

XCEL ENERGY CERTIFIED SITE
ROSEMOUNT UMORE PARK
ROSEMOUNT, MINNESOTA



CERTIFIED SITE DETAILS	
Location	County Road 42/145th Street Rosemount, Minnesota
Owner	UMore Development, University of Minnesota
Size	160 acres; relatively flat, undeveloped
Zoning	Agriculture with ability to rezone to Industrial (I-1); can include office, light industrial, distribution, warehouse, clean manufacturing, research and development, laboratory facilities, service-oriented retail
Asking price	\$141,570/acre
Highway access	Adjacent to CR 42 1 mile to US 52 10 miles to I-35 12 miles to I-94
Air access	19 miles to Minneapolis-St. Paul International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	34.5 kV overhead 3-phase
Natural gas	Minnesota Energy Resources	4" and 6" lines, 40-55 PSI
Water	City of Rosemount	City would extend existing water lines east from Rosemount 1 mile along CR 42 or construct a new well to serve this site for a significant user
Sewer	City of Rosemount	City would extend existing sewer lines east from Rosemount 1 mile along CR 42 for new user
Storm water	City of Rosemount	New lines not yet in place but are planned for this development
Telecom/fiber	Frontier Communications, Lumen	Fiber would be extended east from Rosemount 1 mile along CR 42; 10 to <25 Mbps download; 6 to <10 Mbps upload

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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