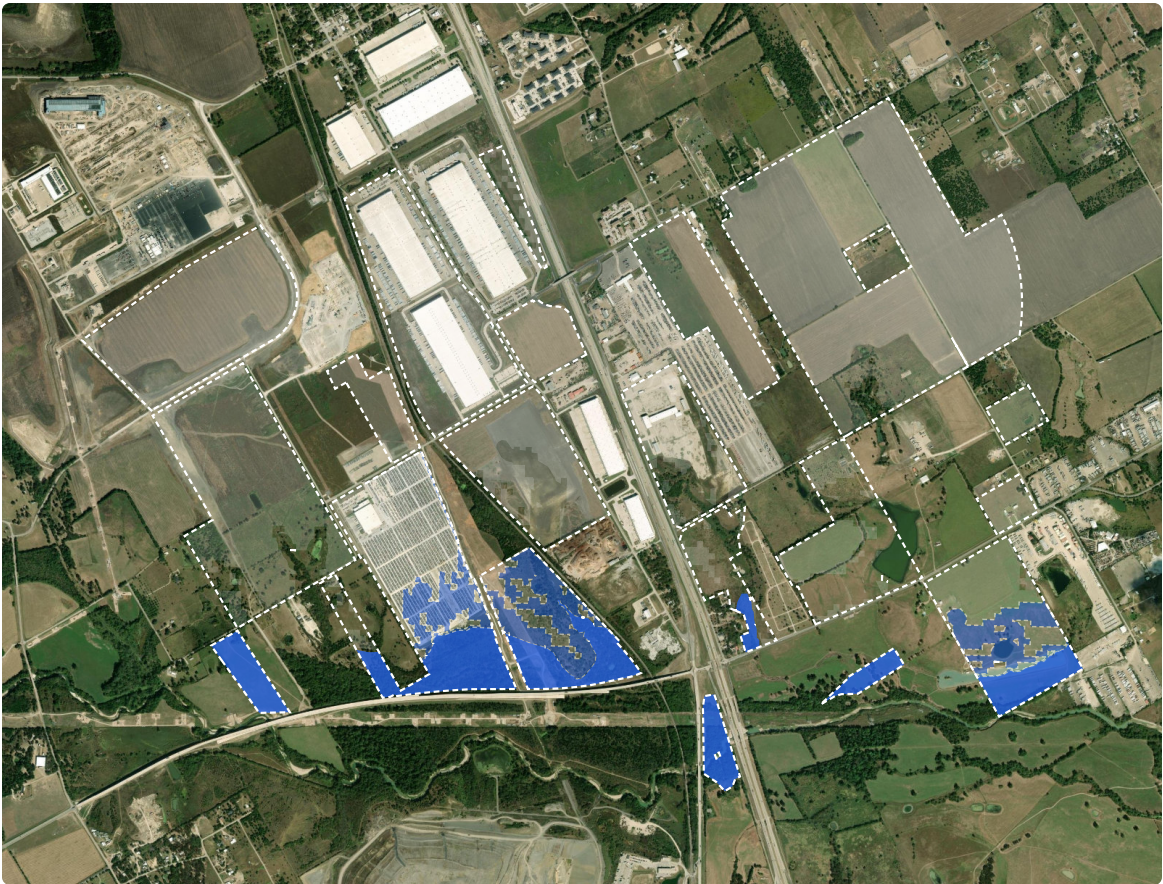
Ranked by the screen on size, compactness and distance to power.



Size	410 ac • ~6,550 × 5,150 ft
Center point	32.57886, -96.65789
Power	2,800 ft to the nearest line
Compactness	0.17

Flood

The creek floodplain is the biggest single exclusion on this site.



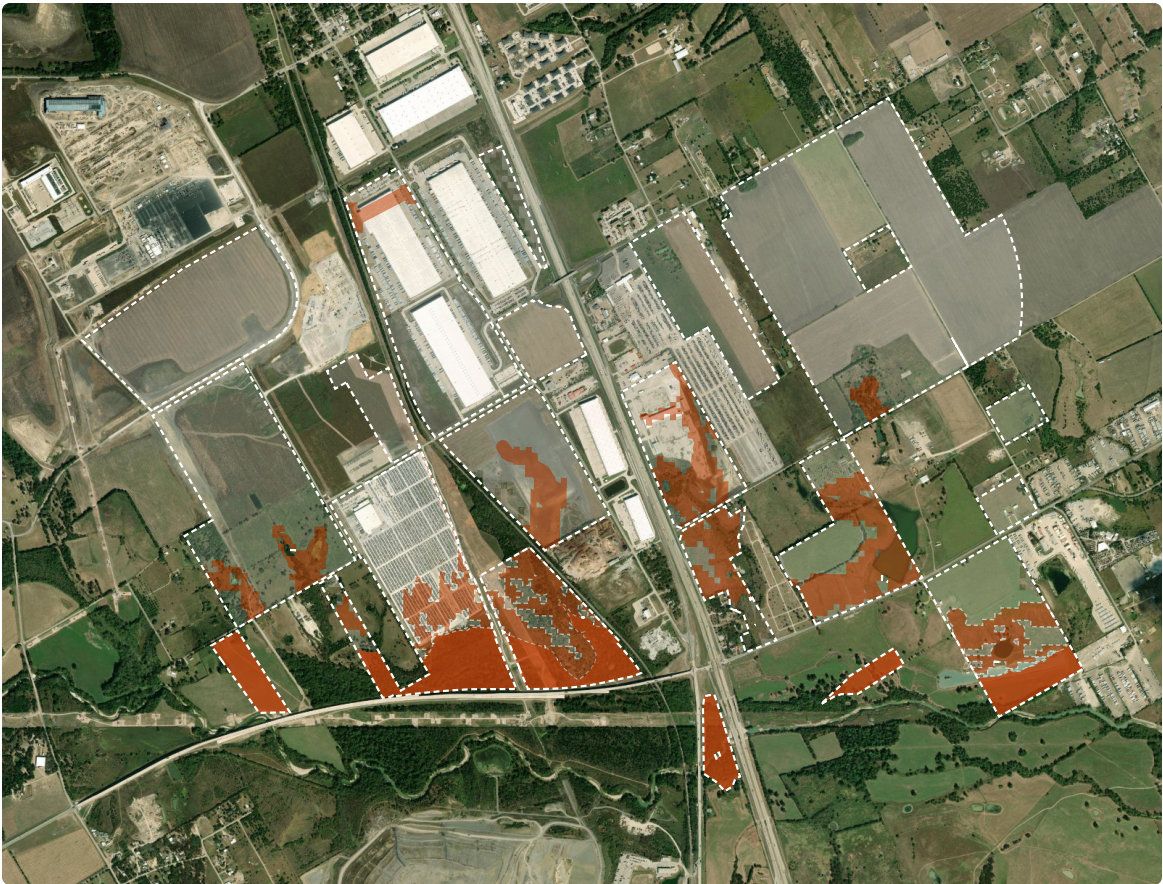
Darker = ruled out, lighter = conditional. White dashes = this spot stacks 2+ issues. 220 ac affected in total. Boundaries are grid-sampled at ~30 m — approximate.

40 ac	32.56105, -96.67900	FEMA flood zone A/AE (1% annual chance) also Slope	~2,650 × 1,200 ft
40 ac	32.56345, -96.67395	Shaded Zone X (500-year fringe) also Slope, Wetland, Transmission	~2,250 × 2,150 ft
30 ac	32.56132, -96.67243	FEMA flood zone A/AE (1% annual chance) also Slope	~2,250 × 1,450 ft
30 ac	32.56238, -96.64945	Shaded Zone X (500-year fringe) also Slope, Wetland	~2,000 × 1,300 ft
20 ac	32.56036, -96.64807	FEMA flood zone A/AE (1% annual chance) also Slope	~1,750 × 1,200 ft

+ 5 smaller areas

Slope

The steep ground follows the creek valley; the rest of the site is nearly flat.



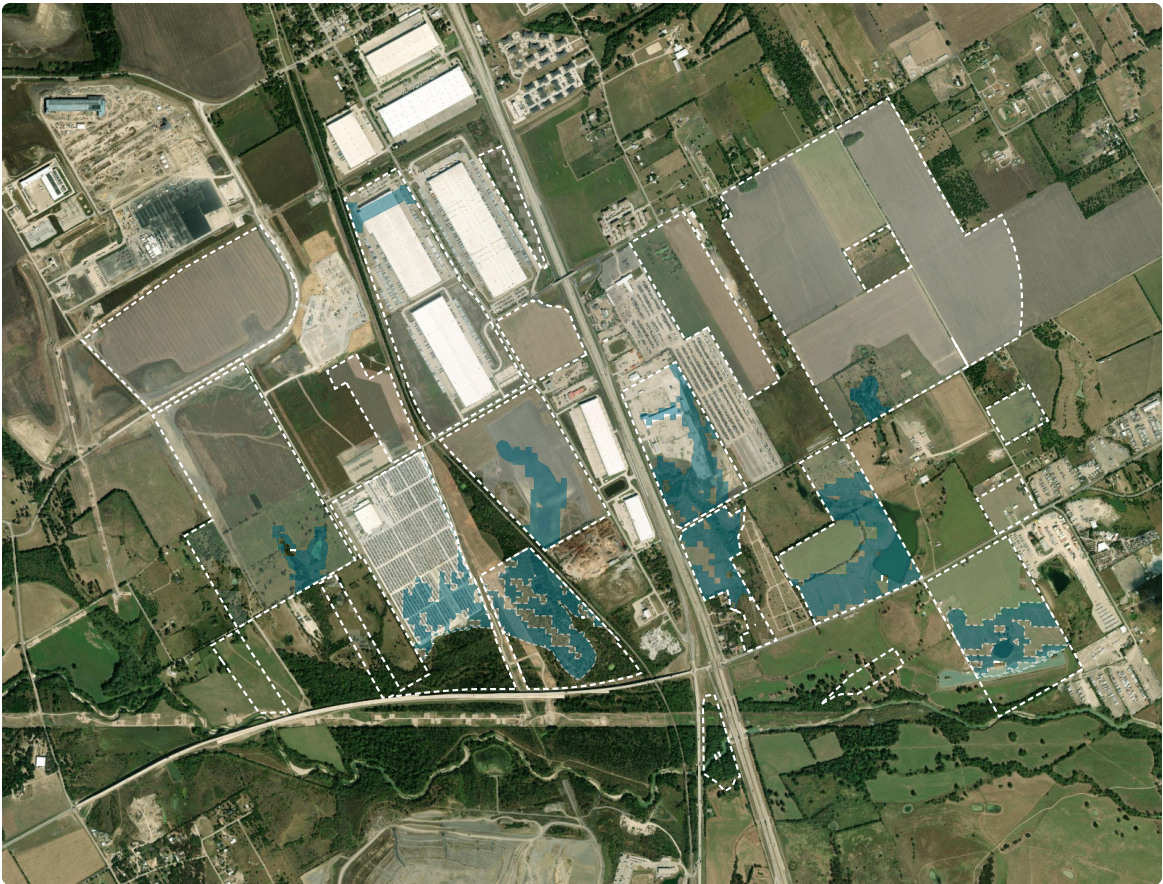
Darker = ruled out, lighter = conditional. White dashes = this spot stacks 2+ issues. 380 ac affected in total. Boundaries are grid-sampled at ~30 m — approximate.

50 ac	32.56614, -96.65715	Slope 5 to 15% also Wetland	~2,200 × 2,550 ft
40 ac	32.56105, -96.67901	Steep ground over 15% also Flood	~2,650 × 1,200 ft
40 ac	32.56345, -96.67395	Slope 5 to 15% also Flood, Wetland, Transmission	~2,250 × 2,150 ft
30 ac	32.56131, -96.67243	Steep ground over 15% also Flood	~2,250 × 1,450 ft
30 ac	32.56238, -96.64945	Slope 5 to 15% also Flood, Wetland	~2,000 × 1,300 ft

+ 13 smaller areas

Wetlands

Mapped ponds and a stream, flagged with a 100 ft setback — conditions, not a stop.



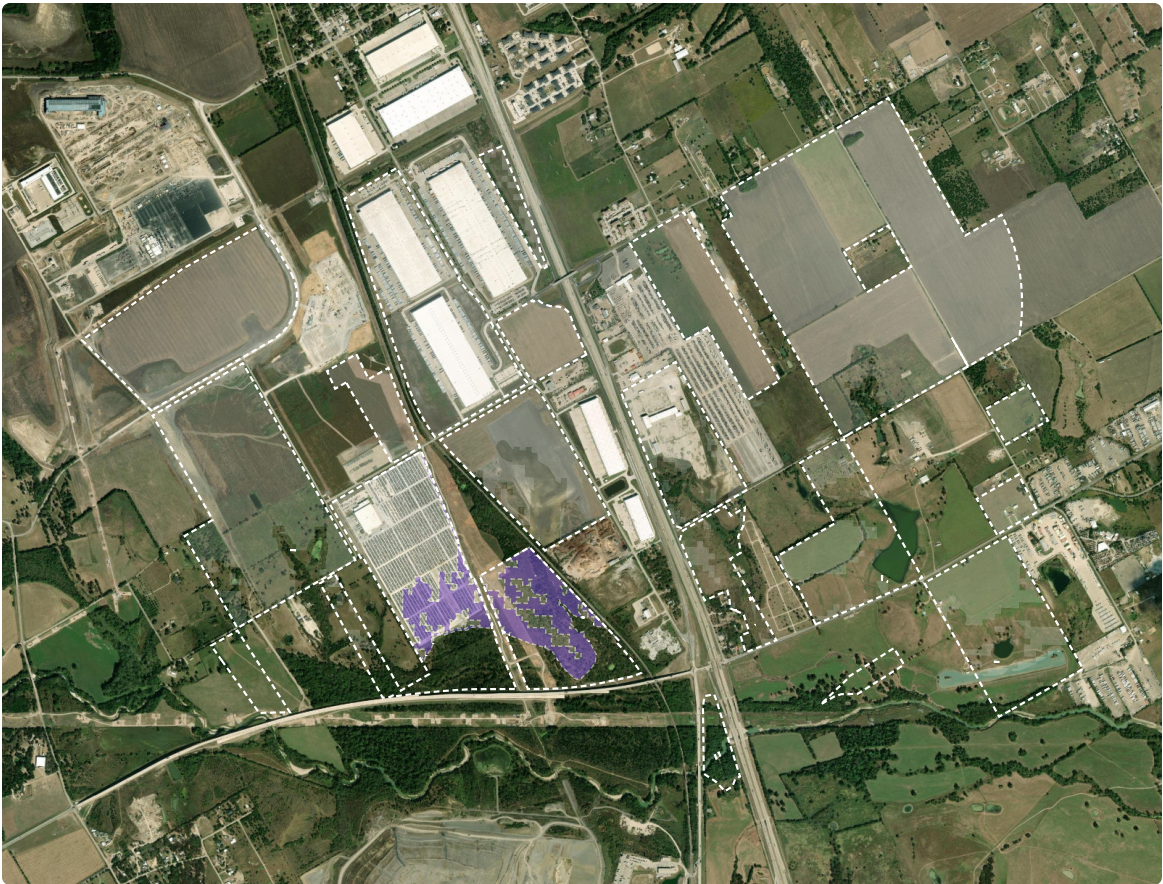
Darker = ruled out, lighter = conditional. White dashes = this spot stacks 2+ issues. 240 ac affected in total. Boundaries are grid-sampled at ~30 m — approximate.

50 ac	32.56614, -96.65715	Wetland plus 100 ft setback also Slope	~2,200 × 2,550 ft
40 ac	32.56345, -96.67395	Wetland plus 100 ft setback also Flood, Slope, Transmission	~2,250 × 2,150 ft
30 ac	32.56239, -96.64945	Wetland plus 100 ft setback also Flood, Slope	~2,000 × 1,300 ft
30 ac	32.57029, -96.66620	Wetland plus 100 ft setback also Slope	~1,500 × 2,700 ft
20 ac	32.56397, -96.67937	Wetland plus 100 ft setback also Flood, Slope, Transmission	~1,500 × 3,400 ft

+ 5 smaller areas

Transmission right-of-way

The corridor under the power lines is unbuildable — and also why this site works.

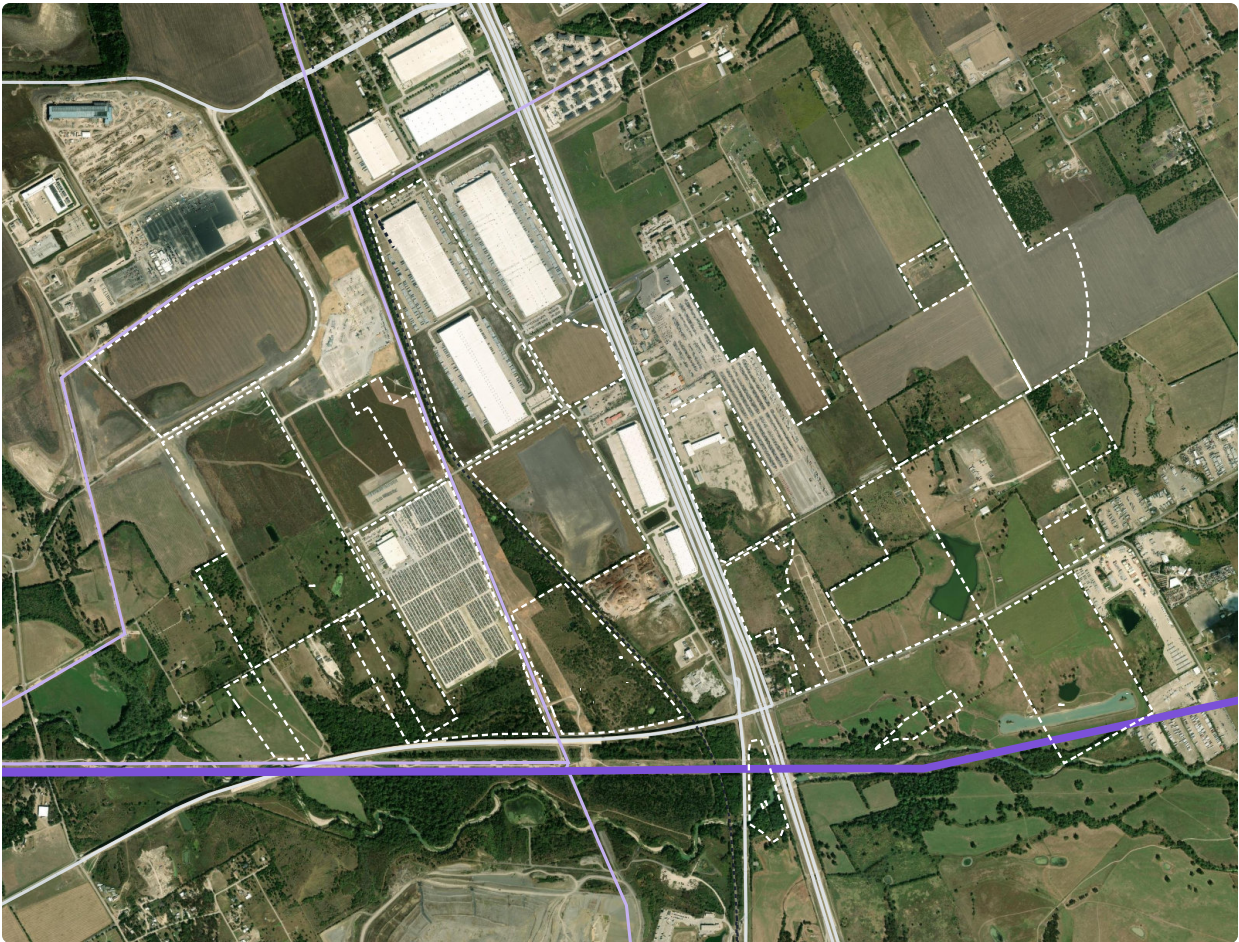


Darker = ruled out, lighter = conditional. White dashes = this spot stacks 2+ issues. 60 ac affected in total. Boundaries are grid-sampled at ~30 m — approximate.

40 ac	32.56345, -96.67395	Power-line right-of-way also Flood, Slope, Wetland	~2,250 × 2,150 ft
20 ac	32.56397, -96.67937	Power-line right-of-way also Flood, Slope, Wetland	~1,500 × 3,400 ft

Who to call, and how close the lines are

Line locations, voltages and owners — never a claim about available capacity. That takes a utility study.



Purple = transmission (thick ≥ 300 kV) · orange dash = gas pipeline · light gray = major roads · dark dash = rail.

Nearest substation	0.52 mi · 138 kV · in service (location, not capacity)
Nearest transmission line	138 kV · 0.17 mi · ONCOR ELECTRIC DELIVERY CO.
Lines within 1.2 mi	3 · strongest 345 kV
Nearest gas pipeline	2.86 mi
Construction access	road 0.01 mi · rail 0 mi

What this is and isn't. We show how far the power lines are, their voltage, and who owns them — who to call. We do **not** show how much power is available to connect. That is a separate question, listed in “Still to check”.

Risk matrix

NEEDS ATTENTION (3)

attention	Flood	210 ac in FEMA zones	The dominant exclusion — Zone A/AE ruled out, the 500-yr fringe is a design condition.	FEMA NFHL
attention	Hail	8.7 events/yr (tract)	High — the #1 insurance-loss cause for panels and roofs in North Texas; module rating and deductibles are the lever.	FEMA NRI
attention	Expansive soil	Very High shrink-swell (at sample point)	Expansive clay moves with moisture — slabs and pads want engineered foundations; geotech confirms site-wide.	USDA SSURGO

WORTH WATCHING (7)

watch	Slope	380 ac over 5% grade	The steep ground follows the creek valley; grading cost, not a stopper elsewhere.	USGS 3DEP
watch	Wetlands	230 ac incl. 100 ft setback	Conditions, not a stop — a USACE delineation confirms what is jurisdictional.	USFWS NWI
watch	Lightning	56 flash days/yr (tract)	Sets the surge-protection and grounding scope — standard engineering, priced early.	FEMA NRI
watch	Prime farmland	prime (at sample point; SSURGO map unit)	The most common local basis for blocking large development on ag land — worth checking the county's stance early.	USDA SSURGO
watch	Airport	1.5 mi away	Close to an airport — FAA Part 77 surfaces may constrain height; check early.	FAA NASR
watch	Dams	nearest 1.6 mi (Low); 1 High hazard-potential dam within 6 mi	High hazard-potential measures what a failure would cost, not how likely it is — and distance alone is not inundation risk. The state dam-safety office has the inundation map.	USACE NID
watch	Chemical facility	SHIPPER'S WAREHOUSE - DALLAS DISTRIBUTION CENTER — 2.2 mi away	An EPA-registered chemical process nearby means "check what it is", not danger — registries also keep closed facilities, so one lookup settles it.	EPA FRS

Risk matrix — looks fine

LOOKS FINE (10)

ok	Power-line right-of-way	60 ac under the corridor	Unbuildable strip under the wires — the same lines that make the site work.	EIA
ok	Tornado	0.052 events/yr (tract)	Typical for the region — drives hardened-enclosure choices, not siting.	FEMA NRI
ok	Wildfire	0.001 events/yr (tract)	Low — not a factor for this site.	FEMA NRI
ok	Seismic	design category B	Benign — no special seismic systems or cost.	USGS DESIGNMAPS ASCE7
ok	Design wind	112 mph (700-yr gust)	The structural design basis for racking and envelopes — an input, not an exposure.	NOAA ASCE WIND VECTORS
ok	Special-use airspace	none over the site	No military or restricted airspace constraint.	FAA SUA
ok	Land management	private or unknown	Private land — no federal right-of-way or NEPA path.	BLM SMA
ok	Homes nearby	31 homes within 1 km (4.1/km ²)	Rural-band density — low community-pushback exposure. A 2020 count, so construction since is not included.	Census 2020
ok	Rail	touches the site	Rail at the site helps heavy construction; it is also a derailment-exposure question insurers ask.	OSM
ok	Gas pipeline	2.86 mi away	A behind-the-meter option at this distance; rupture-setback questions only apply when much closer.	EIA Pipelines

What this screen doesn't cover

Interconnection queue

Not screened. Being near a line is not the same as getting power from it.

Who to ask: ONCOR / ERCOT interconnection study

Water

Not screened. Cooling-water supply and rights are a separate check.

Who to ask: Local utility / groundwater district

Fiber

Not screened. Long-haul routes tend to follow rail and road corridors.

Who to ask: Carriers serving the corridor

Zoning / by-right use

Not screened here. Use status needs jurisdiction work.

Who to ask: Ferris ETJ / county planning

Substation capacity

Partially screened. We show the nearest substation's distance, voltage and status — not how much capacity it has free.

Who to ask: The transmission owner

Power capacity

Left out by design — a powered-land developer brings it; we screen the land and access around it.

Six questions, answered from the data

Each answer is generated from this site's screened federal data and cites its sources. Answers are reproduced verbatim.

How much of this site is actually buildable, and what is the single biggest issue?

Of the 1,540-acre assembled site, 1,150 acres (~75%) are Clear/buildable; 130 acres are fatal (excluded) and 260 acres carry conditional flags, with 0 acres masked as unknown. The largest contiguous clear block is 330 acres, which sets your realistic phase-1 footprint regardless of the total clear acreage. The single biggest issue is flooding: FEMA NFHL maps Special Flood Hazard Areas (Zone AE and Zone A, 1%-annual-chance) across the site, which drives the 130 fatal acres along with >15% slope cells; an additional shaded Zone X (500-yr) fringe and 5–15% slope cells contribute to the flagged acreage. Secondary constraints behind the flood gate include eight flagged NWI wetlands (e.g. PEM1Ch, PFO1Ah, PUBHh) each carrying a 100-ft setback, prime farmland soils that can trigger local ag-protection opposition, and Very High shrink-swell clay that will require engineered foundations. Note these acreages are sieve-rounded (~10 ac) and slope boundaries are grid-sampled at ~30 m, so the buildable figure is approximate. Parcel area and several context fields (parcel_area_m2, nearest wetland distance, critical-habitat status) returned null, and interconnection headroom, water rights, and zoning were not screened — confirm those with ONCOR/ERCOT, the local groundwater district, and the Ferris ETJ respectively.

HIGH

24 federal sources

Is this site dead?

No — this site is far from dead. Of 1,540 total assembled acres, 1,150 acres are Clear (buildable), with 260 flag acres under conditional gates and only 130 fatal acres; the largest contiguous clear block is 330 acres. The fatal acreage is driven by FEMA SFHA flood (Zone A and Zone AE, 1% annual chance) and scattered >15% slope cells, while the flag acreage stems from NWI wetlands (multiple polygons, e.g. PEM1Ch, PFO1Ah, R5UBH — each carrying a 100 ft setback), Zone X 500-year fringe, and 5–15% slope. The representative point is essentially flat (0.08°), outside any floodplain, wetland, protected area, conservation easement, or critical habitat, on private land, with strong grid context: a 138 kV transmission line 274 m away and an in-service substation (138 kV) 835 m off. The main physical headwinds are agronomic/structural and political, not fatal — soils are prime farmland (a common local-ordinance basis for solar opposition) with Very High shrink-swell clay (engineered foundations for pads/slabs), plus ~8.65 hail events/yr (the leading utility-PV insurance-loss driver); housing exposure is low (31 units within 1 km, ~4.1 units/km², rural). Several requested fields returned NULL — parcel area, nearest-wetland distance, protected-area GAP status, wetland type, critical-habitat status, and public water system population served — and certain items were NOT screened: interconnection queue/headroom (call ONCOR/ERCOT), water supply and rights (local utility / groundwater district), fiber (carriers), zoning/by-right use (Ferris ETJ jurisdiction), and substation capacity (the transmission owner). Verdict: a live, large, predominantly clear site whose buildability hinges on those un-screened gating items, not on any deal-killer in this screen.</answer> <parameter name="confidence">high

LOW

24 federal sources

Continued

Who do I call for power, and what transmission is nearby?

For power, call the transmission owner / utility to scope interconnection — in this market that's ONCOR, with the interconnection study and queue/headroom run through ERCOT; substation capacity must come from the transmission owner directly. This screen does NOT include interconnection queue position, available megawatts, or substation headroom — do not rely on any capacity figure here. On the transmission context itself: the nearest EIA Atlas transmission line is just 273.6 meters from the representative point, operating at 138 kV (numeric basis, 100–161 kV voltage class). The highest voltage within ~2 km is also 138 kV (100–161 kV class), so this is sub-transmission/transmission-fringe grid context, not transmission-grade (≥ 230 kV). The nearest substation is 834.9 meters away, IN SERVICE, with a maximum voltage of 138 kV — close enough to favor interconnection economics, but a 138 kV station's capacity to absorb large injection still must be confirmed by the transmission owner. Note also a ROW-corridor flag: part of the site falls within 75 ft of a 100–161 kV transmission line (context only). For completeness, the nearest interstate gas pipeline is 5,767.7 meters away if gas is relevant.

HIGH

24 federal sources

What is the flood exposure on this site?

Flood is a material constraint on this ~1,540-acre site. FEMA's National Flood Hazard Layer maps Special Flood Hazard Areas (1% annual-chance, Zone A and Zone AE) within the footprint, and these SFHA polygons are a primary driver of the 130 fatal (excluded) acres; an additional shaded Zone X area (0.2% annual-chance / 500-year fringe) contributes to the 260 flag (conditional) acres. Note that the representative interior point itself is outside the SFHA (within_floodplain_polygon: False), so flood exposure is patchy — concentrated in the mapped riverine/AE corridors rather than site-wide; the 330-acre largest contiguous clear block is the flood-avoidant developable core. Secondary flood-adjacent flags include NWI wetlands within the site (R5UBH, R4SBC, several palustrine PUB/PEM/PFO types with 100-ft setbacks) tied to the same drainage features, though the point sample itself shows no wetland or surface water (surface_water_permanence 0%, no wetlands within 100 m). One High-hazard NID dam sits within 10 km, but the nearest dam (2,643 m) is rated Low hazard-potential; dam proximity is a screening flag, not inundation exposure — request the dam's EAP/inundation map from the Texas dam-safety office to confirm. For a definitive line, a FEMA panel overlay or LOMR/elevation certificate against the assembled parcel boundary is the next step.

HIGH

24 federal sources

Continued

How many megawatts of spare capacity does the nearest substation have?

Spare substation capacity is not screened in this dataset, so we cannot give a megawatt figure. What we do have: the nearest substation is 834.93 meters from the representative point, IN SERVICE, with a maximum voltage of 138.0 kV (sub-transmission class, not transmission-grade ≥ 230 kV). Voltage and proximity confirm grid context — they are not a capacity claim, and a 138 kV station's actual headroom must be obtained from the transmission owner. For spare capacity / interconnection headroom, contact ONCOR and request an ERCOT interconnection study; substation capacity specifically comes from the transmission owner.

HIGH

24 federal sources

What is NOT covered by this screen?

This screen evaluates physical and regulatory site characteristics — flood, slope, wetlands, soils, hazards, protected areas, and grid/transmission proximity — but it explicitly does NOT cover several items critical to closing a deal, and these must be obtained from primary sources. Interconnection queue position and grid headroom are not screened: contact ONCOR / ERCOT for the interconnection study (note that our transmission fields confirm a 138 kV line ~274 m away, class 100-161 kV, and an in-service substation ~835 m away with 138 kV max voltage — this is grid context and "who to call," NOT an available-MW or capacity claim). Water supply and rights are not screened — contact the local utility or groundwater district (public_water_system_population_served returned NULL here). Fiber routes are not screened — contact carriers, as routes typically follow rail/road ROW. Zoning and by-right use are not screened — contact the jurisdiction (Ferris ETJ); this is a Regrid-premium item, and parcel_area_m2 also returned NULL. Substation capacity is not screened — contact the transmission owner; never infer capacity from the 138 kV voltage figures above. Additionally, several requested fields returned no data at the representative point: protected_area_gap_status, wetland_type, nearest_wetland_distance_m, critical_habitat_status, and public_water_system_population_served. Note also that point-sampled fields (zoning, distances, ownership) reflect one interior point, not the whole 1,540-acre site, and AREA FACTS (acreage ~10 ac rounding, slope grid-sampled at ~30 m) carry the sieve's caveats.

HIGH

24 federal sources

Every value, with its source

81 values behind this screen — 77 fields pulled live across 31 federal datasets, plus the buildability screen. Point values are sampled at 32.57664, -96.69224.

BUILDABILITY SCREEN — MIREYE SIEVE	
Clear (buildable)	1,150 ac
Conditional	260 ac
Ruled out	130 ac
Total screened	1,540 ac

TERRAIN & ELEVATION	
Elevation	143 m USGS 3DEP
Slope degrees	0.08 ° USGS 3DEP
Aspect degrees	337 ° USGS 3DEP
Aspect cardinal	NW USGS 3DEP
Soil drainage class	Moderately well drained USDA SSURGO
Soil map unit name	Branyon clay, 0 to 1 percent slopes USDA SSURGO
Bedrock depth cm	100 USDA STATSGO
Intersects nhd area	false USGS NHDPLUS HR
Huc 12 name	Prairie Creek-Trinity River USGS WBD
Within floodplain polygon	false FEMA NFHL
Intersects wetland	false USFWS NWI
Wetlands within 100m count	0 USFWS NWI
Wetlands within 500m count	0 USFWS NWI
Surface water permanence pct	0 % JRC GSW
Soil shrink swell class	Very High USDA SSURGO
Prime farmland classification	prime USDA SSURGO

LAND COVER & VEGETATION	
Lcms class	Grass/Forb/Herb USFS LCMS
Land use class	Agriculture USFS LCMS

Tree canopy pct	0 % USFS NLCD TCC
Ndvi current	0.51 SENTINEL2 NDVI
Ndvi change 5y	-0.09 SENTINEL2 NDVI
Cdl class	Corn USDA CDL
Is cultivated	true USDA CDL
Dominant crop 5y	Corn USDA CDL

BUILT ENVIRONMENT	
Nearest major road name	West Belt Line Road OVERTURE TRANSPORTATION
Nearest major road distance m	1,071 m OVERTURE TRANSPORTATION

HAZARDS & RESILIENCE	
Seismic design category	B USGS DESIGNMAPS ASCE7
Design wind speed mph	112 NOAA ASCE WIND VECTORS
Wildfire annual frequency	0 FEMA NRI
Tornado annual frequency	0.05 FEMA NRI
Hail annual frequency	8.65 FEMA NRI
Lightning annual flash days	55.83 FEMA NRI
Nearest dam distance m	2,643 USACE NID
Nearest dam hazard potential	Low USACE NID
High hazard dams within 10km	1 USACE NID
Nearest hazardous facility distance m	3,493 EPA FRS RMP

Nearest hazardous facility name	SHIPPER'S WAREHOUSE - DALLAS DISTRIBUTION CENTER EPA FRS
Housing units within 1km	31 CENSUS TIGERWEB
Housing units density per km2	4.11 CENSUS TIGERWEB

Continued

UTILITIES & INFRASTRUCTURE

Nearest power plant name	Ameresco Dallas LLC	EIA ATLAS
Nearest power plant distance m	9,156 m	EIA ATLAS
Nearest power plant primary fuel	biomass	EIA ATLAS
Nearest power plant capacity mw	4.2 MW	EIA ATLAS
Nearest transmission line distance m	274 m	EIA ATLAS
Nearest transmission line voltage kv	138 kv	EIA ATLAS
Nearest transmission line voltage class	100-161	EIA ATLAS
Nearest transmission line voltage basis	numeric	EIA ATLAS
Nearest transmission line owner	ONCOR ELECTRIC DELIVERY CO.	EIA ATLAS
Max transmission line voltage kv within radius	138 kv	EIA ATLAS
Max transmission line voltage class within radius	100-161	EIA ATLAS
Transmission lines within radius count	3	EIA ATLAS
Nearest gas pipeline distance m	5,768 m	EIA ATLAS
Nearest airport name	LANCASTER RGNL	FAA NASR
Nearest airport distance m	2,374 m	FAA NASR
Antenna structures within 500m count	0	FCC ASR
Antenna structures within 2km count	0	FCC ASR
Nearest substation distance m	835 m	EIA POWER

Nearest substation max voltage kv	138	EIA POWER
Nearest substation status	IN SERVICE	EIA POWER
Fiber provider count	0	FCC BDC FIXED
Fiber broadband available	false	FCC BDC FIXED
Nearest urban area distance m	849 m	CENSUS TIGER URBAN
PARCEL, JURISDICTION & CENSUS		
Tract geoid	48113016903	US CENSUS GEOCODER
Intersects conservation easement	false	USGS PADUS
Intersects protected area	false	USGS PADUS
Intersects critical habitat	false	USFWS CRITHAB
Parcel id	45c32ee3-e99f-46b1-a010-e1859a11d94d	REGRID
Parcel apn	65076844510020000	REGRID
Parcel address	3000 VAN RD	REGRID
Parcel data source	regrid_paid	REGRID
Parcel owner	SCHLACHTER REALTY LTD	REGRID
Parcel zoning	NZ	REGRID
Parcel match type	exact_intersect	REGRID
Parcel match distance m	0 m	REGRID
Parcel match radius m	0 m	REGRID
Surface management agency	PRIVATE_OR_UNKNOWN	BLM SMA
Special use airspace type	none	FAA SUA