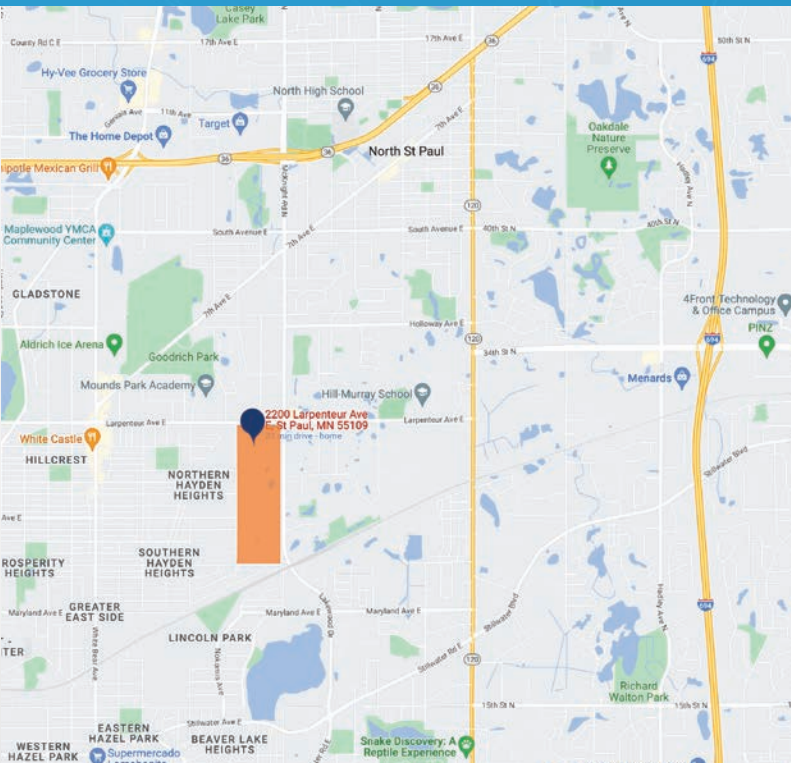


# Development Opportunities at The Heights



## FOR SALE: MULTI-FAMILY HOUSING & LIGHT INDUSTRIAL SITES



### Residential Zoning

At The Heights, 25 of the 112 acres are zoned for T1 and T3 housing. This represents a significant opportunity for a **master housing developer with a diverse project team** to acquire and build 1,000 new housing units on Saint Paul's Greater East Side.

### INVESTMENT HIGHLIGHTS

- Lower density residential: 12 acres
- Higher density residential: 13 acres
- Strong focus on affordable housing partnerships

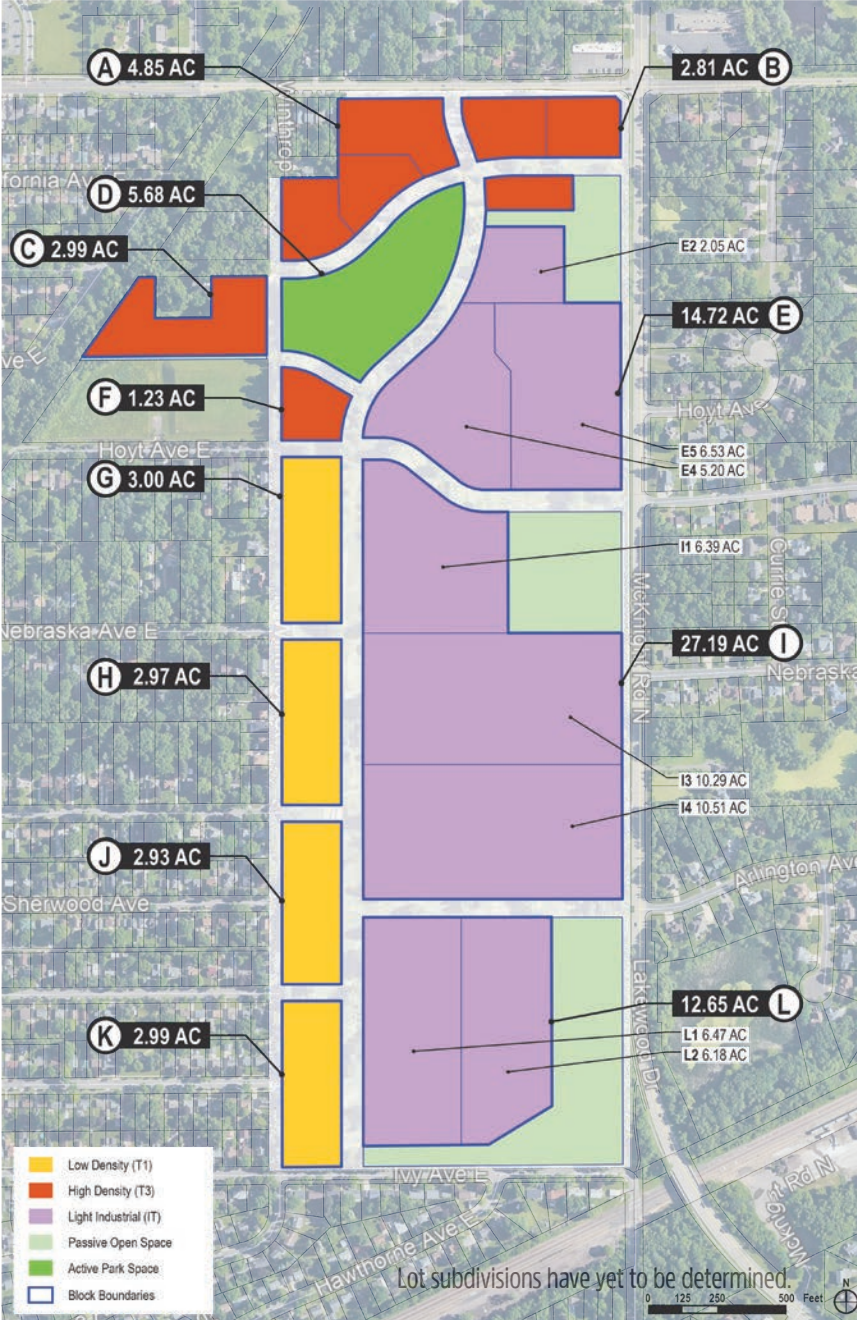
### HOUSING DEVELOPMENT PRIORITIES

- Culturally diverse development teams
- A mix of market rate, affordable, and deeply affordable options
- Ownership and rental opportunities
- Concepts for large families (4+ bedrooms)
- Significant sustainability investments to include energy efficient buildings, solar installations, EV car charging stations, etc.

### FUTURE NEIGHBORHOOD AMENITIES

- Trails, city park, wetlands and stormwater features
- Neighborhood node





## LIGHT INDUSTRIAL ZONING

Shovel-ready parcels will be available for light industrial users to expand operations on Saint Paul's Greater East Side. Parcels range from 2.05 to 27.19 acres.

### SITE BENEFITS

- Within 5-minutes of Hwy. 36 and Interstate 694
- Close proximity to a large labor pool
- A limited number of land subsidies may be available, subject to a 10-year community benefits and workforce agreement

### SUSTAINABILITY PRIORITIES

- Energy efficient buildings, approximately 50% more efficient than current building code
- Installation and operation of rooftop solar arrays; innovative financing may be available through MinnPACE
- EV-ready infrastructure with car charging stations

### PROJECT PRIORITIES

- Businesses ready to build in early 2024
- Minimum of one job per 1,000 square-feet of building space
- Support of the Arts & Employment District vision to include curated murals on exterior walls

## Why The Heights?

- Minimal entitlement risk thanks to recent zoning and community engagement
- Opportunity to be part of an innovative live/work community with advanced sustainability goals
- Diverse workforce; top four languages spoken are English, Somali, Hmong, and Spanish
- With 11 colleges, serving 58,000 students, Saint Paul is home to the next generation of young professionals
- As the second largest city in a metropolitan area with 3 million people, Saint Paul continues to grow
- Saint Paul is a vibrant community with access to theaters, museums, historic sites, live music, parks, bicycle infrastructure, and the Mississippi National River & Recreation Area



**Monte Hilleman, SVP Sustainable Development**  
651.204.6237 | mmh@sppa.com

**Tonya Bauer, Director of Strategic Development**  
651.204.6228 | tkb@sppa.com

