



MONTICELLO

SITE

1,000+ MW DATA CENTER CAMPUS

EDMONSON AVE NE
MONTICELLO, MN

405 ACRES FOR SALE

ALEXANDER C. SMITH
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PROPERTY HIGHLIGHTS

PROPERTY INFORMATION

- Zoning allows for data center use
- Electric provided by: Xcel Energy
- AUAR initiated (Environmental Assessment document required in MN)
- Development supportive municipality
- Power application submitted in June 2024
- Additional land potentially available
- City sewer and water available at site

POWER

- Provided by: Xcel Energy
- Up to 1,000+ MW available at full capacity
- Plenty of interim power for immediate construction
- Power application submitted to Xcel June 2024

Lead Schedule

Year	MW
2027	250 MW
2028	500 MW
2029	750 MW
2030	1080 MW

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

SEWER/WATER

- Both city sewer and city water available to the property
- Plans in place to increase capacity of both sewer and water
- Anticipated water capacity of 2,500,000-5,000,000 gallons per day

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,236	13,835	25,272
Households	450	5,151	9,184
Average HH Income	\$104,574	\$97,229	\$102,433
Daytime Population	190	7,666	11,171





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PROPERTY
AERIAL



BIG LAKE

MONTICELLO

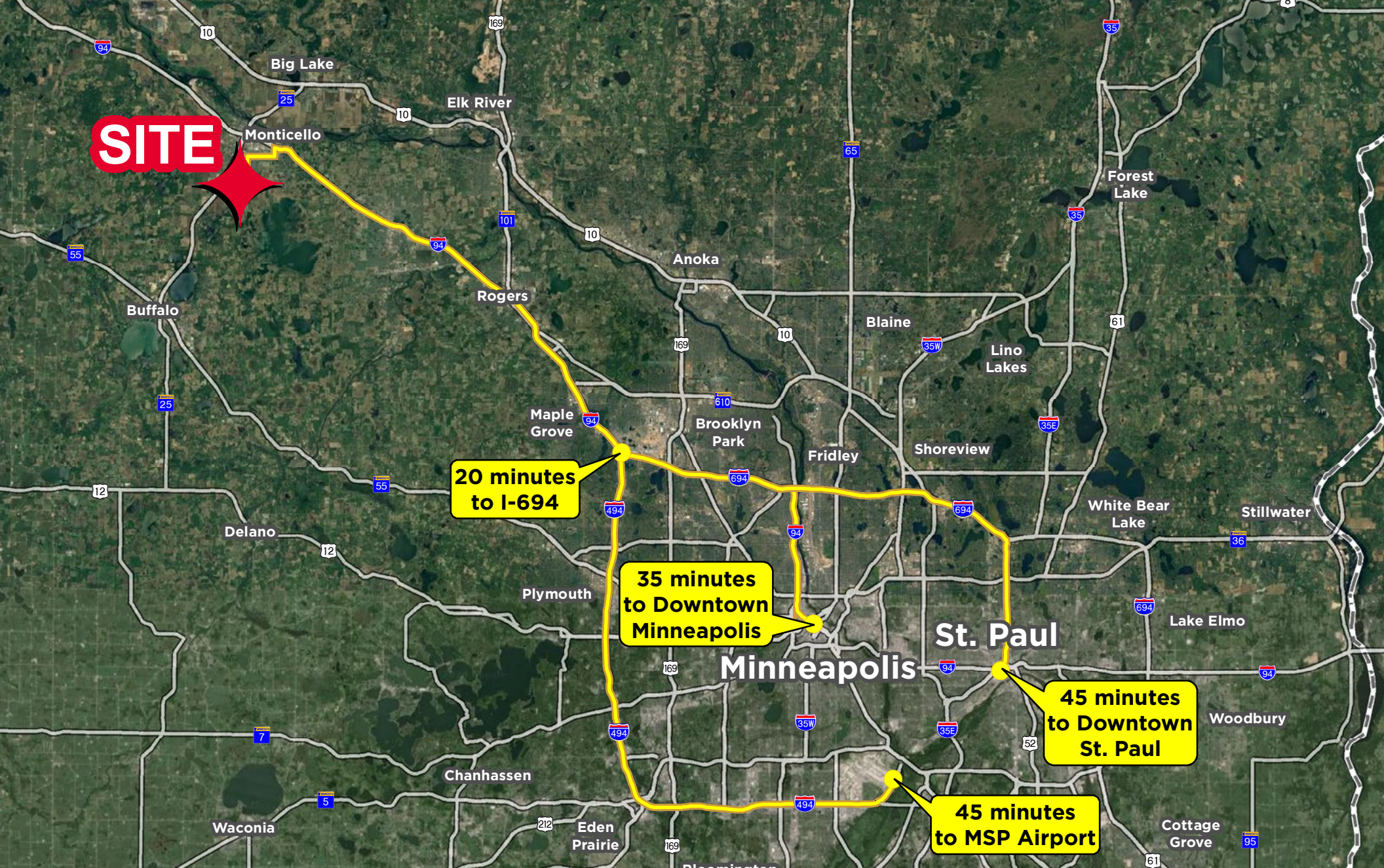
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