Powered Land Formation and De Risking Channels in Gas Fueled Hyperscale Data Center Campuses in the United States

February 18, 2026
Justin Kollar

Description

This dataset inventories 30 large-scale gas-fueled “energy campuses” and associated infrastructure developed to supply hyperscale data centers in the United States. Each entry treats the project as an integrated socio-technical asset—linking land control, on-site generation, fuel supply, and grid or private delivery arrangements. In addition to core project attributes (e.g., location, capacity, status, development model), the dataset codes three de-risking channels that make these sites financeable and buildable: (1) revenue certainty, (2) delivery certainty, and (3) cost shifting. These indicators track how speculative compute demand is converted into enforceable cashflow, how “firm” power is secured under grid and interconnection constraints, and how enabling infrastructure costs are redistributed through public finance, subsidies, or regulated cost recovery.

Methodology Note

Each project is reconstructed as a traceable socio-technical object using three source classes: (1) primary regulatory and permitting records, (2) developer, utility, or investor disclosures, and (3) credible journalistic or trade reporting that links facilities to tenants, financing, timelines, and grid arrangements. Because disclosure is uneven across projects, entries vary in evidentiary depth (see 'Links' column). Each description summarizes the integrated package being assembled and marketed as land control plus entitlements to firm or deliverable power.

De-risking codes were developed inductively and assigned conservatively. Revenue certainty captures enforceable cashflow instruments, including named tenants, PPAs/offtake contracts, capacity or service agreements, and tariff-based payment floors. Delivery certainty captures how time-to-service is secured under congestion, including standard interconnection, advantaged grid entitlements and co-location arrangements, or behind-the-meter architectures designed to bypass queue constraints. Cost shifting captures how enabling infrastructure and system costs are redistributed via subsidies or public finance, tax concessions, ratepayer allocations, or codified cost-recovery mechanisms.

Higher code values require direct documentation or corroboration; lower values are used when evidence is suggestive but not publicly verifiable. Where disclosure is limited or sources conflict, codes are held at lower confidence and flagged for follow-up through dockets, tariff filings, incentive agreements, bond ordinances, or queue identifiers.

Codes

Attribute	Description
ProjectName	Project identifier for the energy campus / generation asset (as named in filings, developer materials, or reporting). Not necessarily the legal entity name.
State	U.S. state in which the primary generation site is located.
MW	Reported nameplate generating capacity (megawatts) for the project (planned or operating, depending on status). If multiple units are associated with a campus, this is the aggregated reported capacity.
OwnerParent	Ultimate owner and/or controlling parent of the generation asset or project company, as documented in disclosures or filings (may differ from the developer or operator).
Category	Coded actor type for OwnerParent (e.g., utility, independent power producer, oil & gas firm, private equity/infrastructure fund, data center developer/operator, holding company).
Role	Coded role played by OwnerParent in the powered land project (e.g., owner, developer/sponsor, operator, utility/serving entity, financier/investor, fuel supplier, offtaker/tenant). Multiple roles may apply.
StatusFeb2026	Project development status as of February 2026 (e.g., operating, under construction, permitted/approved, proposed/announced, shelved/cancelled), based on the most credible available record.
Latitude	Site latitude in decimal degrees (WGS84), typically representing the plant or campus centroid.
Longitude	Site longitude in decimal degrees (WGS84), typically representing the plant or campus centroid.
PlantSource	Primary compilation source used to seed the project record (e.g., Global Energy Monitor or Oil & Gas Watch). Subsequent attributes may be updated/verified using additional sources.
PoweredLandStrategy	Narrative summary of how land control and “firm”/deliverable power entitlements are assembled and marketed (e.g., co-located generation, utility service entitlements, behind-the-meter supply, dedicated fuel + interconnection package).
RevenueCertainty	Coded indicator of the strength of enforceable cashflow arrangements (e.g., named tenant/offtaker, PPA/offtake agreement, tariff-based payment floor). Higher values require direct documentation or corroboration.
DeliveryCertainty	Coded indicator of the strength of arrangements that secure time-to-service and reliable delivery under grid/interconnection constraints (e.g., standard interconnection, advantaged entitlements/co-location, behind-the-meter architectures). Higher values require direct documentation or corroboration.
CostShifting	Coded indicator of the extent to which enabling infrastructure/system costs are redistributed to public or regulated channels (e.g., tax incentives, public finance, subsidies, ratepayer allocation, codified cost recovery). Higher values require direct documentation or corroboration.
Links	Source URLs used for project reconstruction and coding (regulatory dockets/filings, permits, disclosures, and credible reporting), typically one or more links per project.