

TRAIL LINK

COLLECTIVE



**137 & 145 North
Chestnut Street, New
Paltz, NY 12561**

TRAIL LINK COLLECTIVE

Trail Link Collective is a dynamic mixed-use development in the heart of New Paltz, blending modern residential living with vibrant commercial opportunities. Featuring over 100 thoughtfully designed apartments—from studios to spacious three-bedrooms—and approximately 13,000 square feet of ground-floor retail and service space, the project is tailored to meet the evolving needs of residents and businesses alike. With direct access to the 23.7-mile Wallkill Valley Rail Trail, Trail Link Collective offers unmatched walkability, visibility, and community connectivity.

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EXECUTIVE SUMMARY

Baxter Built played a key role in the transformation of 137 and 145 North Chestnut Street in New Paltz, delivering a thoughtfully designed mixed-use development that enhances the village's urban fabric. With a focus on sustainability, community connectivity, and architectural integrity, the project integrates seamlessly with the Walkkill Valley Rail Trail and surrounding local amenities. Baxter's approach reflects a deep commitment to revitalizing underutilized spaces while fostering vibrant, walkable environments that support both residential living and small business growth.



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EXECUTIVE SUMMARY

Stevens Real Estate is a boutique, full-service real estate and property management firm based in New Paltz, NY, dedicated to delivering personalized, high-touch solutions for local clients. Leveraging deep local market expertise and a commitment to community-centered development, they have supported the revitalization of 137 & 145 North Chestnut Street by facilitating strategic leasing and asset management that attract retail, office, and service businesses vital to the vibrancy of downtown New Paltz. Through attentive stewardship and tailored property services, Stevens Realty ensures the long-term success and seamless integration of Trail Link Collective into the fabric of the Village.



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EXECUTIVE SUMMARY

Rieger Homes, a respected second-generation, family-owned builder in the Mid-Hudson Valley for over 60 years, brings its hallmark commitment to quality, sustainability, and community integration to the redevelopment of 137 & 145 North Chestnut Street. By executing the high-performance, environmentally-conscious construction and finishing of Trail Link Collective, Rieger Homes ensured that this premier mixed-use property not only meets the architectural vision and energy-efficiency standards of the region but also supports and enhances the evolving fabric of downtown New Paltz

PROJECT OVERVIEW

Mixed-Use Development

Trail Link Collective is a visionary mixed-use development situated in the heart of New Paltz, offering a blend of residential and commercial spaces designed for modern living and business.

Residential Units

Over 100 thoughtfully designed apartments, including studio, 1-bedroom, 2-bedroom, and 3-bedroom layouts, catering to diverse lifestyle needs.

Commercial Space

Approximately 13,000 square feet of ground-floor commercial space, ideal for retail, fitness, wellness, or service-based businesses

Direct Access to Rail Trail

The development offers direct access to the Wallkill Valley Rail Trail, a 23.7-mile multi-use trail, enhancing foot traffic and outdoor connectivity.

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COMMERCIAL LEASING DETAILS

01

Available Spaces

Ground-floor units ranging from 747 to 2,167 square feet, offering flexible layouts to suit various business needs.

02

Rental Rate

\$28.50 per square foot per year (\$2.71/SF/month), with lease terms negotiable.

03

Availability

Spaces will be ready for occupancy starting February 1, 2026.



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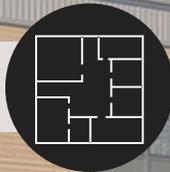
FEATURES:

High ceilings and recessed lighting



Sustainable and energy-efficient design

Open-plan layouts with natural light



Proximity to SUNY New Paltz and downtown shops

Wheelchair accessibility



Ideal for businesses seeking visibility and community engagement

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RESIDENTIAL HIGHLIGHTS

Unit Sizes



Studio:
Approximately
500 SF



1 Bedroom:
Approximately
800 SF



2 Bedroom:
Approximately
1,100 SF



3 Bedroom:
Approximately
1,300 SF

Amenities



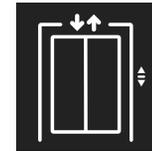
Fitness room
and lounge



In-unit washer
and dryer



Stainless steel
appliances and
stone countertops



Elevator and
resident storage



Luxury LVP
flooring



On-site parking with
electric vehicle
charging stations



Keyless entry
system



Bike room and
direct access to
the rail trail

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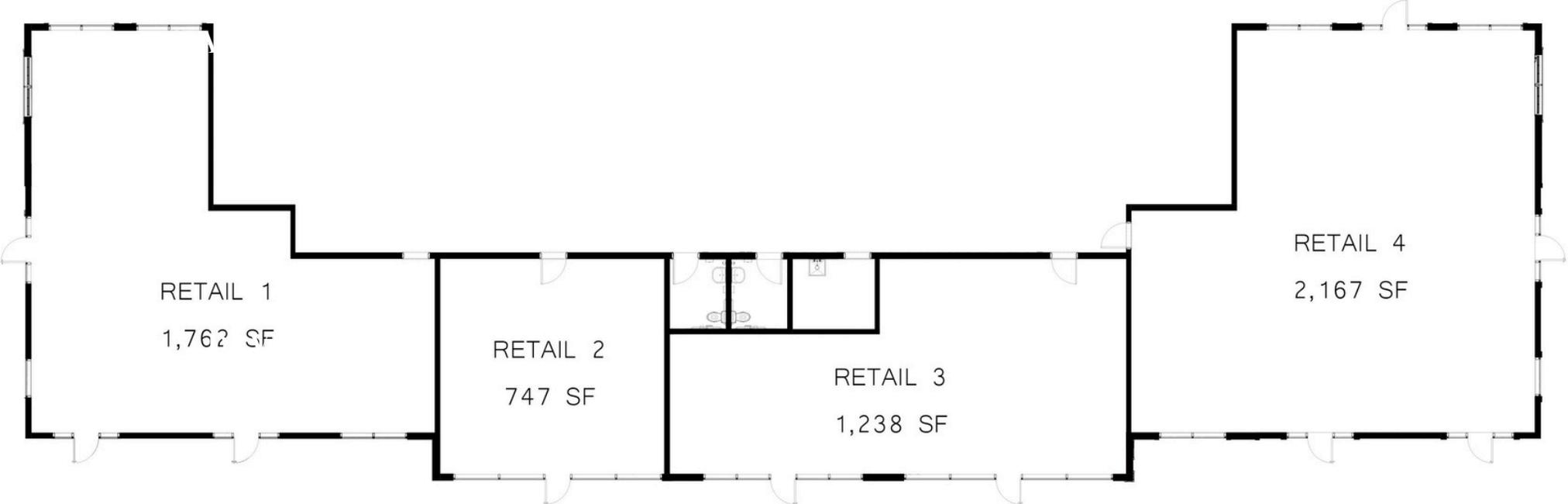
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COMMERCIAL HIGHLIGHTS



\$28.50 per SF
Modified Gross Lease



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STRATEGIC ADVANTAGES



Prime Location

Situated in downtown New Paltz, a vibrant college town known for its cultural richness and natural beauty.



Community Engagement

The development fosters a sense of community, appealing to both residents and businesses seeking a dynamic environment.



Sustainability Focus

Designed with sustainability and energy efficiency in mind, aligning with modern environmental standards.



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For more information or to
schedule a tour, please
contact the leasing team at
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tlc@stevensre.com

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