

FOR SALE

HEADWATERS TECHNOLOGY PARK 123-ACRE DEVELOPMENT SITE

xxx Headwaters Parkway
Forest Lake, MN 55025

DATA CENTER DEVELOPMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- + Up to 123 acres of shovel ready greenfield
- + 200 MW delivery possible
- + Proximity to multiple power providers
- + Diverse fiber connectivity
- + State and local government support and incentives
- + Price negotiable
- + Subdivisible



CONTACT US

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A City and Site with Vision . . . Ready For You

123 acres of city-owned land along I-35, just miles from exit 129. This site is ideal for a singular data center campus or subdivided into smaller parcels to create a technology business park. All utilities including Power, Water and Sewer and multiple fiber providers, are all available to the site and ready for a project.

www.headwaterstechpark.com

CBRE

FOR SALE HEADWATERS TECHNOLOGY PARK 123-Acre Development Site

xxx Headwaters Parkway
Forest Lake, MN 55025



PROPERTY DETAIL

Address	xxx Headwaters Parkway (Unassigned address) Forest Lake, MN 55025
County	Washington County
Lot Area	123 Acres Total (2 parcels)
PID #	Parcel #1: 117.42 acres - PID # 29-032-21-23-0002 Parcel #2: 5.43 acres - PID # 29-032-21-24-0001
Zoning	MXR1 - City will re-zone for project
Utilities	Delivered to site
Power Capacity	Immediate capacity of 2.5 MW with up to 200MW available via redundant providers and separate grids
Power Sources	100% Renewable/Battery Storage Options Available
Electrical Cost	\$0.0517 to \$0.0617 kWh
Fiber Providers	Zayo, CenturyLink, Arvig, Comcast, Midcontinent, Consolidated Communications
Access / Transportation	1.75 miles to Highway 35W 34 miles to Minneapolis/St. Paul International Airport
Price per Acre	Negotiable

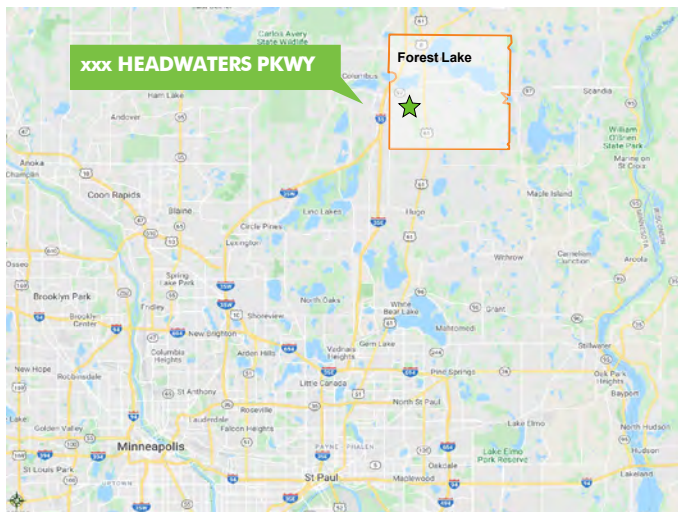
Partnerships:

www.mntechcorridor.com

Technology / Data Center development supported by County and City governments with collaboration from other supporting utility partners through Minnesota Technology Corridor - <http://www.mntechcorridor.com>



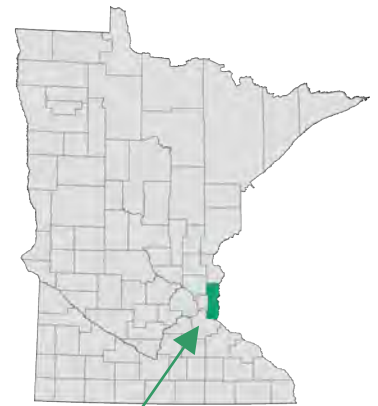
MINNEAPOLIS – METRO AREA MAP



CITY/COUNTY LOCATION



Forest Lake, MN



Washington County, MN

www.headwaterstechpark.com

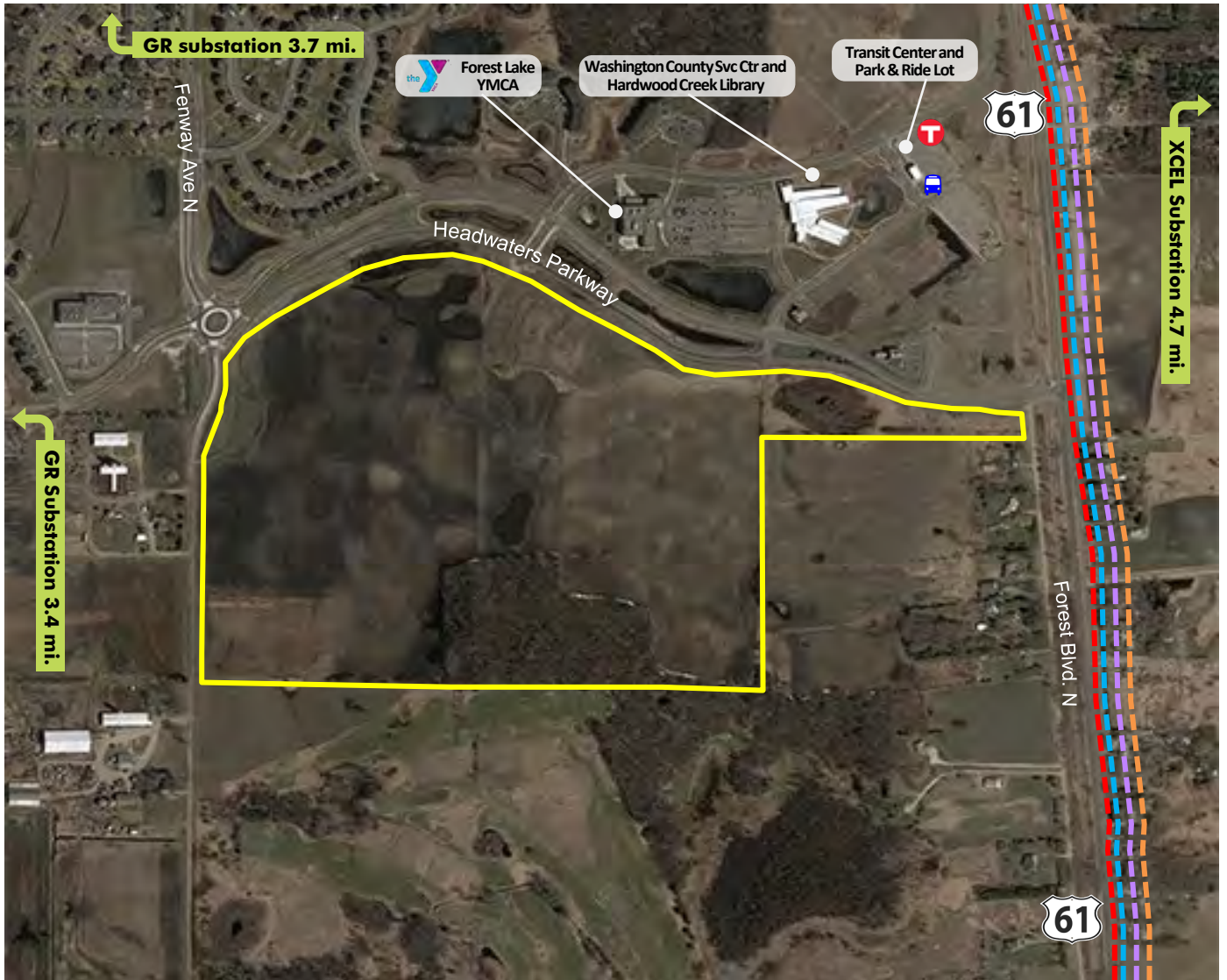
CBRE

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SITE OVERVIEW



Nearby Service Providers (Broadband / Cable):

- = **Arvig**
- = **Aurora Fiber Optic Networks**
- = **Consolidated Communications**
- = **Zayo Metro**

Substation distance from parcel

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CITY INFO / DEMOGRAPHICS

City of Forest Lake Information:

Located in Washington County, Minnesota, Forest Lake is approximately 30 miles from Minneapolis.

Located in the northeast corner of 7-county Twin Cities Metro area, the City has approximately 20,000 residents and predicts adding 2,700 jobs in the next 25 years.

Demographics

	1-Mile:	3-Mile:	10-Mile:
Population 2020	2,068	14,378	111,991
Total Households	762	5,556	39,953
Average HH Income	\$108,876	\$91,778	\$117,830

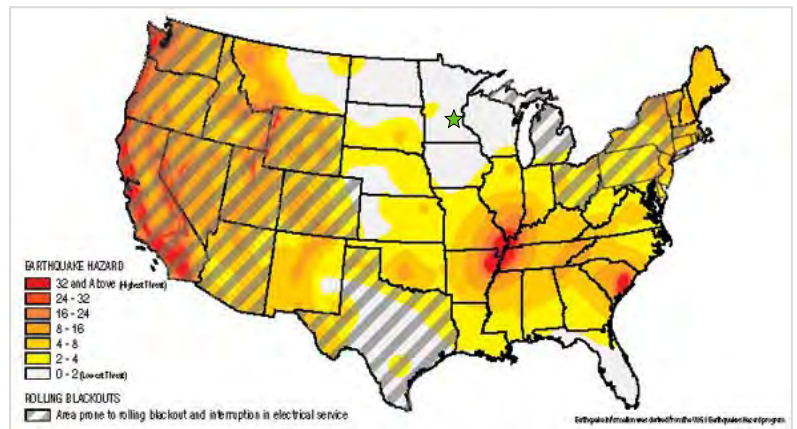
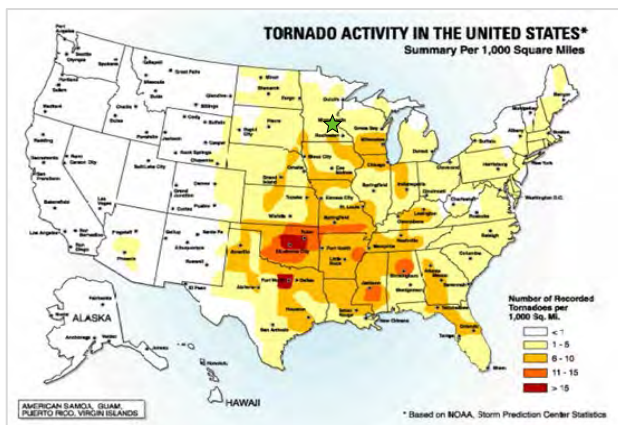


IN PLACE INCENTIVES

	INCENTIVES
Data Center Sales Tax Incentives	Companies that build data or network operation centers of at least 25,000 square feet and invest \$30 million qualify for sales tax exemptions for 20 years on computers and servers, cooling and energy equipment, energy use and software, and they pay no personal property tax ever. Companies have 48 months to complete the project.
Minnesota Job Creation Fund	The fund provides up to \$1 million in grants to approved businesses after specified job creation and capital investment goals are achieved. Minimum requirements: 10 jobs created and \$500,000 capital investment. Actual job creation and capital investment rebates are based on project parameters.
Angel Tax Credit	Businesses headquartered in Minnesota with fewer than 25 employees and engaged in the research or development of qualifying high-technology can qualify for up to \$1 million in angel tax credits.



RISK MAPS



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