



150+ MW DATA CENTER CAMPUS

90TH STREET NE
MONTICELLO, MN

106 ACRES FOR SALE

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PROPERTY HIGHLIGHTS

PROPERTY INFORMATION

- 100% buildable site, no wetlands
- Electric provided by: Xcel Energy
- Development supportive municipality
- 50 MW available near term via 115kv and 345kv lines
- 150+ MW available longer term
- Additional land potentially available
- City sewer and water available at site

POWER

- Provided by: Xcel Energy
- (2) 115kv and (2) 345kv lines on property
- Up to 150+ MW available at full capacity
- Plenty of interim power for immediate construction
- Power application submitted to Xcel June 2024

Lead Schedule

Year	MW
2025	50 MW
2026	100 MW
2027	150 MW

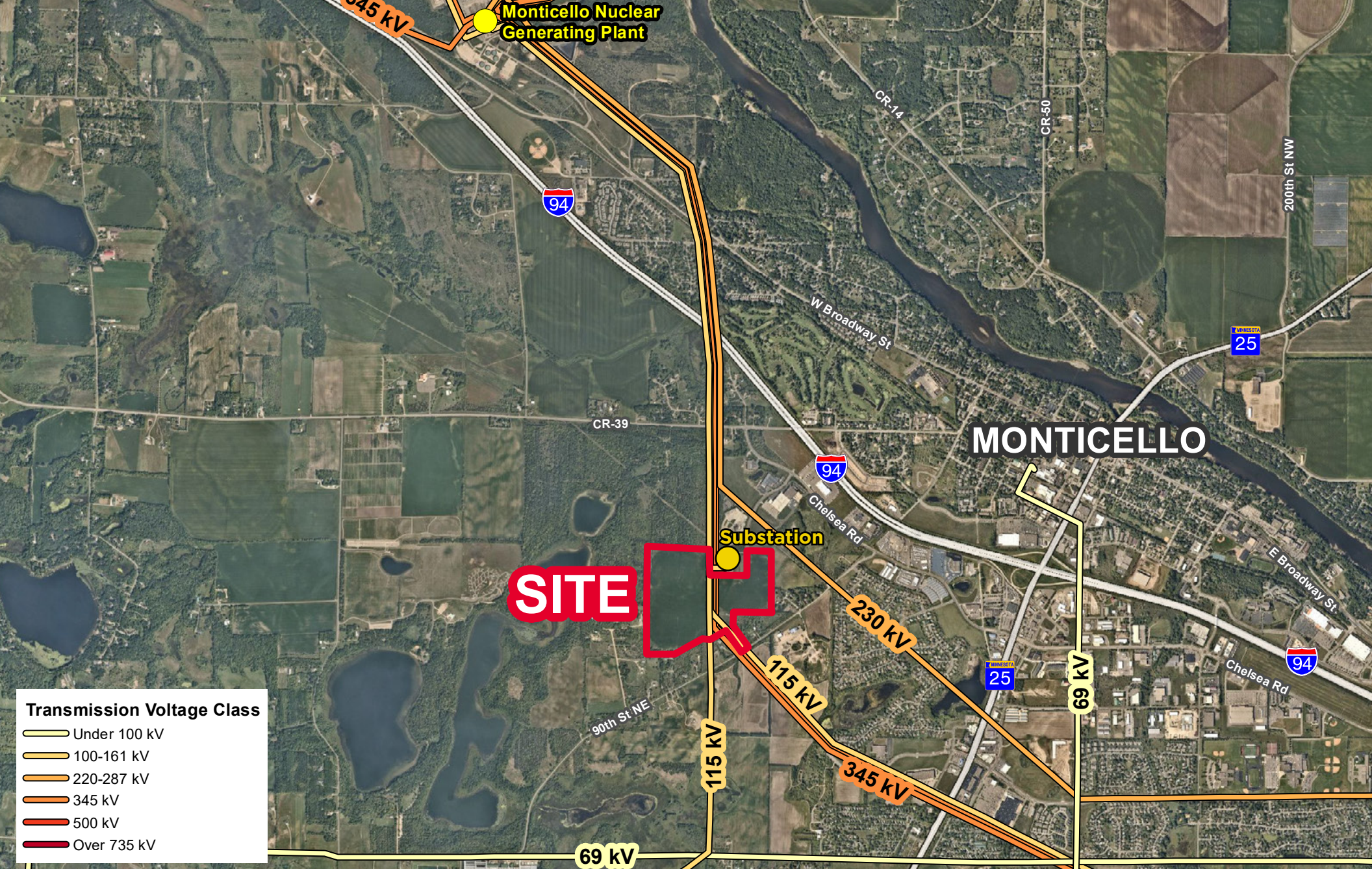
- Contact Jake Andre with Xcel Energy for additional information:
Phone: (952) 232-7630
Email: jacob.n.andre@xcelenergy.com

SEWER/WATER

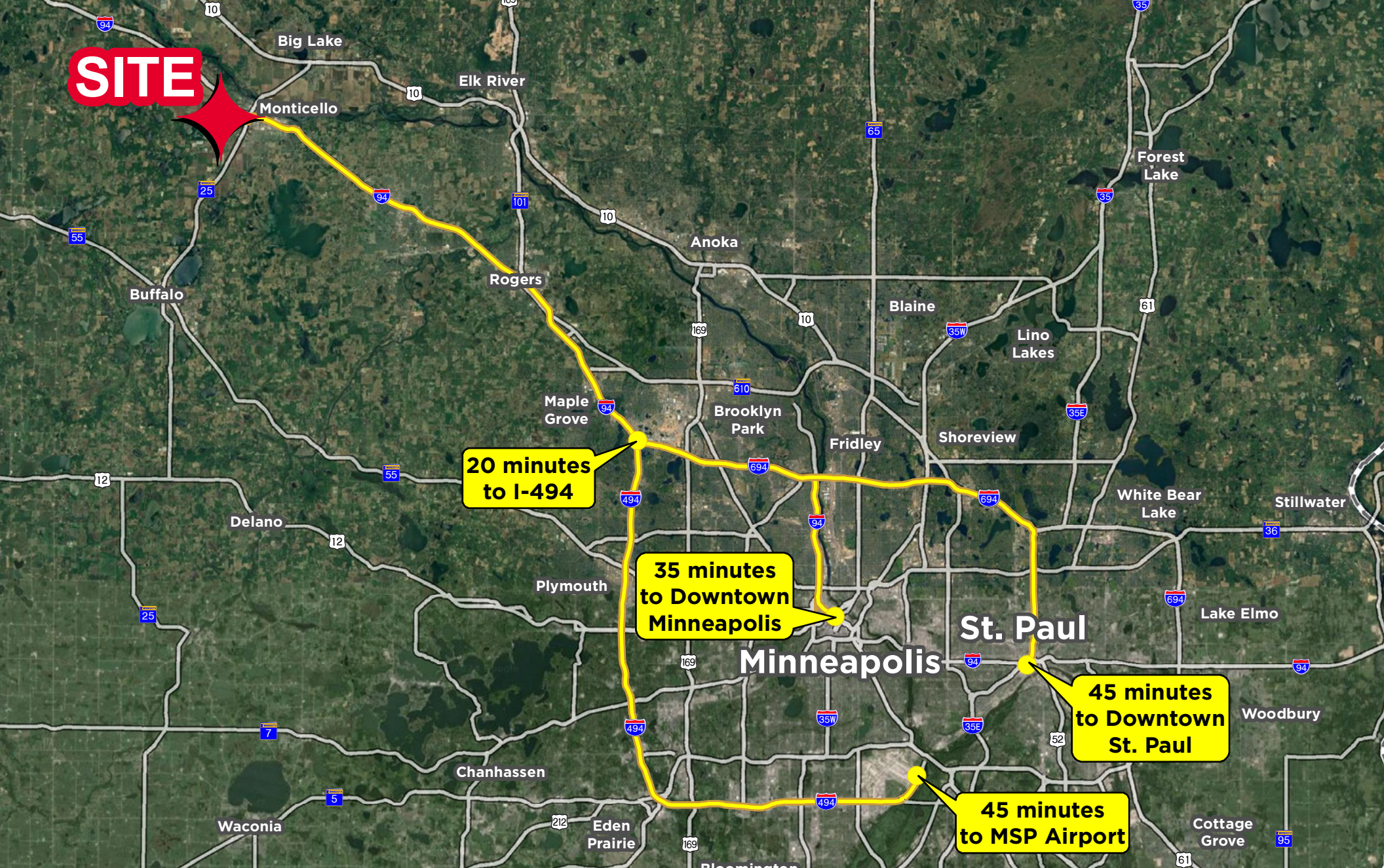
- City sewer and water available to the property via Dalton Ave NE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	1,082	12,608	28,559
Households	326	4,933	10,428
Average HH Income	\$94,974	\$94,784	\$104,113
Daytime Population	661	9,492	11,634





TRANSMISSION AERIAL



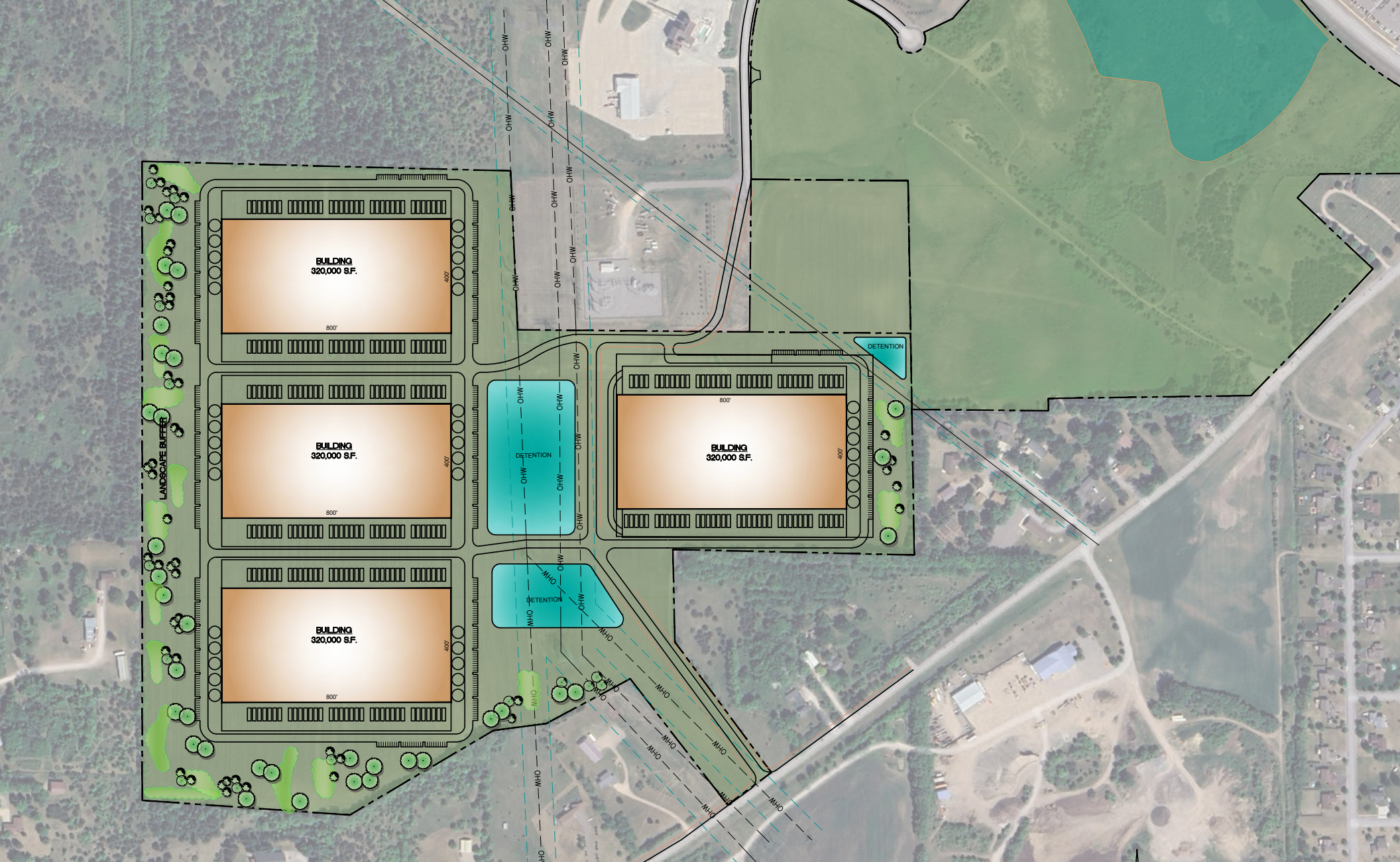
PROPERTY
AERIAL



DATA CENTER MAP



CONCEPT PLAN #1



CONCEPT PLAN #2

CONTACT INFORMATION

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