



EXCLUSIVE OFFERING

The Springs at Beekman

A Rare Fully Entitled Lakefront Residential Masterplan Opportunity in the Tri-State Area

PRESENTED BY

THE GARAY TEAM | **SERHANT.**

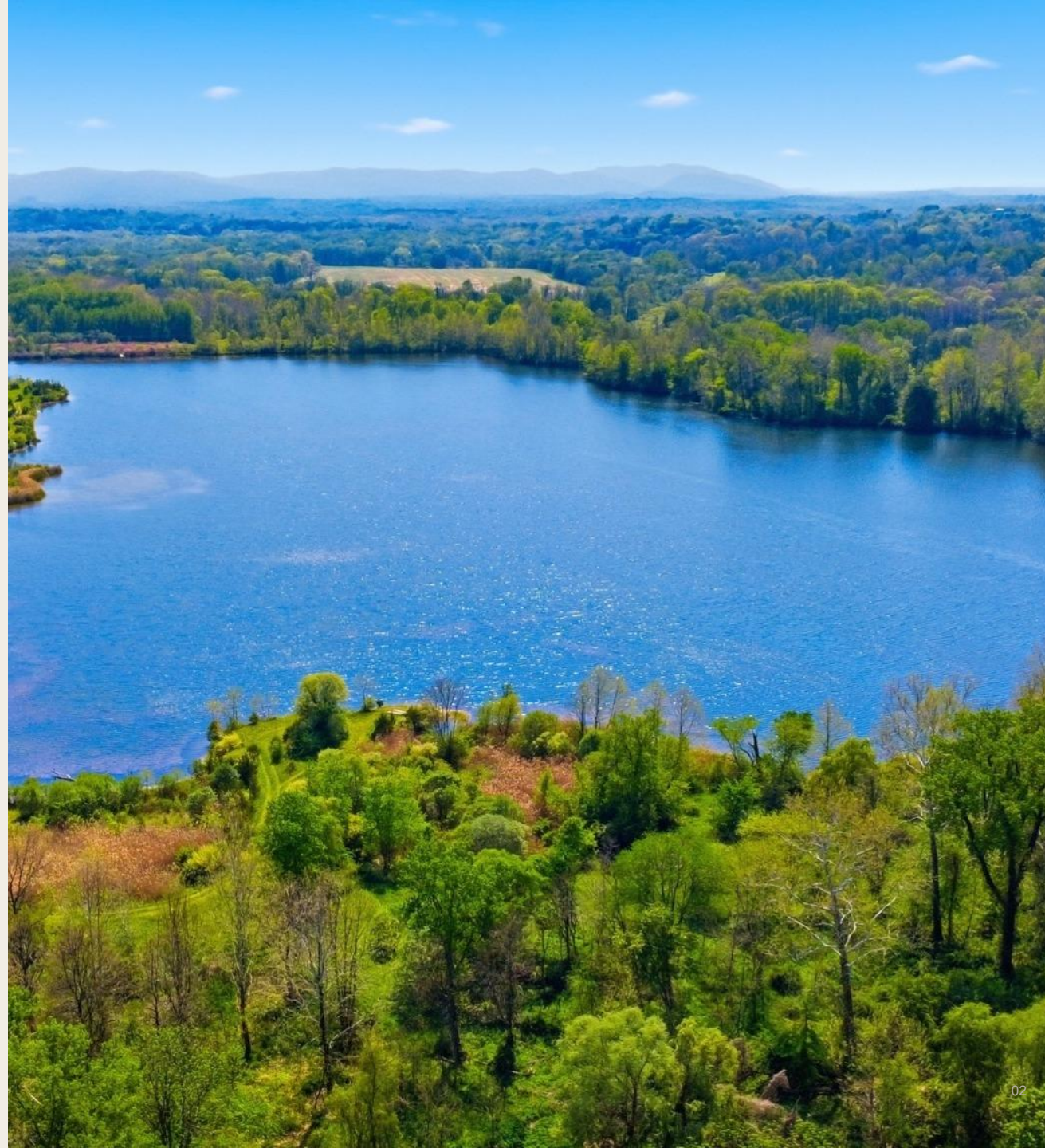
The Opportunity

A rare intersection of entitlement, infrastructure, and natural landscape.

The Springs at Beekman represents a rare opportunity to acquire a fully entitled residential master plan community positioned within one of the Northeast's most supply-constrained suburban growth corridors.

Centered around an on-site lake and spanning more than 370 acres in southern Dutchess County, the project combines scale, infrastructure readiness, and landscape quality that are increasingly difficult to replicate throughout the Tri-State Area.

Approved for 199 single-family residences, the community is organized across multiple sections with centralized water and sewer infrastructure approved within the entitlement framework - a meaningful competitive advantage within the Hudson Valley land market.



Property at a Glance

199

APPROVED LOTS

370+

TOTAL ACRES

\$24.875M

ASKING PRICE

\$125K

PER LOT

3

PHASED SECTIONS

LOCATION

Town of Beekman, NY

COUNTY

Dutchess County

SCHOOL DISTRICT

Arlington Central

LAKE PARCEL

80 acres / approx. 55-acre surface

UTILITIES

On Site Centralized Water & Sewer

STATUS

Shovel-Ready

ACCESS

Taconic Pkwy, I-84, Metro-North

SELL-THROUGH

3-5 year projected sellout

Source: Otteau Group Market Study & Feasibility Report; Offering materials provided by seller.

Defined by Water, Woodland, and Scale

The property's identity is defined by its landscape composition - a rare combination of lake frontage, preserved woodland, rolling topography, and large-scale contiguous acreage.

The approved masterplan integrates residential development with open space preservation, creating a community structure that balances density, privacy, and long-term land stewardship.

*A rare intersection of entitlement, infrastructure,
and natural landscape.*



Regional Positioning

Strategically positioned between New York City and the broader Hudson Valley residential corridor.

Located in southern Dutchess County, the project offers access to regional employment centers, Metro-North rail service, and lifestyle-driven migration markets across Westchester, Fairfield, Putnam, Rockland, and the greater New York metropolitan region.

As developable land opportunities become increasingly limited across the Tri-State Area, the Hudson Valley continues to attract both primary-home and secondary-home demand.

2.5 mi

TACONIC STATE PARKWAY

7 mi

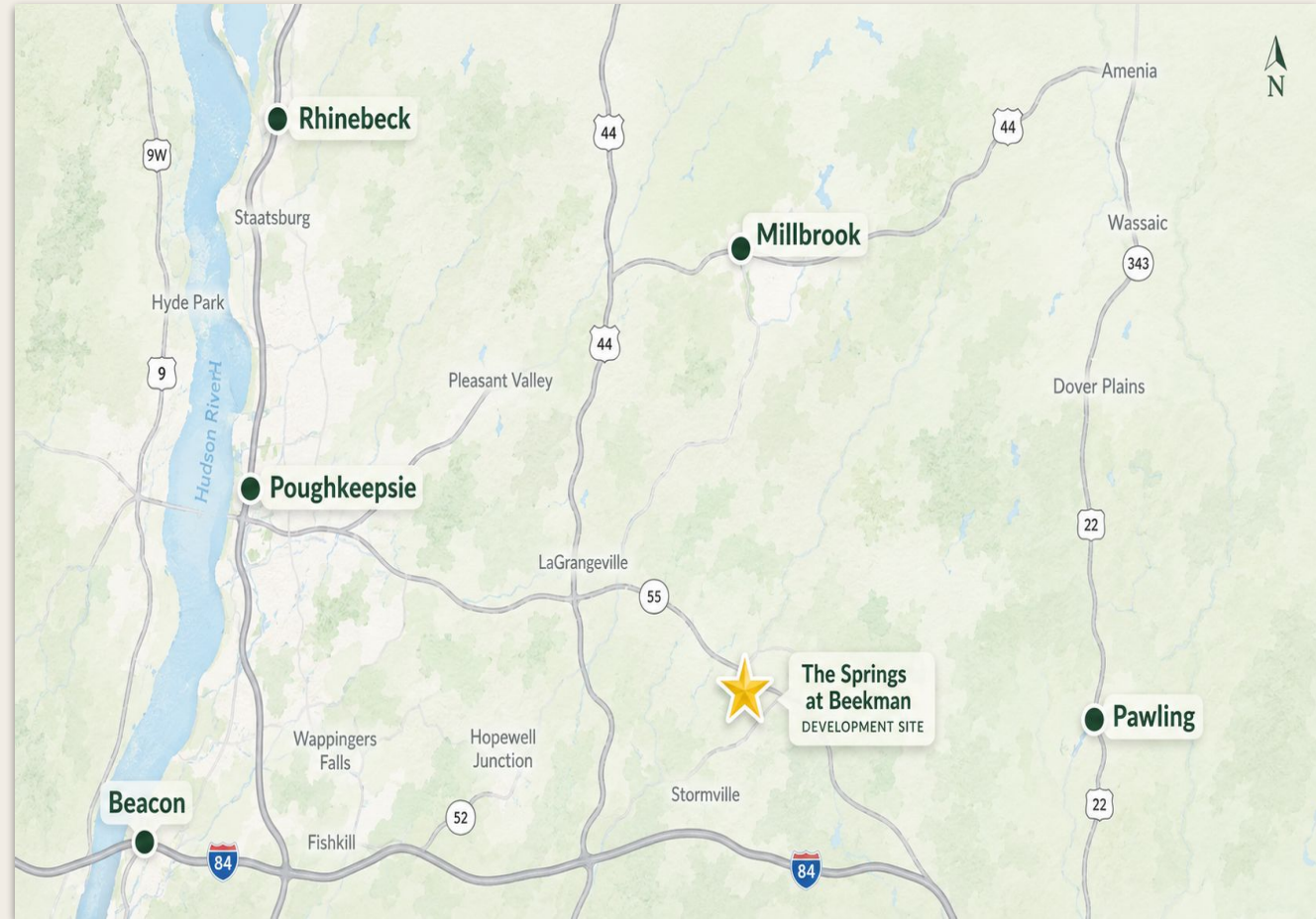
INTERSTATE 84

8.5 mi

PAWLING METRO-NORTH

20 mi

BEACON METRO-NORTH



Market Dynamics

Constrained inventory, pricing resilience, and affluent family demand support the residential thesis.

\$540K

BEEKMAN MEDIAN HOME PRICE (2025)

Up 54% since 2020

2.4 mo

BEEKMAN UNSOLD INVENTORY

Among the tightest local supply profiles

\$864K

PROJECTED AVG. OVERALL SALE PRICE

Otteau Group weighted projection

3-5/mo

PROJECTED SALES PACE

Approx. 36-60 homes per year

The Otteau Group market study identifies continuing demand for new single-family residential product in the Town of Beekman and the surrounding Dutchess County submarket, supported by low inventory, household growth, and strong owner-occupancy trends. Demand in the \$800,000 to \$1,000,000 segment across Downstate New York directly supports the project's base underwriting assumptions.

The Masterplan

The approved subdivision is organized across three distinct development phases, each with its own access, lot character, and buyer positioning.

For marketing and development planning purposes, the sections are framed as three residential collections: lake-oriented, park-adjacent, and woodland with rolling topography.

I Phase I - The Lake Collection
76 lots | lake frontage + lake views

II Phase II - The Park Collection
35 lots | adjacent town recreation field

III Phase III - The Hillside Collection
88 lots | open-space oriented



Phase I - The Lake Collection

76

BUILDING LOTS

16

WATERFRONT
LOTS

19

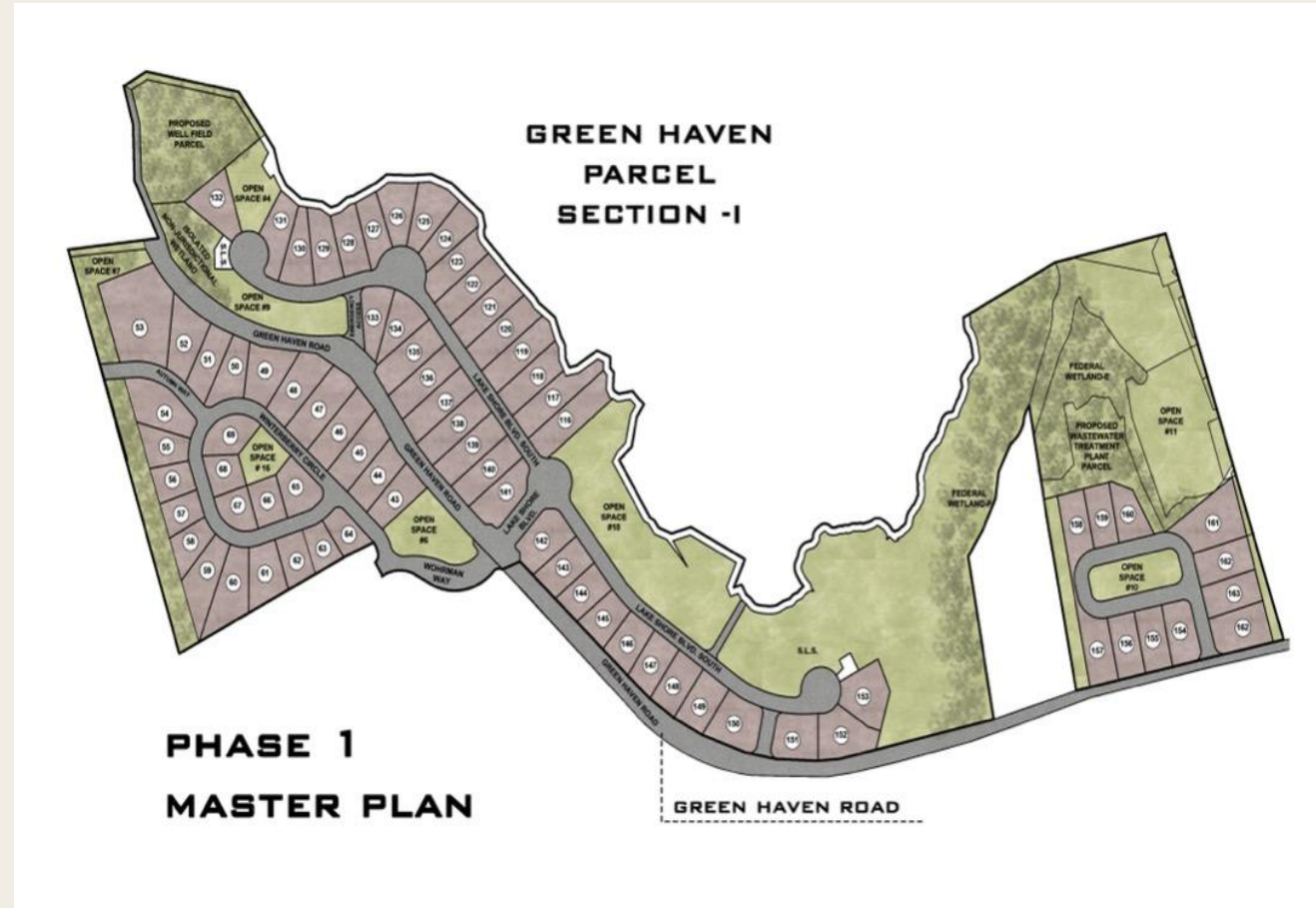
LAKE VIEW
LOTS

0.52 Acres

AVERAGE LOT
SIZE

Phase I - The Lake Collection comprises the core identity of the masterplan, anchored by the on-site lake and supported by the project's water and wastewater infrastructure parcels.

This section includes lakefront and lake-view opportunities, along with public access for passive recreation - a premium differentiator for finished-home positioning and future community identity.



Phase II - The Park Collection

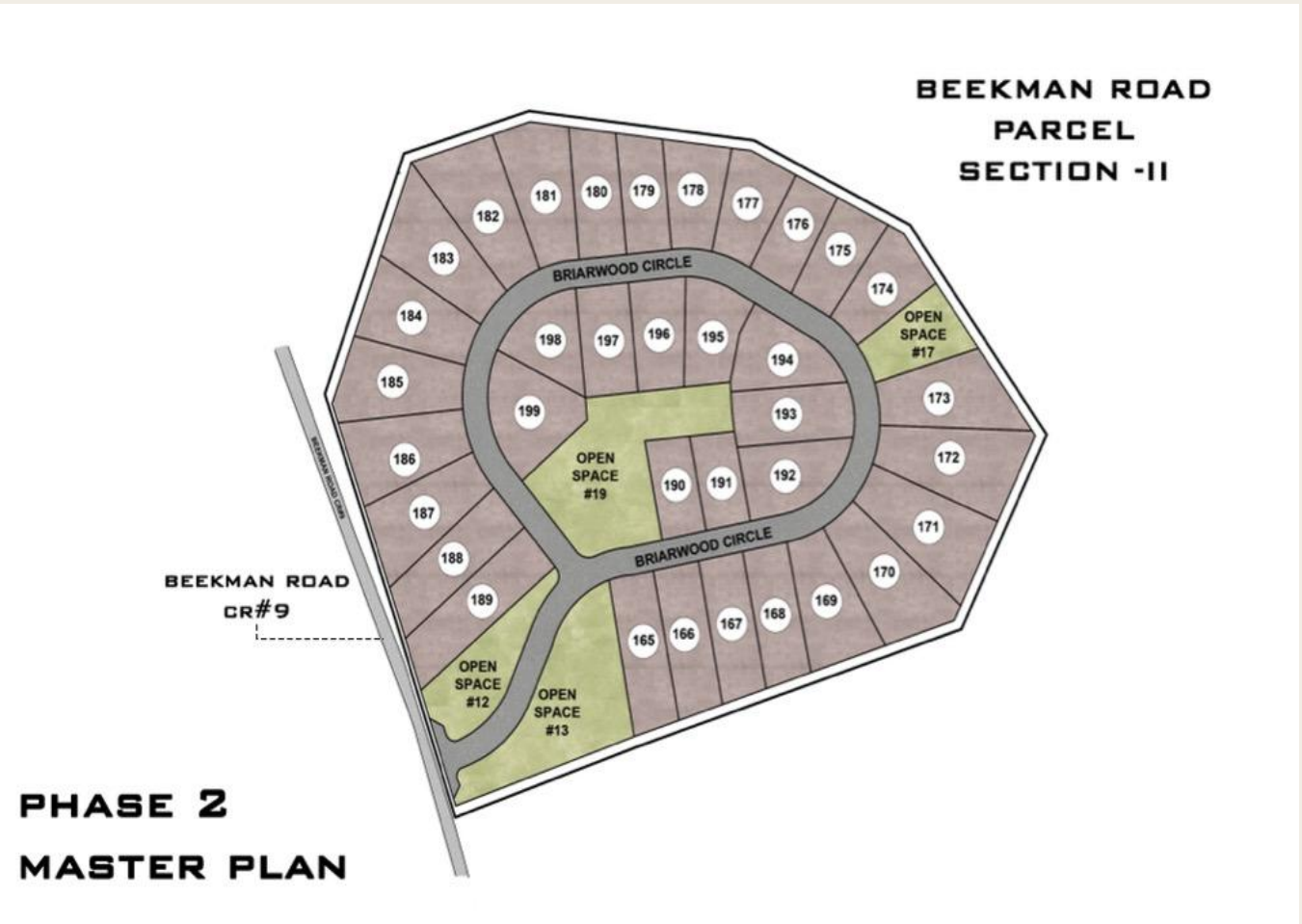
35
BUILDING LOTS

25 Lots
FACE PRESERVED
OPEN SPACE

0.57 Acres
AVERAGE LOT
SIZE

Phase II - The Park Collection includes the Beekman Road Parcel, adjacent to the town recreation field previously dedicated to the Town of Beekman.

This section creates a family-oriented development environment with immediate access to recreation, open space, and a simplified roadway structure entering from Beekman Road.



Phase III - The Hillside Collection

88

BUILDING LOTS

5

OPEN SPACE LOTS

0.51 Acres

AVERAGE LOT SIZE

Phase III - The Hillside Collection is the largest of the three sections, comprising the remaining portion of the Green Haven Road Parcel.

Dedicated open-space lots and wooded buffers create a natural residential setting with privacy, rolling topography, density relief, and flexibility for a range of finished-home positioning strategies.



Fully Entitled & Infrastructure-Ready

The project has received required governmental approvals to allow development and construction activities to commence upon obtaining highway work permit & posting of required performance guarantees. Subdivision maps have been recorded, easements finalized, utility entities established, and HOA documents completed.

APPROVALS

Town, County, NYS DOH and NYSDEC approvals in place.

CENTRALIZED SEWER

On-site wastewater treatment facility approved within plan.

CENTRALIZED PRIVATE WATER

Well field and water treatment infrastructure planned.

RECORDED MAPS

Subdivision lots created and recorded.

ROADWAY WORKS

CR8 / CR9 frontage and highway improvement framework.

ASSIGNABLE PACKAGE

Comprehensive approval binder available under NDA.

Structured for Phased Development

The optimal transaction strategy is built around an anchor acquisition capable of funding community-wide infrastructure, followed by future lot-tranche opportunities once the shared systems are installed.

PHASE 1

Anchor Infrastructure Block

A well-capitalized partner acquires a substantial initial lot block and funds the sewer and water infrastructure serving all 199 lots. In exchange, that partner secures favorable per-lot acquisition pricing that helps support initial development, along with priority access to premium lots and a leading role in shaping community positioning.

PHASE 2

Subsequent Lot Tranches

Once infrastructure is underway, remaining lots can be sold in tranches to regional builders that cannot independently absorb the shared infrastructure risk. This creates step-up pricing potential and multiple exit paths.

Target Phase 2 blocks: 30+ lots

Development Economics

\$171.9M

GROSS SELLOUT

without appreciation

\$200.0M

PROJECTED REVENUE

with appreciation

\$925K+

AVG. SALE PRICE

weighted projected

\$19.9M

RESIDUAL LAND VALUE

Otteau estimate

Comps Used

Seven comparable properties across Beekman, LaGrange, and East Fishkill support the pricing framework. The set includes local Arlington School District closings, nearby production-builder resales, and an active new-construction upper benchmark.

Metric	Value	Relevance
Closed / Pending Range	\$825K-\$899K	Local and nearby market support
Average Closed Price	\$868K	Comparable to Otteau projected average
Average \$ / SF	\$267	Production builder pricing band
Upper Benchmark	\$1.125M	Active new construction in Arlington CSD

01	46 Delfina Dr	\$859K	Sold
02	22 Biltmore Dr	\$825K	Sold
03	5 Cottage Rd	\$875K	Pending
04	32 Meadow View Ct	\$890K	Sold
05	32 W Tilden Pl	\$899K	Sold
06	5 W Van Buren Way	\$837.5K	Sold
07	Lot 51 Abu Mousa Dr	\$1.125M	Active

Individual comparable detail follows.



COMPARABLE 01 | SOLD

46 Delfina Drive

Lagrangeville, NY 12540

Town of Beekman | Arlington Central School District

SALE PRICE

\$859,000

May 2025 | 100% of List | 18 days

YEAR BUILT

2019

BED / BATH

4 BR / 2.5 BA

\$ / SF

\$235

LIVING AREA

3,650 SF

LOT SIZE

2.61 Acres

UTILITIES

Well / Septic

Closed at full asking price, 18 days on market. Production builder colonial in Delfina Estates - a curated enclave of 12 homes in the Town of Beekman, Arlington School District.



COMPARABLE 02 | SOLD

22 Biltmore Drive

Hopewell Junction, NY 12533

Town of Beekman | Arlington Central School District

SALE PRICE

\$825,000

April 2025 | 103% of List | 27 days

YEAR BUILT

2016

BED / BATH

4 BR / 2.5 BA

\$ / SF

\$276

LIVING AREA

2,993 SF

LOT SIZE

0.50 Acres

UTILITIES

Public Water / Sewer

Sold \$25,000 over asking, demonstrating buyer competition in the Town of Beekman / Arlington School District submarket.



COMPARABLE 03 | PENDING

5 Cottage Road

Hopewell Junction, NY 12533

Town of Beekman | Arlington Central School District

LIST PRICE

\$875,000

Pending | Under Contract | 21 days

YEAR BUILT

2016

BED / BATH

3 BR / 2.5 BA

TOTAL FINISHED

~4,000 SF

LIVING AREA

2,057 SF + Finished LL

LOT SIZE

2.20 Acres

UTILITIES

Well / Septic

Under contract within 21 days. Finished walkout lower level, generator, and outdoor entertaining package.



COMPARABLE 04 | SOLD

32 Meadow View Court

Lagrangeville, NY 12540

Town of LaGrange | Arlington Central School District

SALE PRICE

\$890,000

March 2026 | 99% of List | 56 days

YEAR BUILT

2025 New Construction

LIVING AREA

3,023 SF

BED / BATH

4 BR / 2.5 BA

LOT SIZE

2.81 Acres

\$ / SF

\$294

UTILITIES

Well / Septic

Most recent comparable closing, demonstrating active builder absorption at the \$890K price point in Arlington School District.



COMPARABLE 05 | SOLD

32 W Tilden Place

Hopewell Junction, NY 12533

Town of East Fishkill | Wappingers Central School District

SALE PRICE

\$899,000

October 2025 | 100% of List | Cash | 16 days

YEAR BUILT

2020

BED / BATH

4 BR / 3.5 BA

\$ / SF

\$263

LIVING AREA

3,415 SF

LOT SIZE

0.33 Acres

HOA

\$340 / month

All-cash sale at full asking price in 16 days. Toll Brothers Hopewell Glen community - a relevant benchmark for amenitized production-builder product.



COMPARABLE 06 | SOLD

5 W Van Buren Way

Hopewell Junction, NY 12533

Town of East Fishkill | Wappingers Central School District

SALE PRICE

\$837,500

October 2025 | 96% of List | Cash | 12 days

YEAR BUILT

2017

BED / BATH

3 BR / 2.5 BA

\$ / SF

\$284

LIVING AREA

2,951 SF

LOT SIZE

0.30 Acres

HOA

\$340 / month

All-cash sale, 12 days on market. Toll Brothers model with first-floor primary suite - demonstrating premium for layout differentiation.



COMPARABLE 07 | ACTIVE LISTING

Lot 51 Abu Mousa Dr.

Lagrangeville, NY 12540

Town of LaGrange | Arlington Central School District

ASKING PRICE

\$1,125,000

Active | Listed May 2026

YEAR BUILT

2026 New Construction

LIVING AREA

3,490 SF

BED / BATH

4 BR / 3.5 BA

LOT SIZE

1.03 Acres

\$ / SF

\$322

UTILITIES

Well / Septic

Active asking price establishes the upper-tier benchmark for new construction in Arlington School District.



Diligence Access

The Springs at Beekman is being presented to qualified residential developers and capitalized land buyers. Full diligence materials are available following buyer qualification and execution of a Non-Disclosure Agreement.

01

Execute NDA

Confidential documents and proprietary materials are released only after a signed Non-Disclosure Agreement.

02

Review Diligence

Approved plans, market study, infrastructure documents, environmental materials, and supporting reports are available for qualified review.

03

Schedule Site Review

Qualified purchasers may coordinate site access and follow-up diligence through The Garay Team at SERHANT.



FOR ADDITIONAL INFORMATION

Contact

Jake Garay

Associate Real Estate Broker

EMAIL jakegaray@serhant.com

PHONE 914.772.2603

OFFICE 17 Collegetown Avenue, Poughkeepsie, NY 12603

WEB www.serhant.com

THE GARAY TEAM | **SERHANT.**