

MEGAWATT MATTERS: DATA CENTER SCALE & PROPERTY IMPACT

A Triad Real Estate Guide to the 2026 Greensboro Moratorium & Substation Realities

On August 18, 2026, the Greensboro City Council enacted a 180-day moratorium halting approvals for new data centers exceeding **10 Megawatts (MW)** of power demand. Running through February 14, 2027, this regulatory pause allows local government to establish stricter zoning and utility guidelines. For homebuyers and sellers, the key to navigating this shift lies in understanding data center size and physical proximity.

UNDERSTANDING SCALE: SMALL COLOCATION VS. HYPERSCALE

Metric	Small Colocation (Exempt)	Hyperscale / Enterprise (Paused)
Electrical Load	Under 10 MW. Fits within existing shared grid capacities.	10 MW to 100 MW+. Requires dedicated substations and direct transmission lines.
Visual & Grid Footprint	Tucked inside standard office or commercial business parks; invisible from nearby homes.	Massive 14-to-38+ acre campuses. Multi-story server halls with significant visual and infrastructure footprints.
Local Examples	13 operational facilities mapped in Greensboro (e.g., TierPoint, tw telecom, GTT, Dynamic Quest).	ImpactData Dream Center (permitted 20 MW scaling to 100 MW+ Q1 2027) & DC BLOX High Point (proposed 18 MW).
Moratorium Status	Exempt. Greensboro application processing and utility hookups continue completely as normal.	Paused inside Greensboro city limits. Outright municipal ban is illegal under NC state law, but zoning is frozen.

COMMUNITY IMPACTS: THE 4 REAL ESTATE FACTORS

NOISE & COOLING TECHNOLOGY

Modern liquid-cooled designs (like the grandfathered 20 MW Dream Center) run extremely quiet. Older air-cooled facilities generate 55–70 decibels (similar to a dishwasher) at the property line.

WATER FOOTPRINT

Direct-to-chip cooling uses drastically less water than old evaporative towers. Ask our team to pull the public water-use disclosures filed with the Greensboro city planning office.

SUBSTATION 'SLEEPER RISK'

The 'sleeper risk.' High-capacity data centers drive new substation construction, which can involve high-voltage power lines, utility easements, and mature backyard tree-clearing.

PROPERTY VALUATIONS

Studies show minimal value impact beyond a half-mile with a tree buffer. Homes directly abutting a substation or high-visibility site plan can expect a 2% to 5% resale price adjustment.

PROACTIVE CLIENT STRATEGY: Before touring or submitting an offer on Triad homes, our team pulls official site plans, reviews Duke Energy transmission easements, and verifies municipal boundaries (Greensboro limits vs. High Point or unincorporated Guilford County) to ensure your property value is fully protected.