Moerdler in The Real Deal: The AI Data Center Boom Has a New Political Problem

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The outcome of the recent elections is prompting new questions about the future of data center development, as incoming leaders signal support for greater oversight and stricter regulations on the industry.

Haynes Boone Partner **Jeffrey Moerdler** spoke with *The Real Deal* about how the shifting political landscape could affect data center development, particularly in Texas, and what the evolving regulatory environment means for developers and investors.

Read an excerpt below.

"This is a major change in the landscape that could have dramatic effects on the ability to develop new data centers or expand existing data centers," said Jeffrey Moerdler, a commercial real estate lawyer at Haynes Boone focused on data center development.

The Lone Star State is home to over 300 operating data centers with nearly 290 more in the pipeline, according to an investigation by the Texas Tribune.

At a conference two days after the election, Moerdler adjusted a slide on data center receptivity in different states, moving Texas from "favorable" to "in flux."

"Not negative — 'in flux,'" he said. "We really don't know today what the impact of this is going to be."

Read the full article from *The Real Deal* **here**.

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