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Press Contact:
Veronica Ramirez
Marketing Communication Manager
512-990-3725
veronicar@pfdevelopment.com

SKYBOX DATACENTERS TO BUILD NEW DATACENTER IN PFLUGERVILLE

PFLUGERVILLE, Texas (March 9, 2022) — The Pflugerville City Council approved an economic development performance agreement (EDPA) between the Pflugerville Community Development Corporation (PCDC) Board of Directors and Austin Data Center 1, LLC, a joint venture owned by Skybox Datacenters (Skybox), a company that builds and operates world-class data center facilities, headquartered in Dallas, Texas, and [Prologis](#), a global leader in logistics real estate, during their regular meeting on March 8. The agreement was previously approved by the PCDC at a board meeting on February 26.

The project represents the second data center development between the two leading developers who plan to open a 141,000 square-foot data center facility in Pflugerville, creating up to 10 full-time primary jobs.

“We look forward to working with Skybox Datacenters and Prologis on this project that is bringing significant investment, infrastructure improvements and a solid tax base for the City of Pflugerville,” said Amy Madison, PCDC Executive Director. “This project improves digital infrastructure availability to meet commercial data needs in the entire Austin region.”

The performance agreement notes that Skybox owners and occupants intend to invest up to \$548 million in capital expenditures which includes new construction and personal property inside Pflugerville city limits.

“Skybox is excited to launch our newest data center facility in Pflugerville, which offers innovative, sustainable and adaptable turn-key and powered shell solutions that will benefit our enterprise and hyperscale customers in Austin and across the country,” said Rob Morris, CEO of Skybox Datacenters. “The innovative incentives program designed in partnership with the City of Pflugerville offers direct benefits to data center tenants, with no speculative risk from the community, in order to attract the best possible users to deploy their compute at Skybox Austin I.”

As part of the 10-year performance agreement, PCDC will provide an expansion grant during the term capped at \$225,000 annually and not to exceed a total grant of \$1,575,000. To be eligible to receive the grant, Skybox must construct a facility prior to January 1, 2024, secure at least one tenant and certify a minimum investment of \$50 million.

The PCDC grant allows Skybox to provide tenant reimbursement, rent reduction, or tenant improvements in any eligible year that Skybox meets all requirements. Skybox will determine which tenants receive the incentive benefit.

Construction for the new facility is scheduled to begin no later than December 31, 2022.

About Skybox Datacenters

Skybox Datacenters is a national data center development firm headquartered in Dallas, Texas. Skybox has a history of delivering purpose-built, mission critical facilities and is capable of speculative or build-to-suit projects. Skybox prides itself on creating innovative partnerships with investors, end-users and property owners and has active development and operations teams located in Dallas, Houston, West Texas, Chicago and Santa Clara.

For more information, visit skyboxdatacenters.com.

About the Pflugerville Community Development Corporation

Pflugerville, Texas, is one of the fastest growing cities in the nation, according to U.S. Census Bureau. With a population of more than 74,000, Pflugerville is located just minutes north of downtown Austin in the desirable Central Texas region. State highways 45 and 130 and Interstate Highway 35 offer direct access to other nearby cities and a quick route to nearby airports. Hometown pride and quality of life are top priority, with residents enjoying the beautiful Lake Pflugerville, an elaborate trail system, shopping areas, new restaurants, and the community's many parades and festivals.

PCDC is responsible for attracting, retaining and expanding businesses to create new jobs and increase tax revenue to support community development. PCDC can provide funding for use as an incentive for companies locating and growing in Pflugerville. PCDC funds, which are 4B money generated from a half-cent of the city's sales tax revenue, can also be used to construct needed infrastructure such as roads, utilities, and drainage, as well as development of parks and recreation projects. For more information, visit www.pfdevelopment.com.

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