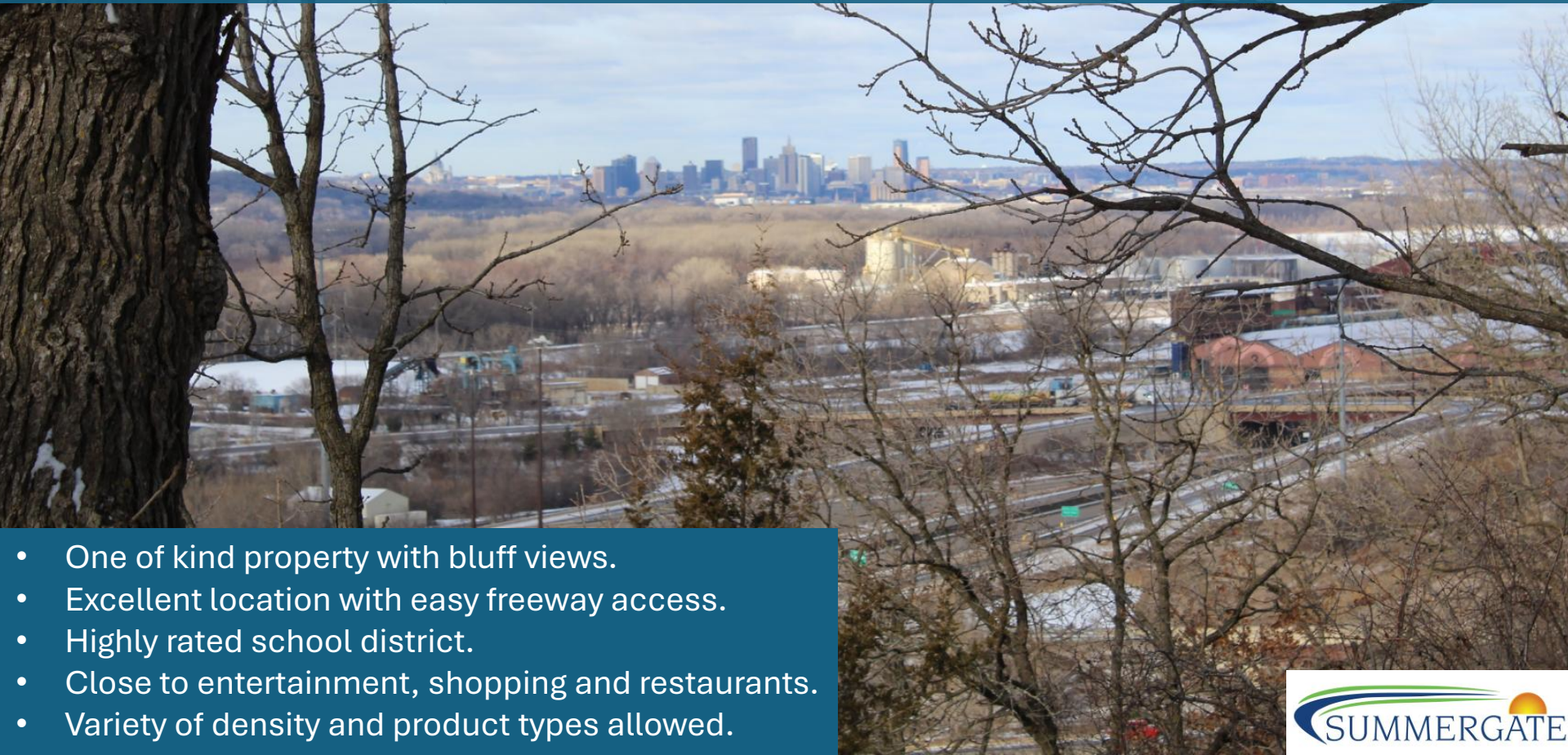


# 45-ACRE PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

5-20 units/acre.

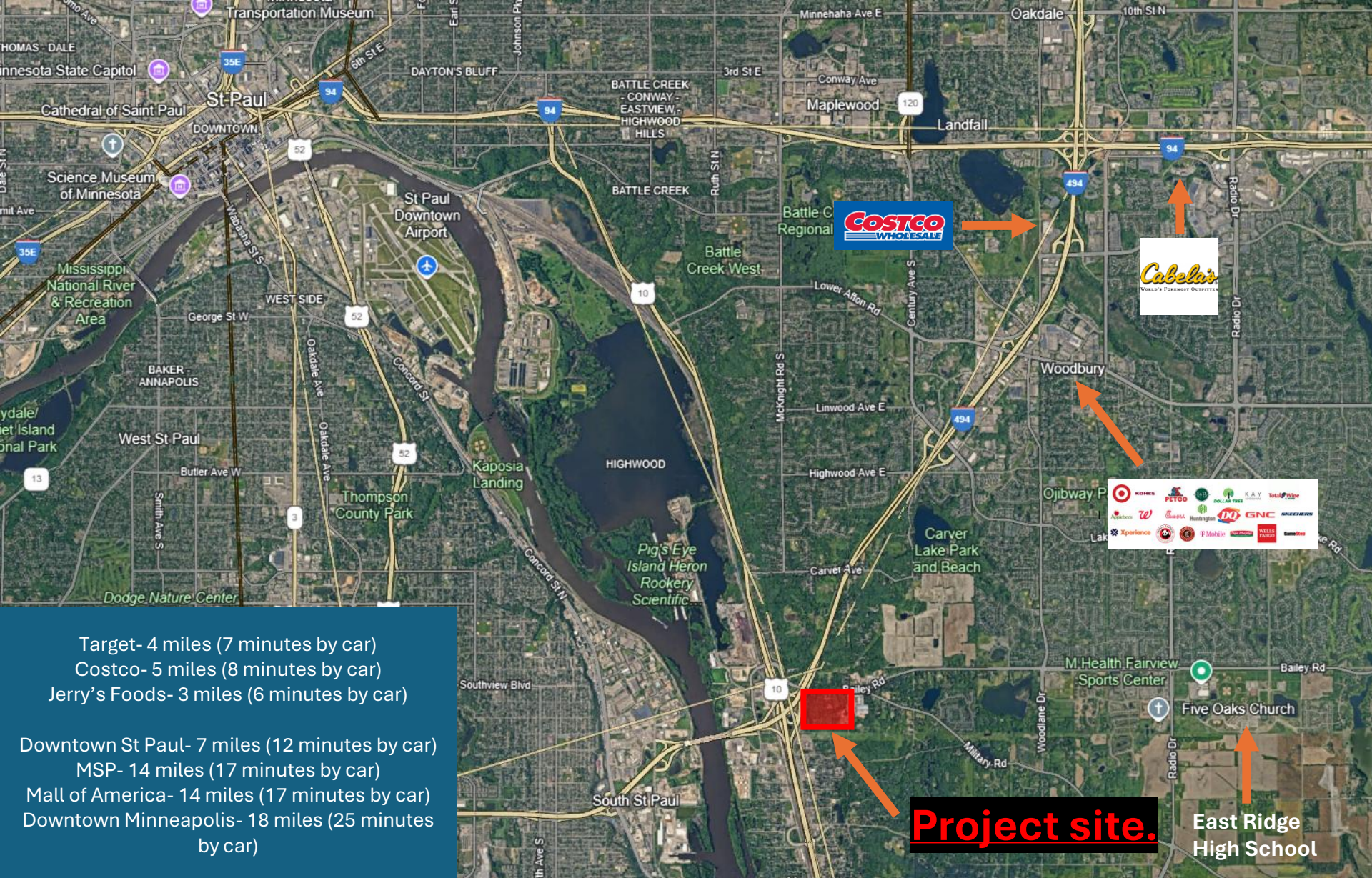
**1002 Bailey Road, Newport, MN 55055**



- One of kind property with bluff views.
- Excellent location with easy freeway access.
- Highly rated school district.
- Close to entertainment, shopping and restaurants.
- Variety of density and product types allowed.







Target- 4 miles (7 minutes by car)  
 Costco- 5 miles (8 minutes by car)  
 Jerry's Foods- 3 miles (6 minutes by car)

Downtown St Paul- 7 miles (12 minutes by car)  
 MSP- 14 miles (17 minutes by car)  
 Mall of America- 14 miles (17 minutes by car)  
 Downtown Minneapolis- 18 miles (25 minutes by car)

**Project site.**

+/- 45 acres (30 buildable)(Residential 5-20 units/acre)







South St Paul

Pig's Eye  
Island Heron  
Rookery  
Scientific...

Maxwell Ave

Church of God  
Seventh Day

4th Ave

7th Ave

Hastings Ave

Hastings Ave

Larry Ln

Sterling St S

**PID's:** 25-028-22-24-0002  
25-028-22-21-0012  
25-028-22-23-0008  
25-028-22-22-0011

**Acres:** +/- 30 net buildable

**School District:** ISD 0833-01  
(South Washington/East Ridge High School)

**Land Use:** Mixed Residential 5-20 units/acre





## Legend

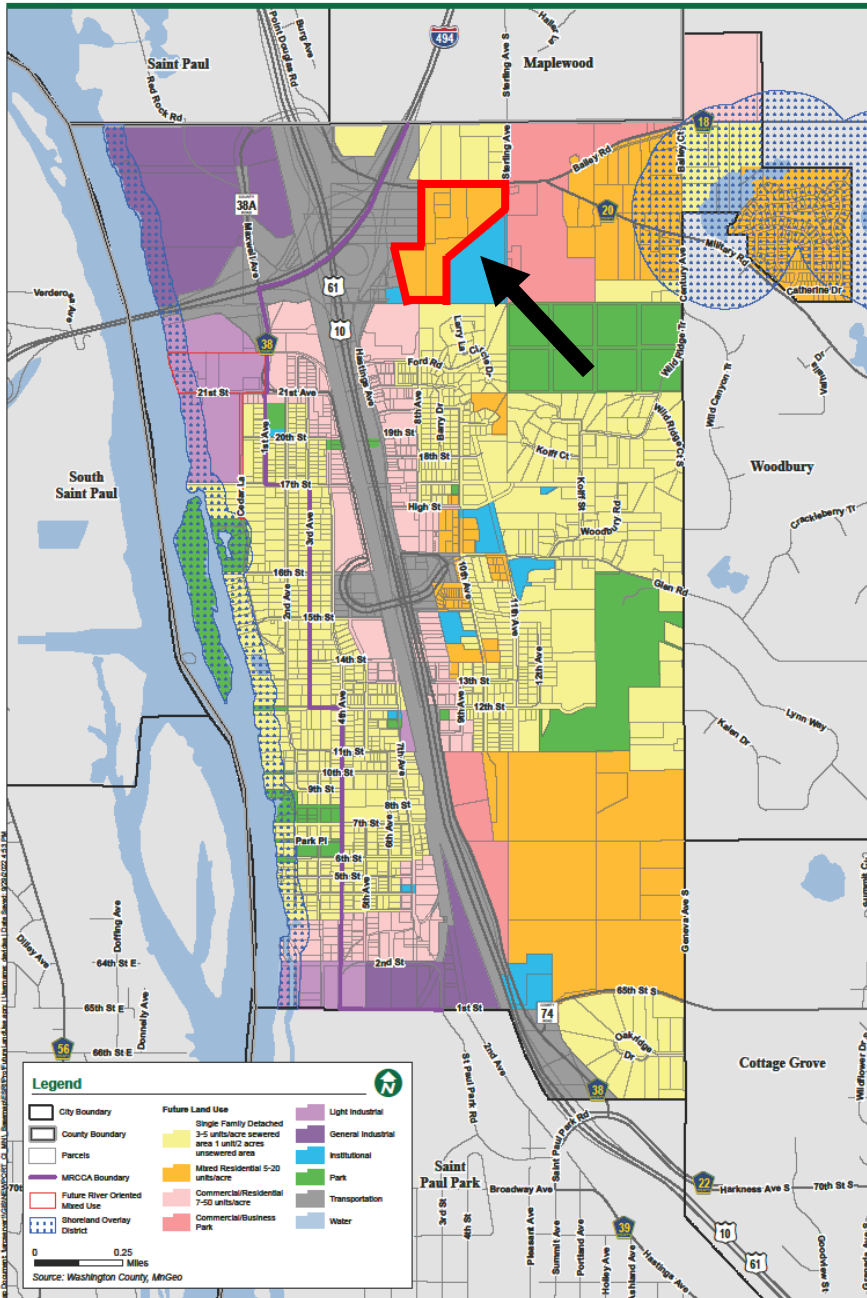


0 0.25  
Miles

Source: Washington County, MnGeo

Mixed Residential (R-4 Zoning District-Figure 12-1) areas provide for flexibility to develop a range of residential uses, including:

- Single Family
- Townhomes
- Condominiums
- Market Rate Apartments







A view of St Paul from the western ridge





A view of South St. Paul and the Mississippi River



## CONCEPT DATA

**Gross Site Area:** ~45.9 ac

**Major R/W:** ~1.4 ac  
Bailey Rd.

**Estimated Bluffs:** ~14.8 ac  
18% slopes or greater

**OHP Easements:** ~0.8 ac  
Estimated, net bluff; verify with survey

**Net Developable:** ~28.9 ac

**Apartment Parcels:** ~10.5 ac  
3 sty w/ undg pkg

**Ponding/Openspace:** ~22.0 ac  
Includes ponds, bluffs, buffers, etc.

**Total Proposed Homes:** ~440 un.

**Apts:** ~300 un.

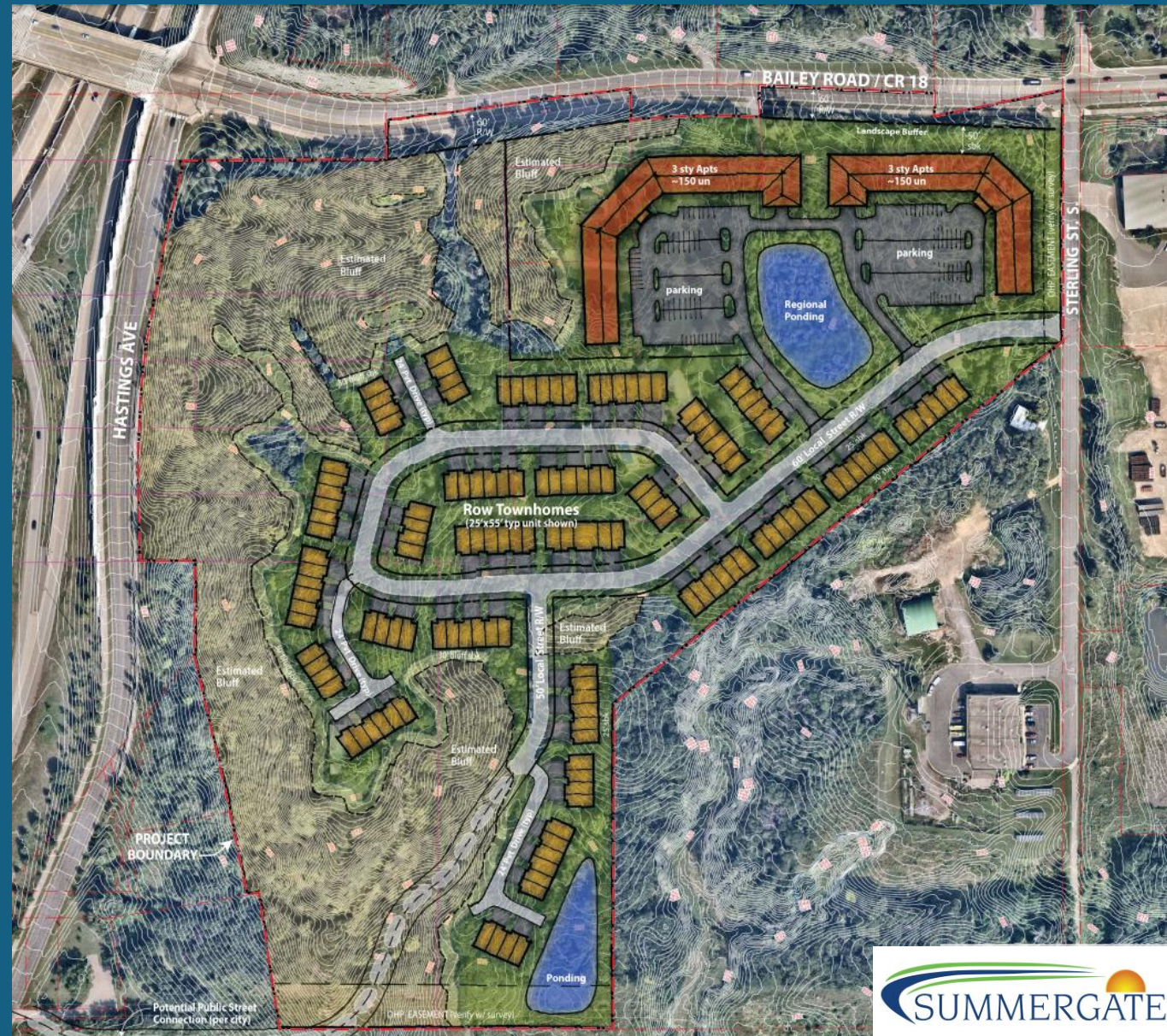
**Row Townhomes:** 140 un.  
25' x 55' typical unit as shown

**Overall Resid. Density:** 15.2 un/ac  
440 un / 28.9 net developable resid. ac

**HDR Resid. Density:** 28.5 un/ac  
300 un / 10.5 apt ac

**Townhome Density:** 7.6 un/ac  
140 un / 18.4 net ac (net bluffs & apt parcel)

Aerial photography from State of Minnesota;  
Topography from State LIDAR



Mixture of low-rise apartments and townhomes.



## CONCEPT DATA

**Gross Site Area:** ~45.9 ac

**Major R/W:** ~1.4 ac  
Bailey Rd.

**Estimated Bluffs:** ~14.8 ac  
18% slopes or greater

**OHP Easements:** ~0.8 ac  
Estimated, net bluff; verify with survey

**Net Developable:** ~28.9 ac

**Apartment Parcel:** ~ 4.0 ac  
3 sty w/ undg pkg

**Ponding/Openspace:** ~23.0 ac  
Includes ponds, bluffs, buffers, etc.

**Total Proposed Homes:** ~406 un.

**Apts:** ~150 un.

**Spring Apts:** ~256 un.

**Overall Resid. Density:** 15.2 un/ac  
440 un / 28.9 net developable resid. ac

**HDR Resid. Density:** 37.5 un/ac  
150 un / 4.0 apt ac

**Spring Apts Density:** 14.6 un/ac  
256 un / 17.5 net ac (net r/w, openspace & apt parcel)

Aerial photography from State of Minnesota;  
Topography from State LIDAR



## CONCEPT DATA

**Gross Site Area:**

**Major R/W:**

Bailey Rd.

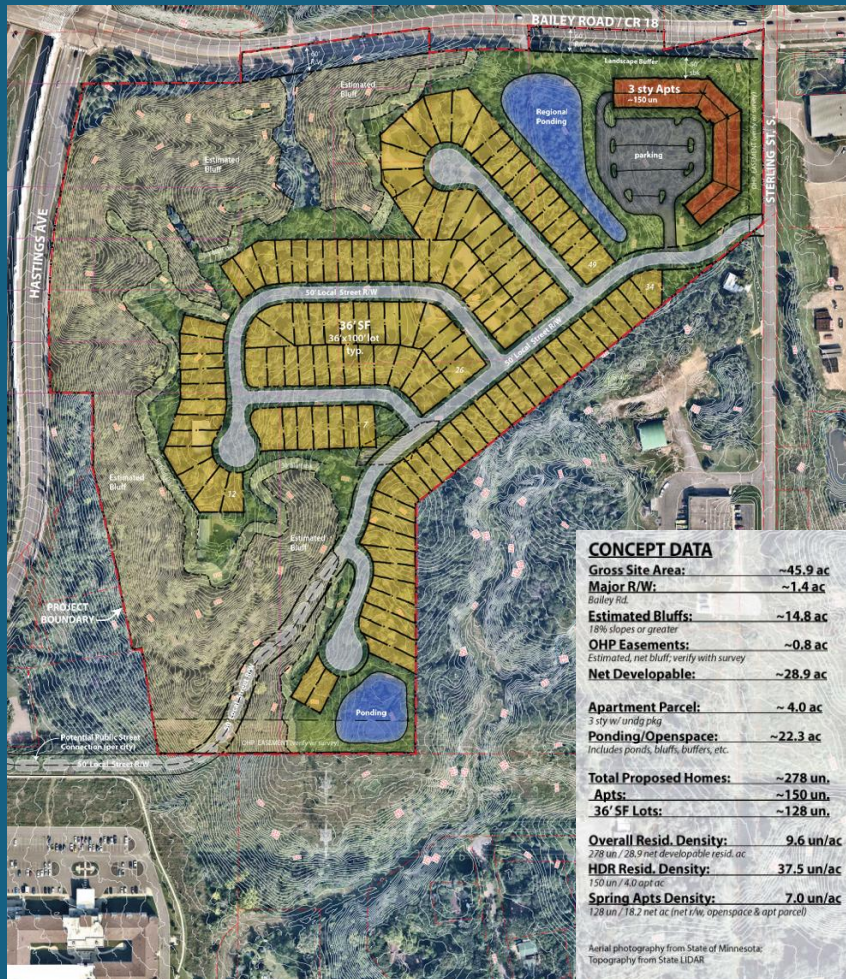
**Estimated Bluffs:**

18% slopes or greater



Mixture of garden style apartments and low-rise.





Apartments mixed with 36' foot single-family lots.



All townhomes.



# Contact Information

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*\*Willing to deliver build ready site to you by spring 2026.\**

