The Springs at Beekman

The Offering

- Fully approved 199-lot single-family residential subdivision offered as a bulk land transaction in the Town of Beekman, Dutchess County, NY
- 370.39-acre master-planned community spanning three sections, with 103.9 acres of residential lots and over 91 acres of preserved passive open space
- Lots ranging from 0.3 to 1.5 acres (averaging 0.52 acres), with model home plans from 2,300 to 3,400 sq ft across seven approved configurations
- All major governmental approvals secured (excluding building permits and a highway work permit), with subdivision maps recorded and HOA documents finalized
- Public water and sewer in place — a rare advantage in Dutchess County for a project of this scale
- Positioned for a phased or tranched bulk transaction structured around shared infrastructure delivery (sewer, water, roads)

The Property

- Three approved sections totaling 199 single-family building lots, designed under Town of Beekman Incentive Zoning
- Section I: 76 lots across the Lake Parcel (38), a portion of the Green Haven Road Parcel (27), and the North Lake Parcel (11); 22,524 sq ft average lot size
- Section II: 35 lots within the Beekman Road Parcel, served by a single roadway entering from Beekman Road; 24,610 sq ft average lot size
- Section III: 88 lots completing the Green Haven Road Parcel, the largest single section of the community
- Numerous lots front preserved open space, mature woodlands, or have direct lake frontage
- Zoning: R-45 / Residential 45,000 sq ft — fully approved cluster subdivision under Incentive Zoning

Lake & Preserved Open Space

- On-site 80.4-acre lake parcel with approximately 55 acres of water surface — a defining natural amenity for the community
- Lake parcel dedicated to the Town of Beekman, with public access for passive recreation built into the project design
- 65.5-acre town park recreation field parcel dedicated to the Town of Beekman, adjacent to the community
- 91+ acres of passive open space preserved across 19 open space lots, including three tot-lots and four conservation easement areas
- 35-foot lake-edge buffer protecting waterfront lots and a 50-foot wooded conservation buffer protecting interior natural areas
- Public nature trail easement traverses the property, integrating the community with the broader landscape

Infrastructure & Utilities

- Private on-site water company (Springs at Beekman Water Company, Inc.) approved by NYSDOH, with two active production wells, treatment, pump station, and storage tank
- Total permitted water withdrawal of 83,100 gallons per day under current NYSDEC Water Withdrawal Permit
- Private on-site wastewater treatment plant approved at 100,000 GPD design flow, serving the 199 residences plus the town recreation field, fire company, and adjacent users
- Active SPDES permit for sewer discharge and SPDES stormwater letter of continued coverage in place
- NYSDEC Wetlands, Stream, and Water Quality Certification permits current and in good standing
- Roadways designed for dedication to the Town of Beekman, with DCDPW plan acceptance for CR8/CR9 improvements

Entitlements & Approvals

- SEQRA Findings Statement adopted; Final Environmental Impact Statement complete and filed
- Town of Beekman Planning Board Final Subdivision Plat Approval — 199-lot cluster
- Subdivision plats for all three sections recorded with Dutchess County
- Town of Beekman Zoning Board approvals, road name resolutions, and Town Attorney sign-off complete
- Dutchess County Department of Health approvals for water supply, sewage collection, and realty subdivision filed for all sections
- USACE wetland fill confirmation, Indiana Bat and Bog Turtle habitat assessments and protection plan completed
- HOA Declaration of Covenants, Restrictions, and Easements finalized and recorded; CPS-7 application accepted by the NY Department of Law

Transaction Structure

- Offered as a bulk land transaction at $24,875,000 — equivalent to $125,000 per fully approved lot
- Structured to accommodate a single buyer or a lead acquirer funding shared infrastructure with subsequent 30+ lot tranche sales to regional builders
- Estimated $10M–$12M in shared infrastructure (sewer, water, roads) anchors the phased delivery model
- Suited to national, regional, and local single-family builders evaluating fully approved bulk lot inventory in the Hudson Valley
- Independent residual land value analysis (Otteau Group, March 2026) supports the asking framework based on current market conditions

Location & Access

- Located at the intersection of Beekman Road and Green Haven Road in the Town of Beekman, southern Dutchess County, NY
- 2.5 miles east of the Taconic State Parkway; 3.3 miles west of State Route 55; 7 miles from Interstate 84
- 8.5 miles west of the Pawling Metro-North station (Harlem Line); 20 miles east of the Beacon Metro-North station (Hudson Line)
- Within the highly regarded Arlington Central School District
- Approximately 90 minutes from New York City, with strong commuter and second-home appeal across Westchester, Fairfield County, NYC, and Long Island
- Local amenities include the Beekman Community Center, Trump National Hudson Valley, and trailheads for the Empire State Trail and Appalachian Trail

Lifestyle & Surrounding Area

- Short drives to Rhinebeck, Beacon, Cold Spring, and the Hudson Valley's signature dining, vineyard, and arts destinations
- Minutes to ShopRite and everyday retail in Hopewell Junction; full-service retail in Poughkeepsie within 15 miles
- Easy access to the Walkway Over the Hudson, Dia Beacon, Storm King Art Center, and the FDR and Vanderbilt national historic sites
- Surrounded by preserved woodlands, working farms, and a stable residential neighborhood in the Growth-to-Stability phase of its life cycle
- A rare opportunity to acquire a fully entitled, infrastructure-ready community at scale in one of New York's strongest commuter-belt submarkets