

XCEL ENERGY READY SITE
BLOOMINGTON RAMADA THUNDERBIRD
BLOOMINGTON, MN



| READY SITE DETAILS | |
|--------------------|---|
| Location | 2115, 2201, & 2351 78th Street E and 7900 24th Ave S, Bloomington, MN |
| Owner | Bloomington Port Authority, Jason Schmidt jschmidt@bloomingtonmn.gov |
| Size | 11.57 acres |
| Zoning | Zoned CX-2 (Mixed Use District) |
| Asking price | \$35 / SF – assessed value price basis |
| Highway access | The site borders I-494 |
| Air access | 4 miles to Minneapolis St. Paul International Airport |
| Rail access | No rail access |

UTILITIES

| | | |
|-----------------------|---------------------|---|
| Electric power | Xcel Energy | 3 phase 13.8 kV looped service with OH and UG |
| Natural gas | CenterPoint Energy | 6" steel, 50-55 PSI |
| Water | City of Bloomington | 16" and 8" water lines |
| Sewer | City of Bloomington | 10" mainline |
| Storm water | City of Bloomington | Private system, not shared, connected to municipal system |
| Telecom/fiber | Zayo Group | Fiber with unlimited capacities |

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

| | | | |
|--|---|---|--------------|
| Title commitment | ✓ | Archeological and Historic Use assessments | Not required |
| 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 | Not required |
| 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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