



Combined Summary: Anderson-Shiro CISD and Iola ISD JETI Applications

TERAFAB Advanced Manufacturing Campus — Grimes County, Texas

The JETI filings for Anderson-Shiro CISD and Iola ISD should be reviewed together, not separately.

Together, the documents show that the proposed **TERAFAB Advanced Manufacturing Campus** is not a single factory, one building, or one isolated project. It is described as a large, multi-phase industrial **campus** spanning **multiple school districts** in Grimes County.

The filings identify **TeraFab AI, LLC** as the applicant and list **Space Exploration Technologies Corp / SpaceX** as the parent company or affiliated company. The project description also references affiliated companies including **Tesla, SpaceX, and xAI**.

The project is described as a next-generation semiconductor manufacturing and advanced computing campus involving semiconductor design, photomask generation, wafer fabrication, advanced packaging, system-level integration, supporting power generation, and a space compute test facility.

Eight Separate JETI Applications

The filings show **eight separate JETI applications** tied to the same overall TERAFAFAB project:

Anderson-Shiro CISD

- **J0035** — Phase 1
- **J0036** — Phase 2
- **J0037** — Phase 3
- **J0038** — Phase 4

Together, the Anderson-Shiro CISD applications list approximately **\$73.66 billion** in estimated eligible investment property.

Iola ISD

- **J0039** — Phase 1
- **J0040** — Phase 2
- **J0041** — Phase 3

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- **J0042** — Phase 4

Together, the Iola ISD applications list approximately **\$45.73 billion** in estimated eligible investment property.

Combined Estimated Eligible Investment

When the Anderson-Shiro and Iola applications are viewed together, the filings list approximately:

\$119.39 billion in estimated eligible investment property

That figure is consistent with the project description stating that the four-phase project is expected to range between **\$55 billion and \$119 billion** for initial phases, with long-term expansion potential beyond that.

This Is a Campus, Not Just a Factory

The applications repeatedly describe the project as an **Advanced Manufacturing Campus**.

The eligible-property descriptions include far more than manufacturing buildings. Across the ASISD and Iola filings, the project includes categories such as:

- Semiconductor fabrication buildings
- Clean rooms and sub-fabs
- Administrative and engineering offices
- Warehousing and logistics structures
- Utility infrastructure buildings
- Central utility plants
- On-site substations and transformers
- Space Compute Test Facility
- Water treatment and recycling facilities
- Industrial waste treatment facilities
- On-site power generation
- Backup generation systems

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- Gas turbines
- Utility-scale battery storage
- Roads, paving, drainage, and internal transportation infrastructure

This is important because the public discussion should not frame this as simply “a factory.” The filings describe a massive industrial campus with major energy, water, utility, transportation, and land-use components.

Timeline Across Both ISDs

The applications lay out a long-term phased buildout:

Phase 1

Construction / investment years: 2026–2028

- Anderson-Shiro CISD: approximately **\$10.37 billion**
- Iola ISD: approximately **\$6.43 billion**

Phase 2

Construction / investment years: 2029–2031

- Anderson-Shiro CISD: approximately **\$23.84 billion**
- Iola ISD: approximately **\$14.80 billion**

Phase 3

Construction / investment years: 2032–2034

- Anderson-Shiro CISD: approximately **\$23.84 billion**
- Iola ISD: approximately **\$14.80 billion**

Phase 4

Construction / investment years: 2035–2036

- Anderson-Shiro CISD: approximately **\$15.62 billion**
- Iola ISD: approximately **\$9.70 billion**

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The Lola Phase 4 economic benefit statement extends the analysis through a 37-year period: construction from **2035–2036**, a 10-year incentive period from **2037–2046**, and an additional 25-year period from **2047–2071**.

Land, Parcels, and Project Boundary

The applications identify the project as being located within a project boundary and reinvestment zone. The filings include long parcel lists with property IDs, account numbers, legal descriptions, situs addresses, school district identification, and acreage.

These parcel lists are important because they show this is not simply one empty tract of land. The project boundary appears to involve many separate parcels across the affected area.

For Anderson-Shiro CISD, the parcel lists include land in areas such as Gibbons Creek Road, Hwy 30, Rambling Lane, FM 244, Timberwolf Trail, CR 171, Berger Easement, and nearby areas.

For Lola ISD, the parcel list includes large tracts such as property at or near **12824 Gibbons Creek Road** and **12824 FM 244**, along with other parcels within the Lola ISD portion of the proposed project boundary.

Existing Homes, Barns, and Improvements

This is one of the most important public concerns.

The Lola filings specifically acknowledge that some parcels in the proposed reinvestment zone and project boundary contain existing improvements, including **residential homes, barns, and similar structures**. The filings also state that if acquired, the applicant would likely demolish such improvements in connection with construction of the proposed facility.

That means the project boundary is not being described only as vacant or unused land. At least some of the land appears to include existing homes, barns, or other improvements.

The filings do not appear to provide a clear resident-impact plan. They do not appear to explain:

- how many homes are inside the project boundary,
- how many people currently live there,
- whether those homes are occupied,

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- whether residents have agreed to sell or lease,
- whether any properties are homesteads,
- whether tenants are involved,
- what happens to private wells, septic systems, barns, fences, livestock, or agricultural operations,
- or what protections exist for directly impacted families.

Why This Matters

The combined JETI filings show a project of extraordinary size and scope for rural Grimes County.

This is not just a school district tax issue. It raises questions involving land use, water, roads, emergency services, utilities, environmental impacts, industrial waste, power generation, battery storage, school district tax policy, county incentives, and the future character of the affected communities.

The filings show that Anderson-Shiro CISD and Lola ISD are part of the same larger TERAFAFAB project. Residents should not view these as isolated applications. They appear to be pieces of one larger industrial campus plan.

The public needs clear answers about the full project boundary, the total acreage involved, the number of homes and families affected, the water and power demands, the proposed on-site generation, the tax implications, and the long-term impacts before decisions are made that could permanently transform this part of Grimes County.

What About Those Inside the Zone

The acreage shown in the JETI filings is also important. The Anderson-Shiro CISD applications appear to use the same project-boundary / reinvestment-zone parcel list across all four ASISD phases, totaling approximately **18,188.8277 acres**.

The Lola ISD applications appear to use the same project-boundary / reinvestment-zone parcel list across all four Lola phases, totaling approximately **4,240.3900 acres**.

Combined, the two ISD application sets identify approximately **22,429.2177 acres** tied to the TERAFAFAB project boundary / reinvestment zone.

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This suggests the phases are not separate land areas, but phased investments within the same overall campus boundary. **In practical terms, the filings appear to include nearly the entire publicly identified reinvestment zone as part of the project's planned campus area.**

That raises a direct and serious question for every person living, working, farming, ranching, or owning land inside that boundary: **if this acreage is included in the project boundary for the campus, what is the long-term plan for the people, homes, barns, wells, septic systems, fences, livestock, and existing uses already there?**