

FOR SALE

GAUGHAN
COMPANIES

SITES AVAILABLE FROM \$4.00 PSF OF UPLAND AREA

DEVELOPMENT READY DATA CENTER SITES

CENTERVILLE RD & CTY RD H

WHITE BEAR LAKE, MN 55110



G1

D1

D2

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CENTERVILLE RD & CTY RD H, WHITE BEAR LAKE, MN 55110

AVAILABLE AREA

Parcels from 5 to 40 Acres - Will Divide

G1: PID 04-30-22-42-0006 **30.61 acres** (25.73 AC Upland)

D1: PID 04-30-22-41-0001 **4.70 acres** (4.34 AC Upland)

D2: PID 04-30-22-41-0002 **4.95 acres** (3.60 AC Upland)

PROPERTY FEATURES

- Prime Ramsey County Location
- Among Best Remaining Data Center Sites in Metro Area
- Zoned I-1, Light Industrial
- Municipal Sewer and Water to Site
- Outside Flight Path & 100 Year Flood Plain
- Cooperative Municipality, Utility and Fiber Providers
- Discounted Customer Specific Electric Rates for Data Centers
- Redundant Distribution, Substation and Transmission Feeds
- Electric Capacity Scalable to 50 MVA
- 1/2 Mile From 69 kV Great River Energy Substation
- Miles From 115 kV Xcel Energy Substation
- 2 Miles from Known Redundant Fiber
- Considerable Annual Savings on Cooling
- Significant State and Local Tax Incentives



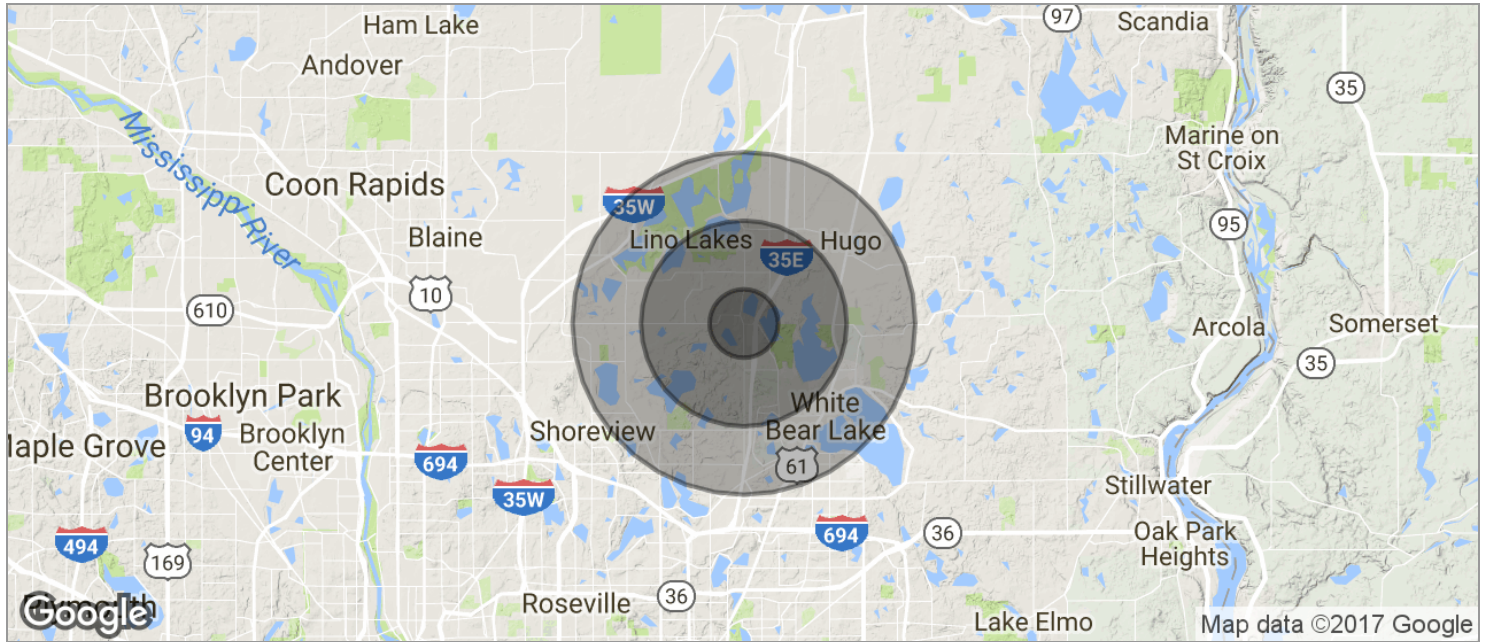
LOCATION MAPS

CENTERVILLE RD & CTY RD H, WHITE BEAR LAKE, MN 55110



DEMOGRAPHICS MAP

CENTERVILLE RD & CTY RD H, WHITE BEAR LAKE, MN 55110



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,051	21,541	68,984
MEDIAN AGE	41.3	40.3	40.5
MEDIAN AGE (MALE)	41.6	39.7	38.5
MEDIAN AGE (FEMALE)	41.8	41.2	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	701	7,711	26,190
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$138,014	\$122,595	\$105,924
AVERAGE HOUSE VALUE	\$407,292	\$419,447	\$374,749
RACE	1 MILE	3 MILES	5 MILES
% WHITE	93.8%	94.2%	92.7%
% BLACK	0.4%	0.5%	1.4%
% ASIAN	4.2%	3.7%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.0%	0.2%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.8%	1.7%	1.9%

* Demographic data derived from 2010 US Census

