



# Wyoming

## Data Center Analysis

**LandGate Corp.**

Prepared in Q3 2025

### Address

201 Milwaukee Street  
Suite 200  
Denver, CO 80206

### Phone

833-782-5837  
Business Solutions  
Sales & Support

### Web

[www.landgate.com](http://www.landgate.com)  
[energy@landgate.com](mailto:energy@landgate.com)  
Schedule demo:



# Table of Contents

|    |                               |       |
|----|-------------------------------|-------|
| 01 | Wyoming Data Center Analysis  | ..... |
| 03 | Wyoming Data Center Landscape | ..... |
| 06 | Offtake Capacity Overview     | ..... |
| 09 | Technological Trends          | ..... |
| 10 | Challenges & Opportunities    | ..... |

---

# Wyoming Data Center ANALYSIS

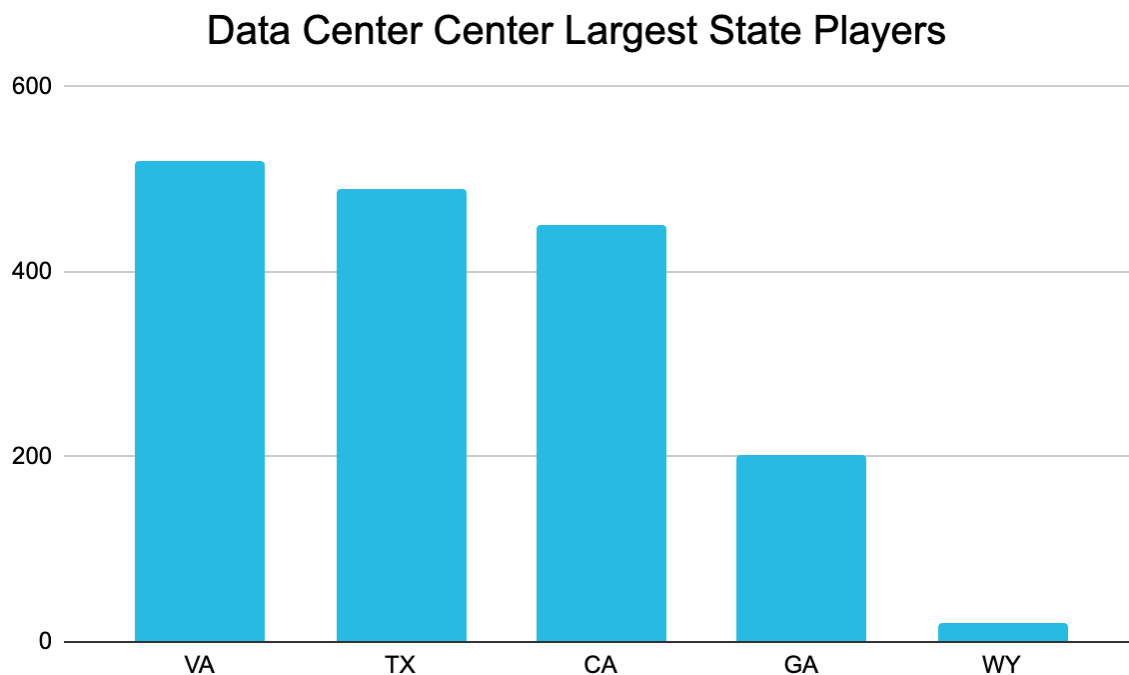
The United States has continued exponential growth over the last quarter of 2025, with record low vacancy rates, over 7 GW in planned projects, and 2.2 GW in absorption across all market hubs. To keep pace with insatiable demand, data centers are expanding at colossal rates, changing the way the digital economy is expanding. With the fueling of hyperscale and megacloud campuses, artificial intelligence, and a need for low latency, data center development is pushing into new, emerging markets to provide increased power density, availability, and larger digital footprints.

Aided by a favorable climate, abundant energy resources, supportive business environment, and comparatively lower land costs, the state of Wyoming stands out as a significantly popular hub for data center development. Wyoming has shown remarkable expansion over the last five years,

driven by massive investments from hyperscale, mega-campus, and colocation providers. Major players such as Microsoft, Meta, Crusoe, Lunavi, 1547 Critical Systems Realty, and Cogent Communications have invested heavily in the area, creating hubs in various parts across the state.

While overall data center numbers are comparatively lower than most major states, Wyoming has well established itself as a prominent data center hub, especially over the last five years. What started off as a single company's presence has now increased multifold with massive investments for several mega-campus and power trajectories surpassing 1000 MW.

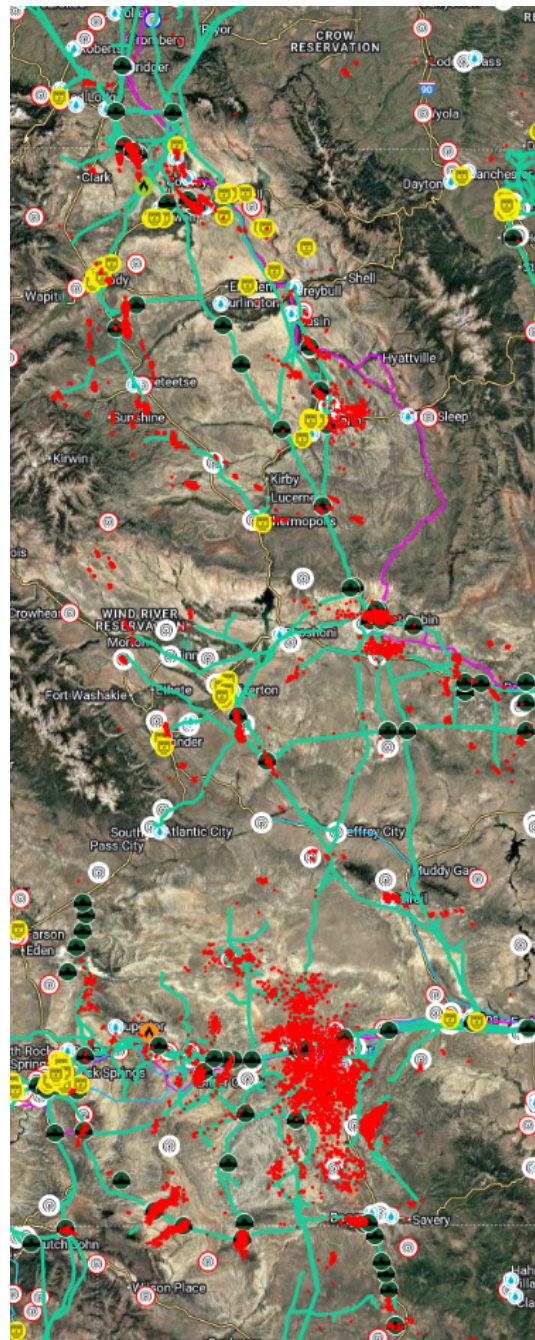
By leveraging exclusive data center infrastructure data, LandGate users are able to deep-dive into market analytics in Wyoming, assessing development, economic impact, technological advancements and offtake capacity information while grid constraints increase. LandGate stands out as the only platform providing a comprehensive profile on the US data market including data centers, fiber optic lines, dark fiber networks, water treatment facilities, 5G cell towers, off-take capacity and all other essential data infrastructure information. LandGate exclusively offers its users the most precise data for white space, gross max power, power usage effectiveness, rackspace, power per rack, redundancy information, parcel acreage and ownership data across data center resources.



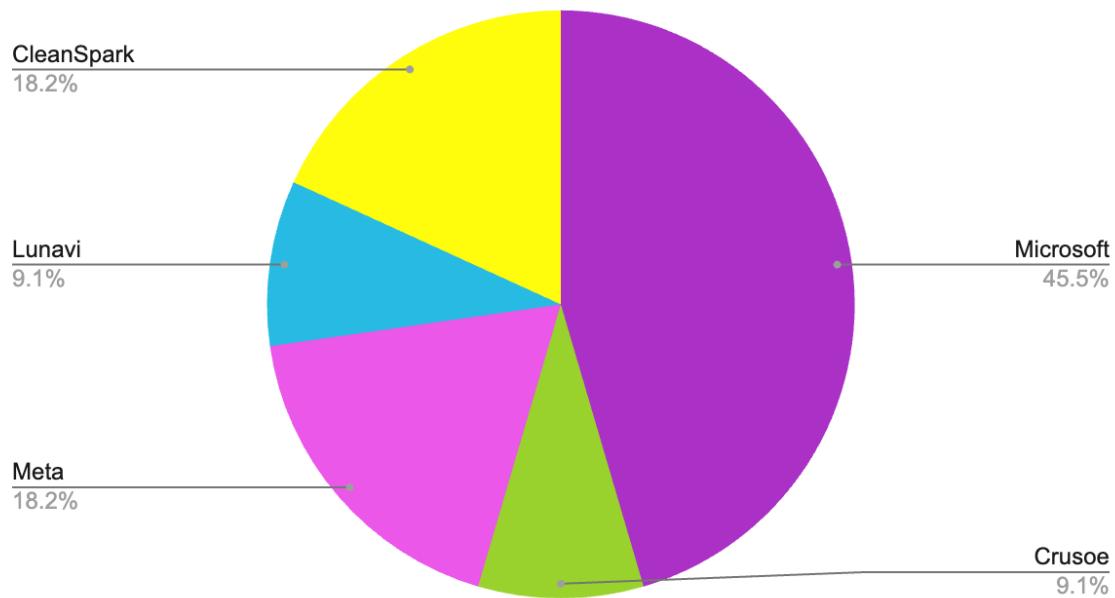
# Wyoming Data Center

## LANDSCAPE

While the number of data centers is comparatively small to the amount of power the state holds in data center development. With 17 active facilities and over 5 planned facilities, the state of Wyoming aims to reach an estimated 2000 MW by the end of the decade, placing it as one of the most power-intensive states for data center development. Most data centers within the region vary across types, with large hyperscale campuses leading infrastructural types and colocation facilities following a close second. On average, hyperscale facilities are 200MW per campus at full build out, with some cases going up to as much as 500MW per site. Colocation facilities hover around 5 to 15MW of power across the state. Similarly, average sizes of these facilities also vary across project types with the largest campus sitting at almost 900 acres.



## Top Data Center Providers: Wyoming



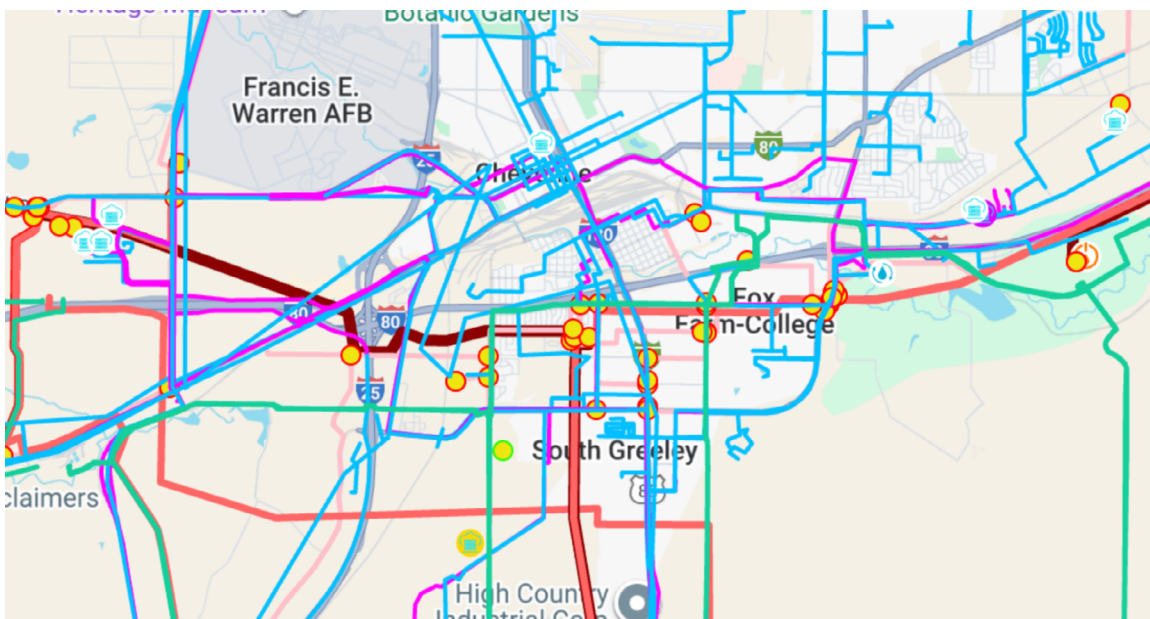
As most saturated markets run out of data center capacity, Wyoming stands out as a favorable environment for data center development, welcoming an influx of power into the region. Recent announcements, including an \$800 million data center from Meta and a massive 945-acre project in Cheyenne, suggest these facilities could generate substantial economic revenue and job creation in the region. Additionally, companies such as Crusoe/Tallgrass have 120MW as an initial phase of what seems to be a 400MW full build out. Larger hyperscalers are also following suit, especially in the Cheyenne business park, a hub for data center development, with full build out estimated to reach north of 500MW. Following suit, market players such as Prometheus Hyperscale and Meta are also investing capital into 500MW and 300MW campuses respectively.

Following macro level expansion, smaller and more niche markets are driving more robust and specialized ecosystems within the region. Hyperscaling within Wyoming validates the state as a premier location for digital infrastructure. As the market expands, more growth is invited into the area, with a larger demand for interconnection and specialized services. Network providers, software companies, and supplementary infrastructure to provide interconnection and on-ramp services enter the digital ecosystem. Additionally, with artificial intelligence evolving, large hyperscale markets have a trickle down effect into edge infrastructure. Increasing

demands for low-latency processing, the internet of things, and on-site data transmission allows a niche market of micro-data centers to enter the region, uplifting the digital landscape in the region. Providers like Lunavi, Mountain West Technology Networks and Casper offer secure cabinet and storage solutions, expanding the edge computing market within the state.

Additionally, the state is also expecting an increase in Behind the Meter projects. With large providers dominating the market, innovative solutions to ensure consistent and reliable energy supply are being incorporated into the market. In order to not constrain the grid, larger facilities are deploying on site energy solutions through gas, nuclear, and renewable energy to ensure scalability. Crusoe's announcement of a project that has a scalability of up to 10GW would require an on site gas plant to provide its power. Industry experts estimate the facility to house the fastest CPUs available, with large rack densities and mounted workstation configurations that are able to leverage optimized model training and artificial intelligence development capabilities. The project is expected to boost surrounding local industries and alter power dynamics within the state.

LandGate is the leading provider of data centers and data center infrastructure in the region, with exclusive access to parcels up for sale for data center development and all supplementary data infrastructure.



Data Centers in Cheyenne, WY

---

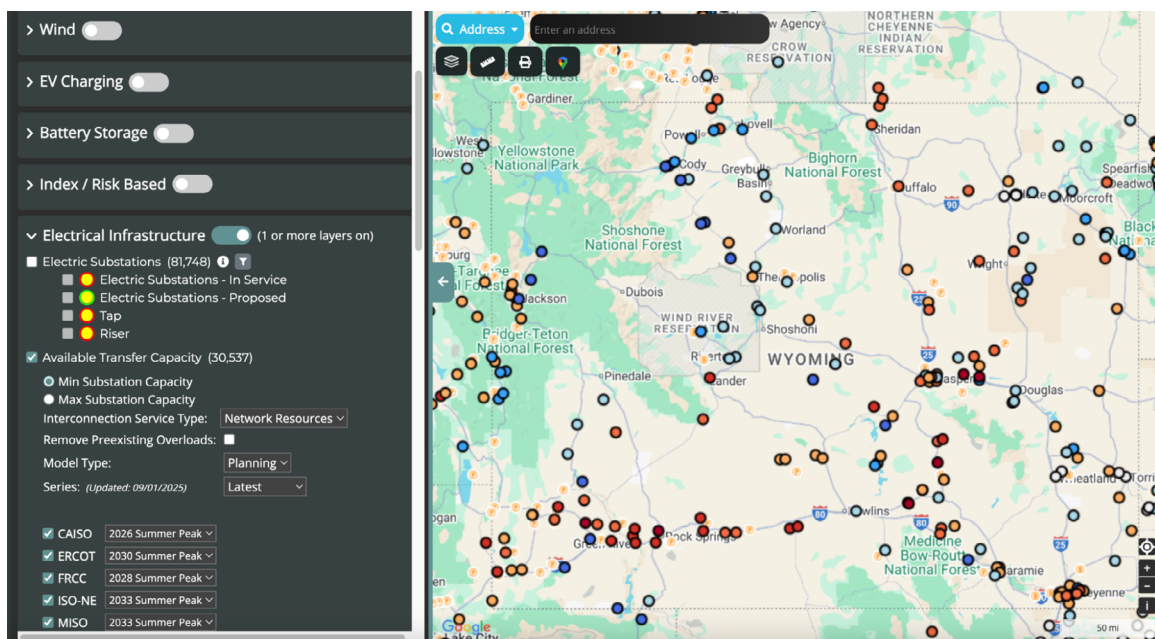
# Location Quality + Offtake Capacity

## OVERVIEW

According to LandGate's market analysis, data center hotspots in Wyoming are located in Cheyenne and Evanston. Cheyenne is the epicenter of hyperscale activity within the state and is one of the most eminent emerging large-scale markets in the country. The vast majority of the state's data center investment, power capacity, and supporting infrastructure follows digital footprints in Cheyenne, with robust fiber optic coverage and strategic business locations. While other cities like Sheridan have smaller data center facilities Cheyenne is outstanding in its data center development and infrastructural support. LandGate stands out as a resource by providing its users with the most up-to-date, exclusive data for planned and expanding data centers. Find planned data centers on LandGate's platform.

Considering the rate at which data center market dynamics are changing, LandGate generates data center analysis reports and due diligence reports to run market analyses, enabling data center developers to identify locations that are prime spots for development. In order to attract the most business, LandGate's tools are able to leverage market dynamics and data infrastructure to find the perfect parcel of land for a data center facility. With exclusive access to offtake capacity, developers are able to analyse everything from grid constraints to water availability to potential on site redundancy sources and much more.

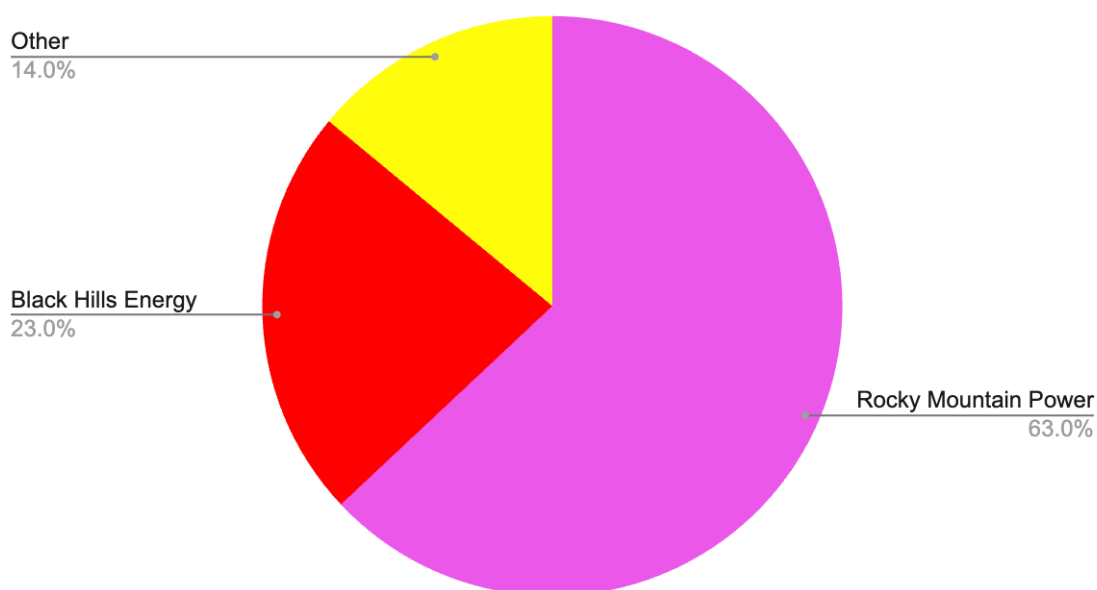
Offtake Capacity is essential to understand load requirements, scalability and better position a data center project's application process with a county. By assessing the authorized amount of power a developer can draw from an electrical grid, as well as using datasets on surrounding large loads, projects can be well planned out, ensuring a smooth process to build out. Additionally, data center providers can also assess if they need to leverage surrounding renewable energy facilities or behind the meter development to power their facilities.



Available Transfer Capacity, WY

Wyoming's position as an emerging data center hub raises a fair concern for its electrical grid. With current demand fairly concentrated, other areas within the state could potentially serve as market expansions for infrastructure expansion. Ultimately, since Wyoming's grid operations are managed by multiple Balancing Authorities that operate within the Western Interconnection, expansion within the market could mean that most surrounding areas have a significant net positive. However, this also means that data center development within the state would be comparatively unconventional while understanding the grid relies on direct relationships with providers. Developers could benefit from customized solutions, simplified and direct relationships with energy providers, potentially faster development timelines, and direct, long term power agreements.

## Energy Providers: Wyoming



Furthermore, Wyoming takes advantage of its geographical location. Proximity to the Interstate 80 Corridor positions the state as a primary route for transcontinental long-haul fiber optic lines, providing low latency and high speed connections to major markets on both ends of the coast. Not only this, but Wyoming's climate and low risk of natural disasters enables project security and stability. With a semi-arid and cool climate, the state can leverage free cooling for most of the year, drastically reducing project operational costs.

A prime location for a data center will be in close proximity to fiber optic lines, water sources, and electrical supply. LandGate's database includes all of the above to show prime locations for data centers and assess whether existing or planned projects are set to run smoothly. LandGate has comprehensive land profiling for data centers and offtake capacity specific analytics to ensure reliable power supply to meet demand adequately.

Based on LandGate's site control data for data centers, wind, battery storage, and solar energy sources, Wyoming is following exponential trends in energy expansion and growth, with multiple data center developers looking to purchase land in the area. Data center developers can use LandGate's site selection tool to carry out due diligence on their land, understand supporting infrastructure, and find the perfect parcel for their projects.

---

# Technological Trends & Economic GROWTH PROSPECTS

Wyoming's data centers have gained much deserved attention in the national market since its appeal to developers is heavily rooted in strategic tax policies and benefits for projects. The state offers tax exemption on data center equipment including servers, racks, networking gear, cabling, storage devices and software. Additionally, tax exemptions on power to fuel data center projects and no corporate tax enables significant cost reductions and invites developers into the region, saving them hundreds of millions on project development.

The state is also known for its supplementary infrastructure. With financial support at the local level, facilities such as Cheyenne LEADS and the Wyoming Business Council can provide guidance on infrastructure development as well as streamline permitting processes. Not only does this mean developers save on time,

but ensures a smooth sailing application and zoning process for large scale projects.

Moreover, the state of Wyoming is a national powerhouse for renewable energy, particularly wind. High speed winds year round ensure more productive and cheaper electricity in comparison to other regions, with thousands of megawatts installed in existing capacity and pipelines of new projects. Data center developers can use LandGate's exclusive data on queued wind projects that have signed or pending interconnection agreements, allowing them to navigate recent market shifts and ensure reliable supplies for their data center projects. Data center companies can also negotiate direct, long term PPAs with renewable energy developers, ensuring cost certainty and potential expansion capabilities while ensuring their environmental pledges and

sustainability measures are being met. Most major utilities in the state benefit from existing partnerships with the renewable energy market. By signing utility contracts for green tariffs, companies across the state have rate plans that allow their customers to source energy directly from the utility's energy portfolio, ultimately providing easier paths for large companies to achieve their energy goals.

Data center projects within the state also have multiple benefits across industries other than renewable energy. Each project within the region has an impact across construction, operations, and other supporting industries. Over the last half-decade, the state has generated multiple employment opportunities while making great strides in environmental sustainability and artificial intelligence sectors. Data center projects create a multitude of jobs from when they begin construction to when they become active, benefitting numerous economic sectors such as construction, information technology, and corporate sectors.

| Project                                                                                                 | Status                      | Description                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meta</b><br>      | Planned: First phase active | <ul style="list-style-type: none"> <li>• \$1 Billion facility</li> <li>• 1000+ jobs across construction, on-site, and 100 full time positions</li> <li>• ~150 acres</li> </ul> |
| <b>Microsoft</b><br> | Planned: First phase active | <ul style="list-style-type: none"> <li>• \$1.5 Billion facility</li> <li>• 100 jobs across construction and full time placements</li> <li>• ~250 acres</li> </ul>              |



With a multitude of promising incentives for data centers to thrive, as well as be part of large economic hubs within Wyoming, stakeholders must prioritize data accuracy and technological innovation. For more information on data center trends, availability, and specifics on off-take capacities, schedule a demo with LandGate's data center team.



## **LandGate Corp.**

Prepared in Q3 2025

### **Address**

201 Milwaukee Street  
Suite 200  
Denver, CO 80206

### **Phone**

833-782-5837  
Business Solutions  
Sales & Support

### **Web**

[www.landgate.com](http://www.landgate.com)  
[energy@landgate.com](mailto:energy@landgate.com)