

Preliminary Assessment: Temple TX

Prepared exclusively for Oppidan by TDP Telecom Advisors

• Executive Summary:

This site sits midway between Dallas and Austin and multiple carriers follow I35 between the two cities. With Astound already built along Eberhardt Rd, and with other carriers close by, this is a great location from a connectivity standpoint.

- 2545 Eberhardt Rd, Temple, TX 76504
- 5 National carriers, 1 Regional provider
 - i. National = Arelion, Astound, Fiberlight, UPN(Segra), Verizon
 - ii. Regional = Windstream Regional
 - iii. Long-Haul Dark fiber: Arelion, Astound, Fiberlight, UPN(Segra), Verizon
 - iv. Multiple Diversity options from the site to Austin in the Southwest and to Dallas in the North, (Arelion, Astound, Fiberlight, UPN, Verizon , with 1 carrier (Fiberlight) also having a direct route to Houston.
 - v. All 5 National providers have diversity to -the carrier hotel in Dallas (Stemmons) at 126 miles away. The major Southwest Carrier hotel.
 - vi. For a carrier to build into the site it should be relatively inexpensive with Astound already in the street, and Arelion, Fiberlight, and UPN within 2 miles, thus costing less than \$500K

Site Ranking: Poor/Good/**Great**

Recommendation/Next Steps:

- From a connectivity standpoint, this site has great options with multiple carriers and midway between Austin and Dallas. Recommend continued development.
 - Conduct a detailed power study and receive a 'Will Serve' commit.
 - Conduct a detailed fiber study and get pricing for building in redundant fiber entrances from the national carriers



Carriers:

Arelion (Telia), Astound, Fiberlight, UPN(Segra), Verizon, Windstream Regional,

Confidential

SWOT – Temple TX

2025

STRENGTHS

- Great access to 5 major carriers and 1 regional provider
- Diverse routes going to both Dallas and Austin by all of the major carriers
- Centrally located between Dallas and Austin, this is an- idea candidate spillover from those markets

WEAKNESSES

- Lacks a Zayo or Lumen option
- 126 miles from Dallas is greater than the preferred 80 miles for tethering to a carrier hotel
- Dallas, Austin or Houston present better options for skilled workers

OPPORTUNITIES

- Development can attract workloads for diversity from Dallas , Austin, or Houston
- Incent both Astound and Arelion to build in
- Establish connectivity to all 3 markets
- Be the first DC in Temple

THREATS

- Development in the 3 listed markets would be more attractive than Temple due to proximity of staffing, technology, carrier hotel, or industry
- Demand to be closer to Dallas or Austin