



PROJECT COMAL CITY COUNCIL PACKAGE | TAYLOR, TEXAS

DECEMBER 19, 2025



KDC Real Estate Development and Investments will develop this new digital infrastructure project as a responsible and community-oriented partner in Taylor, Texas.

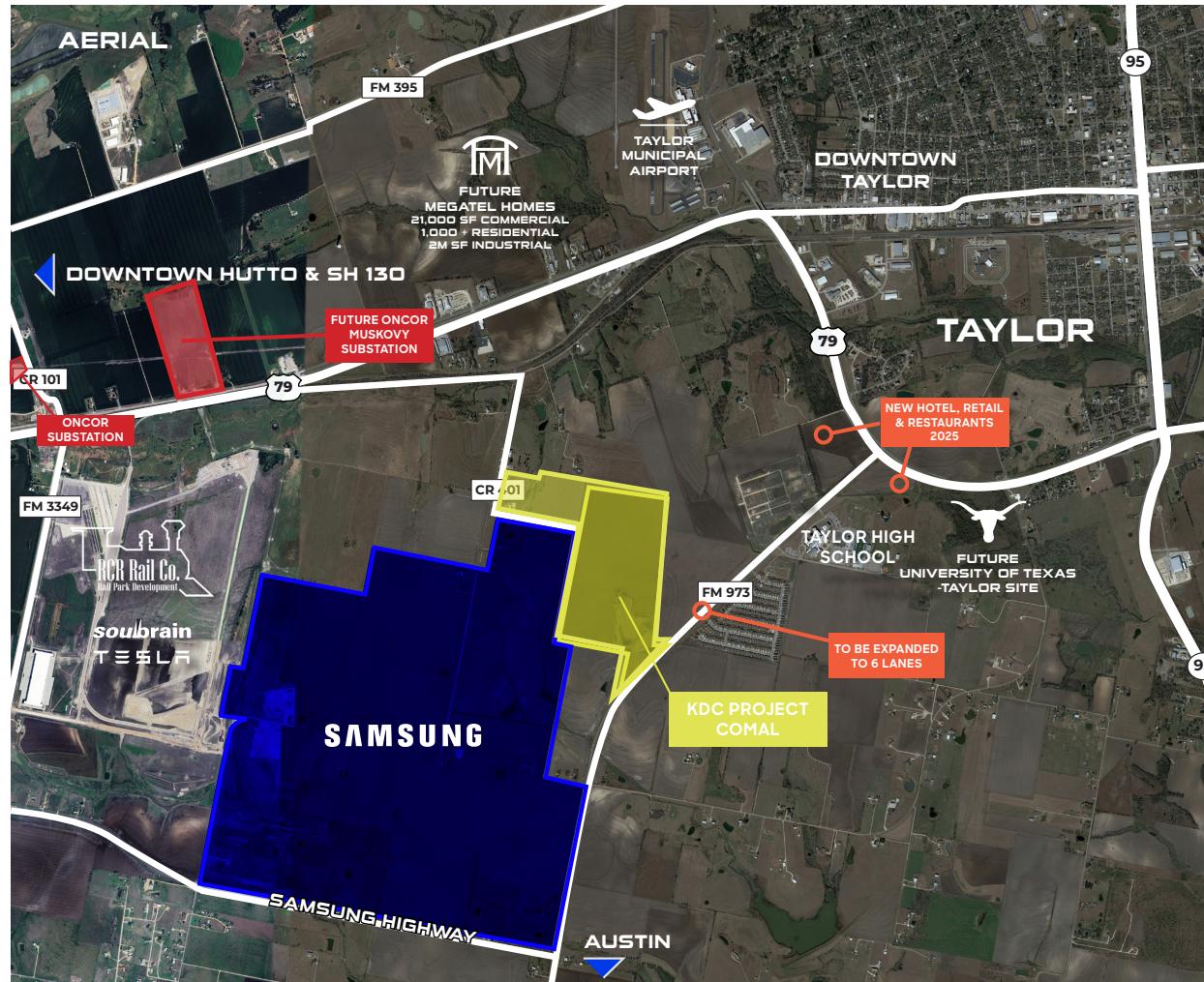
KDC proposes to develop a data center facility on 210 acres of land in Taylor, TX. Our top priority is to collaborate with the Taylor community to build a high-value, low-impact facility that will benefit the entire region through transformational economic benefits.

ABOUT THE DEVELOPER - KDC:

- » **40 million SF developed** in KDC's 35 year history across office, data center, and industrial markets nationwide
- » **Custom homebuilder mentality** for build-to-suit clients—personalized, detail-driven delivery
- » **Certainty in execution of financing**, backed by long-term capital relationships
- » **Significant in-house CM/PM capabilities** ensuring predictable schedules, budgets, and outcomes
- » **Strong relationships** with regional and local GC/vendor partners to ensure flexibility, quality, and market responsiveness

SITE SELECTION

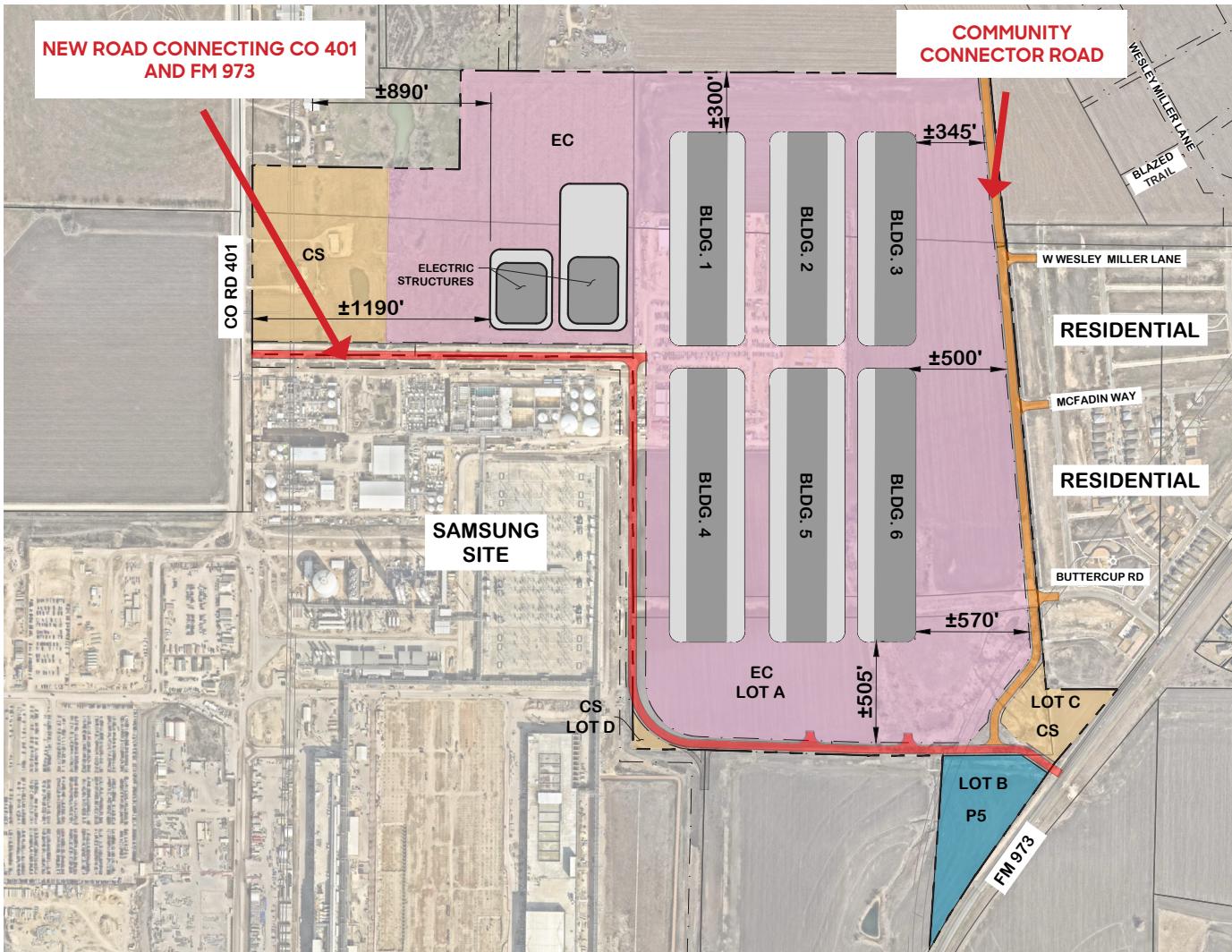
- » In Taylor's planned Employment Center District - Conforms to the City of Taylor Comprehensive Plan and **recommended by Planning Staff for approval**.
- » Data Center use is appropriate **Adjacent to Samsung's 1,200-acre industrial manufacturing plant**.
- » Outside "the loop" in Taylor
- » **Low impact use** with limited traffic impact compared to logistics facilities or warehouse/manufacturing.
- » **Strategically located** to take advantage of Oncor's strengthening of local electrical network precipitated by growth in Taylor and surrounding areas.
- » The scale and location of Project Comal suit a single Class A hyperscale tenant



COMPARISON OF PROJECT CRITERIA

REQUIREMENT / TYPICAL		PROJECT COMAL PROPOSED STANDARDS
Utilities	Use of potable public water for cooling	Air cooled chillers with a closed loop water system.
	City utility services that require upsizing	Option for future private non-potable source ONLY
	Storm runoff: match existing conditions	Sanitary and domestic water utility service on site currently are sufficiently sized for project
		On site detention provided + possibility of over detaining (reducing existing conditions) at Northwest
Design	Land Use: Only EC + CS	Provided: EC, CS and P5 (commercial/office fronting FM 973)
	Roadways: Basic Thoroughfare plan requirements	Dedicated ROW (14-ac), building road infrastructure (\$6m)
	Noise: State Level (85 dBA)	Meeting industry standards based on previous experience in similar locations
	Setbacks: 10-20'	Proposed: 300'+
	Landscape: code minimum (throughout site)	Focused landscaping density at Residential boundaries
	No sidewalk or 4' wide paving	Community boulevard will feature wide meandering sidewalks.
	Electrical easements in right of way	No electrical easements on City of Taylor ROW required
	Lighting design based on high visibility	Proposed: Dark sky lighting design requirements
Financial	Facilities built outside City boundaries	Voluntarily annexed to allow the City of Taylor to capture tax benefits
	High traffic warehouse facility	Low impact facility with large capital investment
	Minimum roadway contribution	Dedicating 14 acres (approximately \$6M land value) for community roads accomplishing the City of Taylor Thoroughfare plan goals.
	Park Contribution, not applicable	Committed to \$75,000 parks donation
	End-user: Enterprise/Colocation Data Center	Proposed: Hyperscaler Class A single tenant

DIMENSION GRAPHIC



PROPERTY LINE
PROPOSED ROW
PRIMARY FRONTAGE
SECONDARY FRONTAGE
EMPLOYMENT AREA
CIVIC SPACE
P5: URBAN CENTER
COMMUNITY BOULEVARD
NEIGHBORHOOD AVENUE

TOTAL SITE AREA	210 ACRES
EMPLOYMENT AREA	179 ACRES / 85%
CIVIC SPACE AREA	11 ACRES / 5%
P5: URBAN CENTER	6 ACRES / 3%
ROW DEDICATION	14 ACRES / 7%

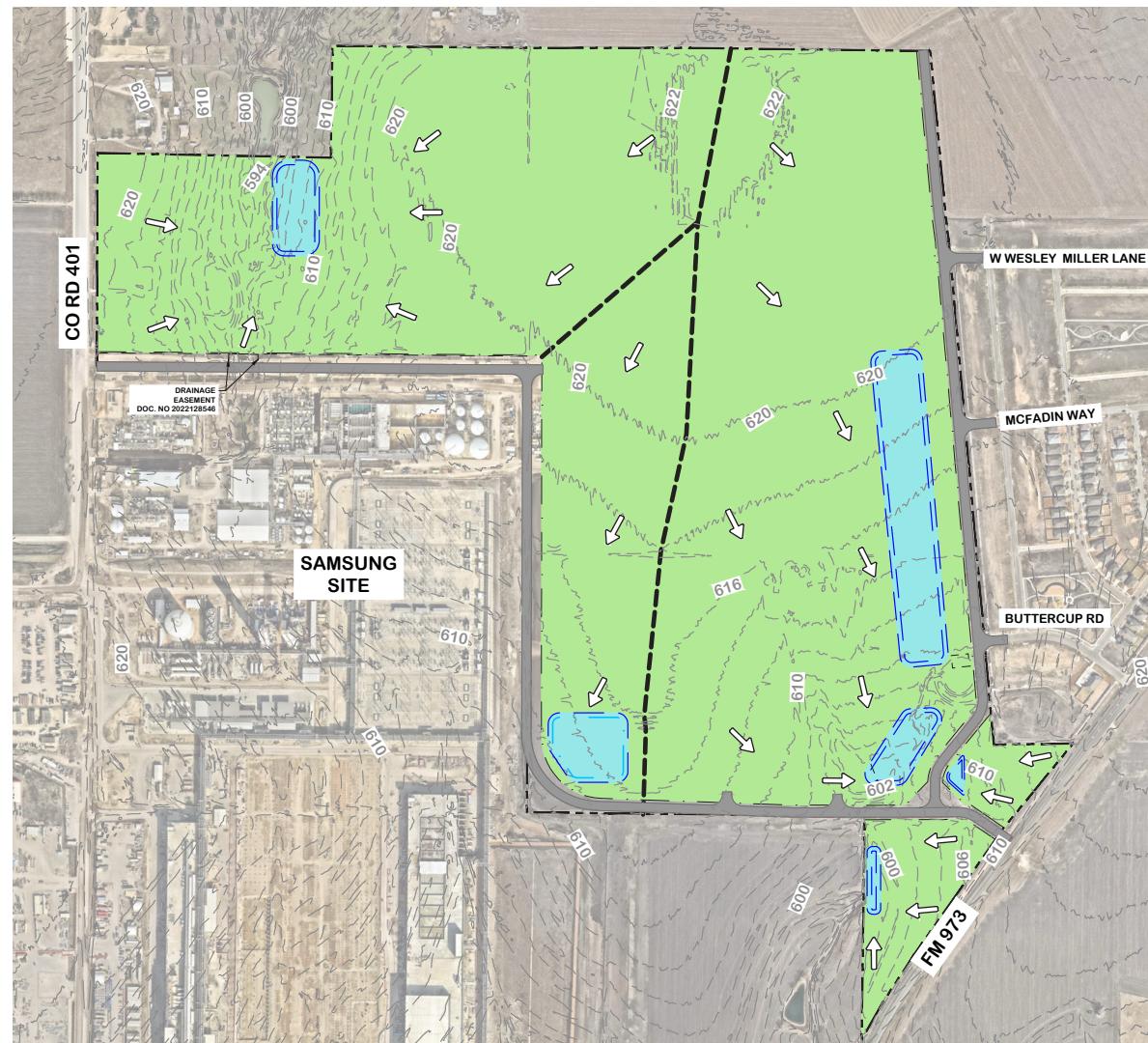


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GRAPHIC SCALE IN FEET
SCALE: 1:200

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DRAINAGE GRAPHIC



NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

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0 250 500
GRAPHIC SCALE IN FEET
SCALE: 1" = 500



Employment opportunities:

- » The core and shell construction will require up to 500 workers per building, which will result in up to 2000 new construction jobs in the City of Taylor for a two-year duration. The DC interiors scope of work will be another 1.5 years with an estimated 1000 construction jobs per year for a combined 3000 construction jobs over 3.5 years.

KDC project job Training Commitment:

- » KDC is working with Texas State Technical College in Williamson County to support job training and career paths for local students
- » KDC will have approximately 7 KDC staff on-site during construction and will commit to hire and train 2 Taylor, Texas high school students each summer during construction



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DEVELOPMENT THAT EXCITES & INSPIRES