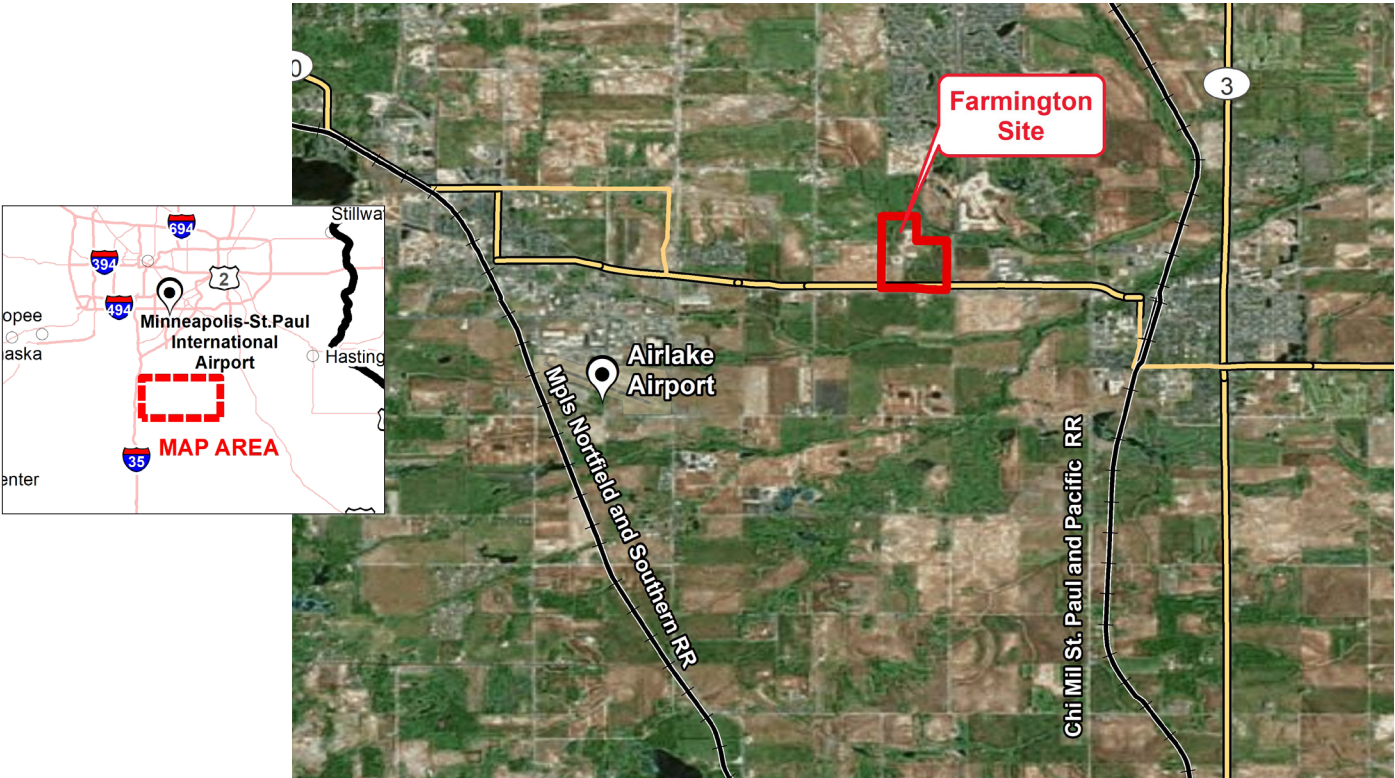


**XCEL ENERGY READY SITE**  
**DEVNEY FAMILY SITE**  
**FARMINGTON, MN**



READY SITE DETAILS	
Location	NW corner of CSAH 50 & Pilot Knob Rd. Farmington, MN
Owner	The Devney Family
Size	110 acres over two parcels
Zoning	IP & B-1
Asking price	\$43,560 / acre or \$1 / SF
Highway access	5.75 miles to I-35 9.35 miles to US Hwy 52 20 miles to I-494
Air access	26 miles to Minneapolis St. Paul International Airport
Rail access	No access

## UTILITIES

<b>Electric power</b>	Xcel Energy	69 kV line adjacent to site, 115 kV lines adjacent to the site and 345 kV lines are 2 miles from site
<b>Natural gas</b>	MERC and Northern Natural Gas	MERC has a 2" line on the south end of the property and 4" line on east side, Northern Natural has 24" and 16" lines up to 950 PSI
<b>Water</b>	City of Farmington	16", 270,000 GPD, 85 PSI
<b>Sewer</b>	Metropolitan Council Environmental Services	12" and 15"
<b>Storm water</b>	City of Farmington	Not on site, must be designed for 5- or 10-year events
<b>Telecom/fiber</b>	Frontier, Charter, Jaguar, and Arvig	Whole site has cable broadband access, 100 Mbps to < 1 Gbps download, 6 Mbps to < 10 Mbps upload. Fiber access can be brought to site

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	✓
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>		<b>Endangered species assessment</b>	
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	✓
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## XCEL ENERGY CONTACT

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## ECONOMIC DEVELOPMENT ORGANIZATION

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