

Market Insight Report Reprint

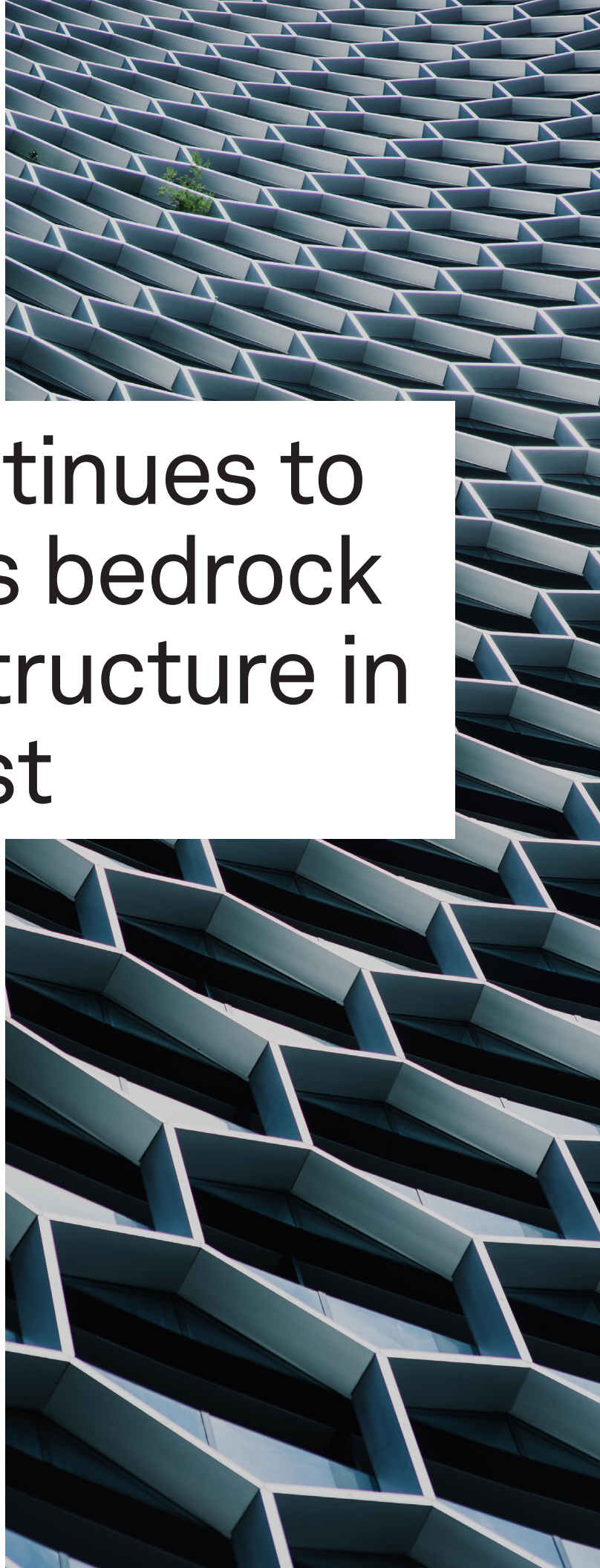
DC BLOX continues to build upon its bedrock digital infrastructure in the Southeast

March 27, 2026

by **Dan Thompson, Matthew Richesin**

The company has primed the Southeast for hyperscale data center expansion through its Myrtle Beach, South Carolina, cable landing station and the dark fiber route that connects it with Atlanta. With hyperscalers expanding along the fiber route, DC BLOX has shifted its offerings to meet these hyperscale demands.

This report, licensed to DC BLOX, developed and as provided by S&P Global (S&P), was published as part of S&P's syndicated market insight subscription service. It shall be owned in its entirety by S&P. This report is solely intended for use by the recipient and may not be reproduced or re-posted, in whole or in part, by the recipient without express permission from S&P.



Introduction

DC BLOX has effectively primed the Southeast for hyperscale data center expansion through its Myrtle Beach cable landing station (CLS) and the dark fiber route that connects it with Atlanta. The company is expanding its Myrtle Beach CLS and building a new CLS in Palm Coast, Florida. This will also be accompanied by terrestrial interconnection between the sites. With the groundwork laid and hyperscalers expanding along the fiber route, DC BLOX has successfully enabled further hyperscale expansion in the Southeast.

THE TAKE

Hyperscalers have begun to rapidly expand across the Southeast, often in markets with a marginal or absent data center footprint. Providing ample fiber connectivity has made the southeastern coastal states a more attractive expansion target for large-scale developers. Google and Meta Platforms Inc. are expanding along DC BLOX's fiber route, and a new US Department of Energy (DOE) data center initiative may also leverage the dark fiber tract. This infrastructure should also help serve the enterprises and service providers likely to arrive in the wake of these new developments. The company's relationship with hyperscalers has also opened avenues in other locations not tied to the dark fiber tract or CLSs. We expect the southeastern expansions to continue, and we expect DC BLOX to remain a notable player as it proceeds to expand on the digital infrastructure foundation it set in place.

Context

DC BLOX was founded in 2014 to target the underserved data center markets in the Southeast, reasoning that these emerging markets have a lot of potential due to lower competitive pressure and a generally lower cost of doing business. The company has announced operating or developing data centers in eight cities — two in Atlanta (DC BLOX's headquarters location); Birmingham, Huntsville and Montgomery in Alabama; Chattanooga, Tennessee; and Greenville, Myrtle Beach and North Augusta in South Carolina — with land purchased for a site at High Point, North Carolina (near Greensboro) and Berkley County, South Carolina (north Charleston). Interconnecting these data centers has long been a central tenet of DC BLOX.

DC BLOX got into dark fiber in May 2022 with the purchase of network assets from Light Source Communications and Ascendant Capital Fiber, a 500-mile route from Lithia Springs, Georgia, to Myrtle Beach. The route connects with Atlanta's connectivity centers, notably 56 Marietta, with 8 in-line-amplifier sites along the way including Oconee County and Augusta in Georgia. The east-west direction is novel, as the fiber routes in the region tend to go north-south, following the Eastern Seaboard, and in many cases flowing into northern Virginia's data center hub. Note that DC BLOX did not purchase Light Source outright; still, two members of the Light Source leadership team joined DC BLOX at the time to spearhead the dark fiber strategy.

The Myrtle Beach cable landing station opened in 2023, located in the city's International Technology & Aerospace Park. Built to accommodate five subsea cables, all of which have either been deployed or reserved. Three are already in place: Anjana (owned by Meta) connecting to Spain; Nuvem (owned by Google) connecting to Bermuda, the Azores and Portugal; and Firmina (also owned by Google) reaching Argentina, Brazil and Uruguay. The cable landing is a data center that is currently used mostly by cable landing tenants but is expandable up to 125,000 square feet and 19 MW.

Strategy

DC BLOX's strategy moving forward looks to be a bit of something old and a bit of something new. Interconnection is still key to the vision. The company recently (October 2025) acquired 20 acres of land adjacent the Myrtle Beach landing, accommodating up to five additional subsea cables in the future. The Palm Coast CLS is expected to be operational by the first quarter of 2027 and could support up to 6 new subsea cables that connect through Flagler Beach, Florida, anchored by a major hyperscale tenant in Google. In July 2025, Google announced the Sol subsea cable, which will take a similar route as the aforementioned Nuvem cable, running from the Palm Coast CLS to Bermuda, the Azores and Spain. Upon completion, Sol will be the only in-service fiber-optic cable connecting Florida and Europe. There will also be a terrestrial connection between the Myrtle Beach CLS and the Palm Coast location. Google also announced interconnection between the Palm Coast site and its sizable cloud region, and now high-density expansions, near Charleston, South Carolina. Like Myrtle Beach, the CLS will also be a data center; this is reportedly planned as a 100,000-square-foot facility with 10 MW of critical power.

The strategy seems to have shifted when it comes to DC BLOX's newest expansion facilities. In November 2024, three new sites that the company calls hyperscale edge nodes, now listed as operational, were announced for Montgomery, Huntsville and North Augusta. Each of the sites is designed to provide 5 MW of power to a hyperscale client. The Montgomery site is advertised as expandable up to 40 MW while the other two look to be dedicated to the client, yet the client is not named. The only hyperscaler with campuses at or planned near those locations is Meta.

It is also notable that land-held sites, such as North Charleston, have previously been advertised as a future multi data center campus. These plans have since been removed from the company's website; however, the land is still listed as a site for a potential project. This is perhaps unsurprising given the shift from utilities to a swift ramp up time to full contracted capacity, making things difficult for traditional colocation without a wholesale anchor tenant. That, alongside the relationship developed with hyperscalers through the CLS and dark fiber dealings, makes a more build-to-suit for hyperscale with optional expansion approach a natural development.

That said, DC BLOX continues to make large-scale campus contributions in certain markets. In August 2025, DC BLOX closed \$1.15 billion in green loan financing for the construction of a new campus near Atlanta, in Douglas County. The site is planned to support three buildings, the first two of which are already under construction. With the opening of building 1, 40 MW of capacity is anticipated to be operational by the end of 2026, while building 2 is slated for completion in 2027, delivering an additional 80 MW — both in support of a hyperscale tenant. A third building, with an additional 80 MW, is also planned. Furthermore, the company is working to expand its Rockdale County campus as well. The site already supports a single 10-MW data center serving a hyperscale tenant. The plans are to expand that with an additional three buildings and about 140 MW, with a phased rollout likely delivering the first building in 2027.

Build it and they will come

DC BLOX took a risk in establishing a fiber network across parts of the Southeast with little to no data center footprint; however, the risk has already begun to pay off. Both Google and Meta are building new campuses along the tract and DC BLOX's new expansions are anchored by or for the sole use of hyperscalers.

A further observation to note is that the dark fiber tract runs as close as seven miles from a proposed DOE project at the Savannah River Site, near the North Augusta/Aiken region in South Carolina. The site was included in a DOE shortlist inviting proposals for AI data center construction on federal land. These projects must also include plans for new energy generation, likely nuclear. There was a recent meeting at the site for potential industry partners. Big names in the data center industry, such as Microsoft Corp., Google, Meta, QTS, Digital Realty Trust Inc. and Crusoe were present alongside many other tech and energy companies.

Coincidentally, DC BLOX is a founding member of the Palmetto Nuclear Coalition, an effort to reestablish South Carolina as the national leader in nuclear energy. While no announcements have been made at the time of writing, we expect the dark fiber infrastructure laid by DC BLOX was an integral consideration in the site selection process.

Competition

DC BLOX's data centers are mostly in small, arguably underserved markets in the American Southeast. The exception is Atlanta, where nearly all the major data center operators have multiple facilities, including Digital Realty Trust, EdgeConneX, Equinix Inc., Flexential and QTS. All of them can and do build at scale, and offer some sort of connectivity services including connectivity between their data centers and the main carrier hotels in the metro. That said, given the other locations where DC BLOX has facilities, Atlanta is useful because many regional workloads will need to connect there for one reason or another.

For its other locations, DC BLOX would most often run into either Flexential or DartPoints, although neither is exactly a one-to-one comparison, particularly now as DC BLOX looks to be locating close to hyperscale sites. As mentioned, Flexential does do some larger builds these days, beyond typical colocation; however, the company has not done so in the South, except for Atlanta. The company does not offer dark fiber, but it does offer connectivity between its data centers, which might be suitable for some potential customers., DartPoints, on the other hand, sticks to retail colocation, but has recently announced expansions focused on high-performance computing for AI applications. It also offers its internet exchange platform, called Bridge IX; however, this is only offered in Ohio and Louisiana. The company recently partnered with Megaport Ltd. to bring private connections to major cloud providers such as Amazon Web Services, Microsoft (Azure), Google Cloud and Oracle Corp. (Oracle Cloud Infrastructure). This is currently only offered in DartPoints' Greenville location; however, the company does intend to expand this service to other sites.

SWOT Analysis

STRENGTHS A proven track record with both retail and hyperscale builds makes DC BLOX an easily trusted option. The robust dark fiber availability and expanding cable landings put DC BLOX in the driver's seat of interconnectivity along the southeastern coast.	WEAKNESSES DC BLOX is a small player in terms of absolute size. This, however, does not seem to have deterred big tech companies from partnering with the company.
OPPORTUNITIES The hyperscalers are moving into the Southeast and DC BLOX looks well positioned to serve them from both an interconnectivity and reputational standpoint.	THREATS The fervor against data centers is growing across the US, and the Southeast is no exception. A bill, H. 4583, was recently introduced in South Carolina that would revoke all tax exemptions and force incoming providers to be entirely grid independent. The passing of this or similar legislation will make the state much less enticing.

Source: 451 Research.

CONTACTS

www.spglobal.com
www.spglobal.com/en/enterprise/about/contact-us.html

Copyright © 2026 S&P Global Inc. All rights reserved.

These materials, including any software, data, processing technology, index data, ratings, credit-related analysis, research, model, software or other application or output described herein, or any part thereof (collectively the “**Property**”) constitute the proprietary and confidential information of S&P Global Inc its affiliates (each and together “**S&P Global**”) and/or its third party provider licensors. S&P Global on behalf of itself and its third-party licensors reserves all rights in and to the Property. These materials have been prepared solely for information purposes based upon information generally available to the public and from sources believed to be reliable.

Any copying, reproduction, reverse-engineering, modification, distribution, transmission or disclosure of the Property, in any form or by any means, is strictly prohibited without the prior written consent of S&P Global. The Property shall not be used for any unauthorized or unlawful purposes. S&P Global's opinions, statements, estimates, projections, quotes and credit-related and other analyses are statements of opinion as of the date they are expressed and not statements of fact or recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security, and there is no obligation on S&P Global to update the foregoing or any other element of the Property. S&P Global may provide index data. Direct investment in an index is not possible. Exposure to an asset class represented by an index is available through investable instruments based on that index. The Property and its composition and content are subject to change without notice.

THE PROPERTY IS PROVIDED ON AN “AS IS” BASIS. NEITHER S&P GLOBAL NOR ANY THIRD PARTY PROVIDERS (TOGETHER, “**S&P GLOBAL PARTIES**”) MAKE ANY WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE PROPERTY’S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE PROPERTY WILL OPERATE IN ANY SOFTWARE OR HARDWARE CONFIGURATION, NOR ANY WARRANTIES, EXPRESS OR IMPLIED, AS TO ITS ACCURACY, AVAILABILITY, COMPLETENESS OR TIMELINESS, OR TO THE RESULTS TO BE OBTAINED FROM THE USE OF THE PROPERTY. S&P GLOBAL PARTIES SHALL NOT IN ANY WAY BE LIABLE TO ANY RECIPIENT FOR ANY INACCURACIES, ERRORS OR OMISSIONS REGARDLESS OF THE CAUSE. Without limiting the foregoing, S&P Global Parties shall have no liability whatsoever to any recipient, whether in contract, in tort (including negligence), under warranty, under statute or otherwise, in respect of any loss or damage suffered by any recipient as a result of or in connection with the Property, or any course of action determined, by it or any third party, whether or not based on or relating to the Property. In no event shall S&P Global be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees or losses (including without limitation lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Property even if advised of the possibility of such damages. The Property should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions.

The S&P Global logo is a registered trademark of S&P Global, and the trademarks of S&P Global used within this document or materials are protected by international laws. Any other names may be trademarks of their respective owners.

The inclusion of a link to an external website by S&P Global should not be understood to be an endorsement of that website or the website’s owners (or their products/services). S&P Global is not responsible for either the content or output of external websites. S&P Global keeps certain activities of its divisions separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain divisions of S&P Global may have information that is not available to other S&P Global divisions. S&P Global has established policies and procedures to maintain the confidentiality of certain nonpublic information received in connection with each analytical process. S&P Global may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P Global reserves the right to disseminate its opinions and analyses. S&P Global Ratings’ public ratings and analyses are made available on its sites, www.spglobal.com/ratings (free of charge) and www.capitaliq.com (subscription), and may be distributed through other means, including via S&P Global publications and third party redistributors.

S&P Global uses generative AI to create content in accordance with our Terms of Use (<https://www.spglobal.com/en/terms-of-use>).