

## Zydeco Coverage MetCenter Expansion



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### Zydeco Readies 350-Acre Phase Two at MetCenter

By Amy Wolff Sorter

AUSTIN-Following the successful build-out of the 200-acre MetCenter's first phase, the Zydeco Co. is preparing to begin work on the 350-acre balance of the corporate campus. The last phase could hold up to five million sf depending on uses.

Tom Freeman, managing director with Jones Lang LaSalle's Dallas office, tells GlobeSt.com that end users can buy the land for their own developments, request build-to-suits, or structure sales-leaseback deals. Lease quotes have not been established, but developed land sites cost \$5 per sf to \$7 per sf in the Southeast Austin submarket.

"The sites out there are flexible. We can put in huge buildings or several small ones based on what the tenant wants," explains Freeman, who is marketing the project at Texas 71 [Ben White Boulevard] and US Hwy. 183. Kurt Holcomb, senior vice president and Brian Oley, associate with JLL's Dallas office are partnering with Freeman to market the space.

Freeman says the park is being developed to accommodate data centers and other mission-critical business centers. Along with the roads, sewers and water lines, MetCenter's infrastructure includes two 400-megawatt substations and 11 fiber providers in and around the park.

The second phase predominately will consist of land sales and build-to-suit projects, but Zydeco is developing a 150,000-sf flex spec building. A summer completion is planned.

Freeman says the first phase's success prompted Zydeco to draw down its land bank. "The data center industry is the fastest-growing segment of the site selection field," he says. "Data center requirements and needs are very high right now, but there's little supply available."

