



**SITE**

**MONTICELLO**

# 150+ MW DATA CENTER CAMPUS

90TH STREET NE  
MONTICELLO, MN

## 106 ACRES FOR SALE

**LUKE APPERT**  
Executive Director  
+1 651 315 6641  
luke.appert@cushwake.com

**THEO PETRIE**  
Associate  
+1 763 234 6362  
theo.petrie@cushwake.com



# 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 to be 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](mailto:jacob.n.andre@xcelenergy.com)

## SEWER/WATER

- Both city sewer and city water available to the of 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

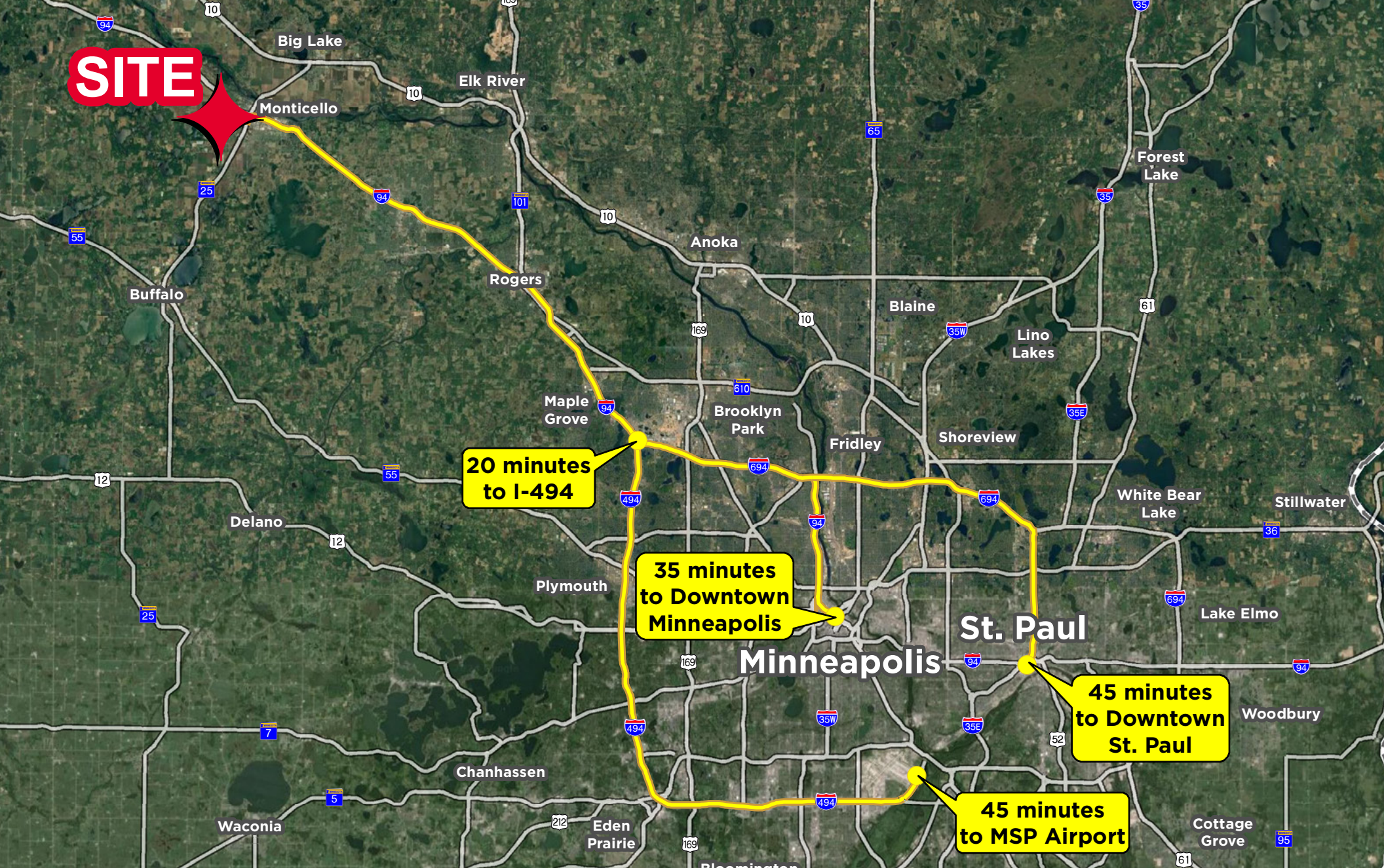




**Transmission Voltage Class**

	Under 100 kV
	100-161 kV
	220-287 kV
	345 kV
	500 kV
	Over 735 kV

# TRANSMISSION AERIAL



PROPERTY  
**AERIAL**





# CONCEPT PLAN

# CONTACT INFORMATION

**LUKE APPERT**

Executive Director

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3500 American Blvd W, Suite 200  
Minneapolis, MN 55431  
952 831 1000

[landmnwi.com](http://landmnwi.com)



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