



## The Iola ISD filings identify:

Item	Information
Applicant	TeraFab AI, LLC
Parent / affiliated company	Space Exploration Technologies Corp / SpaceX
Project	TERAFAB Advanced Semiconductor Manufacturing Facility / Advanced Manufacturing Campus
County	Grimes County
School District	Iola ISD
Project in Multiple ISDs	Yes
NAICS Code	334413 — Semiconductor and Related Device Manufacturing
Company Consultant	Bucky Brannen, Bracewell LLP
Iola ISD Representative	Jeff Dyer, Superintendent
Iola ISD Consultant	Fred Stormer, Underwood Law Firm

The project description says the TERA FAB project is a next-generation semiconductor manufacturing and advanced computing campus led by affiliated companies including Tesla, SpaceX, and xAI. It describes a vertically integrated campus involving semiconductor design, photomask generation, wafer fabrication, advanced packaging, system-level integration, supporting power generation, and a space compute test facility.

## The Iola ISD applications together list approximately:

**\$45,725,450,800 in estimated eligible investment property**

That is the Iola ISD portion only. When combined with the Anderson-Shiro applications, the total lines up with the larger project description stating the four-phase project could involve roughly \$55 billion to \$119 billion in capital investment.

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## Iola ISD JETI Timeline

### May 4, 2026 — Applications Signed

The Iola application forms show the authorized company representative signature by J. Ryan Simpson, dated May 4, 2026.

### May 22, 2026 — Economic Benefit Statements Prepared

The Economic Benefit Statements included in the application materials were prepared by Impact DataSource, LLC for the Iola ISD phases. For example, the Phase 4 IISD Economic Benefit Statement is dated May 22, 2026 and explains that it evaluates the impacts of the portion of Phase 4 occurring within Iola ISD.

### June 8, 2026 — Full Application Packets Posted / Filed

The June 8 files appear to be the larger application packets for each Iola phase. These include the project description, property lists, proof of payment page, economic benefit statement materials, eligible-property descriptions, ineligible-property descriptions, and other supporting material.

#### The June 8 application packets are:

Application Phase	Meaning
J0039	Phase 1 First Iola ISD phase
J0040	Phase 2 Second Iola ISD phase
J0041	Phase 3 Third Iola ISD phase
J0042	Phase 4 Fourth Iola ISD phase

The June 8 packets also include the property list for the Iola portion. That list begins with major parcels including R16937, described as 1,847 acres at 12824 Gibbons Creek Rd, and R76979, described as 483.798 acres at 12824 FM 244, both in Iola ISD.

### June 9, 2026 — Revised / Shortened Application Files Posted

The June 9 files appear to be revised or cleaned-up application versions. These are the files that very clearly state there are eight individual applications total: four in Iola ISD and four in Anderson-Shiro CISD.



## High-Level Summary – Iola ISD JETI

The June 9 J0039 file states that the application pertains to Phase 1 of the four phases located in Iola ISD, with Phase 1 estimated to include about \$6.4 billion in capital expenditure in IISD.

The June 9 J0040 file states that the application pertains to Phase 2 in Iola ISD, estimated at about \$14.8 billion in IISD.

The June 9 J0041 file states that the application pertains to Phase 3 in Iola ISD, also estimated at about \$14.8 billion in IISD.

The June 9 J0042 file states that the application pertains to Phase 4 in Iola ISD, estimated at about \$9.7 billion in IISD.

### **June 12, 2026 — Eligible Property Files / Updated Attachments Posted**

The June 12 files are important because they clearly identify the eligible property for each phase. These documents confirm that the Iola phases include real property improvements, business personal property, utility and energy infrastructure, and site improvements.

The eligible-property descriptions include:

- Manufacturing buildings
- Fab facilities
- Clean rooms
- Sub-fabs
- Administrative and engineering offices
- Warehousing and logistics structures
- Utility infrastructure buildings
- Central utility plant
- Substations
- Space Compute Test Facility
- Water treatment and recycling facilities
- Industrial waste treatment facilities
- On-site power generation facilities

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## High-Level Summary – Iola ISD JETI

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

This is one of the biggest points: the Iola applications are not describing a single factory building. They are describing portions of a large advanced manufacturing campus with major energy, water, utility, and infrastructure components.

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### File-by-File Breakdown

#### J0039 — Iola ISD Phase 1

What it is:

J0039 is the Iola ISD application for Phase 1 of the TERAFA Advanced Manufacturing Campus.

Estimated eligible investment schedule:

Year Estimated Eligible Investment

2026 \$76,600,000

2027 \$2,298,153,200

2028 \$4,060,029,800

Total \$6,434,783,000

The June 12 eligible-property description confirms that J0039 is Phase 1 for Iola ISD and says all eligible property will be located within the project boundary and reinvestment zone within Iola ISD.

The economic benefit materials describe the Phase 1 timeline as 2026-2028 construction, 2029-2038 incentive period, and 2039-2063 additional 25-year period.

What it means:

This is the first Iola ISD phase and appears to align with the earliest construction timeline.

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## High-Level Summary – Iola ISD JETI

### **J0040 — Iola ISD Phase 2**

What it is:

J0040 is the Iola ISD application for Phase 2.

Estimated eligible investment schedule:

Year Estimated Eligible Investment

2029 \$4,672,906,400

2030 \$5,022,738,600

2031 \$5,101,866,400

Total \$14,797,511,400

The June 12 eligible-property description confirms this as Phase 2 and lists the same categories of facilities and infrastructure: manufacturing buildings, clean rooms, space compute test facility, water treatment/recycling, industrial waste treatment, on-site power generation, gas turbines, utility-scale battery storage, and site infrastructure.

The economic benefit materials describe Phase 2 as 2029-2031 construction, 2032-2041 incentive period, and 2042-2066 additional 25-year period.

What it means:

This is a separate JETI application for the second major Iola phase, not a minor add-on to Phase 1.

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### **J0041 — Iola ISD Phase 3**

What it is:

J0041 is the Iola ISD application for Phase 3.

Estimated eligible investment schedule:

Year Estimated Eligible Investment

2032 \$4,672,906,400

2033 \$5,022,738,600

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## High-Level Summary – Iola ISD JETI

Year Estimated Eligible Investment

2034 \$5,101,866,400

Total \$14,797,511,400

The June 12 eligible-property description confirms this as Phase 3 for Iola ISD.

The economic benefit materials describe Phase 3 as 2032-2034 construction, 2035-2044 incentive period, and 2045-2069 additional 25-year period.

What it means:

Phase 3 appears to mirror Phase 2 in estimated investment size, but pushed later into the 2032-2034 construction window.

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### **J0042 — Iola ISD Phase 4**

What it is:

J0042 is the Iola ISD application for Phase 4.

Estimated eligible investment schedule:

Year Estimated Eligible Investment

2035 \$4,672,906,400

2036 \$5,022,738,600

Total \$9,695,645,000

The June 12 file confirms this as Phase 4 and says all eligible property will be located within the project boundary, reinvestment zone, and Iola ISD jurisdiction.

The economic benefit statement describes Phase 4 as 2035-2036 construction, 2037-2046 incentive period, and 2047-2071 additional 25-year period.

What it means:

This is the final Iola ISD phase currently shown in the uploaded application set.



## What These Iola Files Mean in Plain English

The Iola ISD filings show that TeraFab AI / SpaceX is not seeking a single incentive for one building. They are seeking separate JETI treatment for four phases within Iola ISD, as part of an eight-application, two-school-district project.

The filings repeatedly describe a campus, not a stand-alone factory. The documents state that each phase would be independently capable of manufacturing semiconductors and would contain the same types of improvements and personal property identified in the eligible-property descriptions.

The Iola applications include major infrastructure categories such as on-site power generation, gas turbines, utility-scale battery storage, substations, water treatment/recycling, industrial waste treatment, roads, drainage, and internal transportation infrastructure.

That means the Iola portion alone represents a major industrial buildout.

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## Important Difference From the ASISD Review: Existing Homes and Structures Are Explicitly Mentioned

This is very important.

In the Iola filings, the ineligible-property section states that excluded property includes:

- land and land acquisition costs,
- inventory,
- property not used as part of the eligible project,
- and any existing property located on the land prior to the JETI agreement being entered into.

Then the document goes further and says:

***“Some land parcels in the proposed reinvestment zone and project boundary contain existing improvements, including residential homes, barns, and similar structures.”***



**It also says those existing improvements are excluded property not eligible for abatement under JETI, and that if acquired, Applicant would likely demolish such improvements in connection with construction of the proposed facility.**

**That confirms the concern we discussed earlier: the project boundary is not just empty land. The filings themselves acknowledge that there are existing improvements, including residential homes and barns, within the proposed reinvestment zone and project boundary.**

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## Most Important Watch Points for Iola ISD

### 1. Four Iola applications, not one

The Iola portion is split into four separate applications: J0039, J0040, J0041, and J0042.

### 2. Iola is part of a larger eight-application project

The documents state there are eight individual applications: four in Iola ISD and four in Anderson-Shiro CISD.

### 3. The Iola portion alone is about \$45.7 billion in eligible investment

That is the total of the four Iola estimated eligible investment schedules.

### 4. The filings confirm a campus-scale project

The descriptions include semiconductor manufacturing, AI infrastructure, space compute test facility, energy infrastructure, water infrastructure, and site improvements.

### 5. Existing residential homes and barns are acknowledged

The Iola filings explicitly state that some parcels contain existing improvements, including residential homes, barns, and similar structures, and that if acquired, the applicant would likely demolish those improvements.

### 6. The filings still do not answer the human-impact questions

Even though the Iola filings acknowledge homes, barns, and existing improvements, they do not appear to provide a resident-impact plan, relocation plan, list of occupied homes, buyout status, tenant status, homestead status, or explanation of what happens to families currently living within the project boundary.



### Summary

Iola ISD has four separate JETI applications tied to the proposed TERAFAAB Advanced Manufacturing Campus: J0039, J0040, J0041, and J0042. These appear to correspond to Phases 1 through 4 of the project within Iola ISD. Together, the Iola applications list approximately \$45.7 billion in estimated eligible investment property. The filings identify TeraFab AI, LLC as the applicant and Space Exploration Technologies Corp / SpaceX as the parent company. The project description also references affiliated companies including Tesla, SpaceX, and xAI.

The Iola filings describe more than a factory. They describe a multi-phase industrial campus including semiconductor manufacturing, advanced computing infrastructure, a space compute test facility, on-site power generation, gas turbines, utility-scale battery storage, substations, water treatment and recycling facilities, industrial waste treatment, internal roads, drainage, and other site infrastructure.

Importantly, the Iola documents also acknowledge that some parcels in the proposed reinvestment zone and project boundary contain existing improvements, including residential homes, barns, and similar structures, and state that if acquired, those improvements would likely be demolished in connection with construction of the proposed facility. The filings do not appear to explain how many people live there now, whether the homes are occupied, whether residents have agreed to sell, or what protections exist for directly impacted families.