



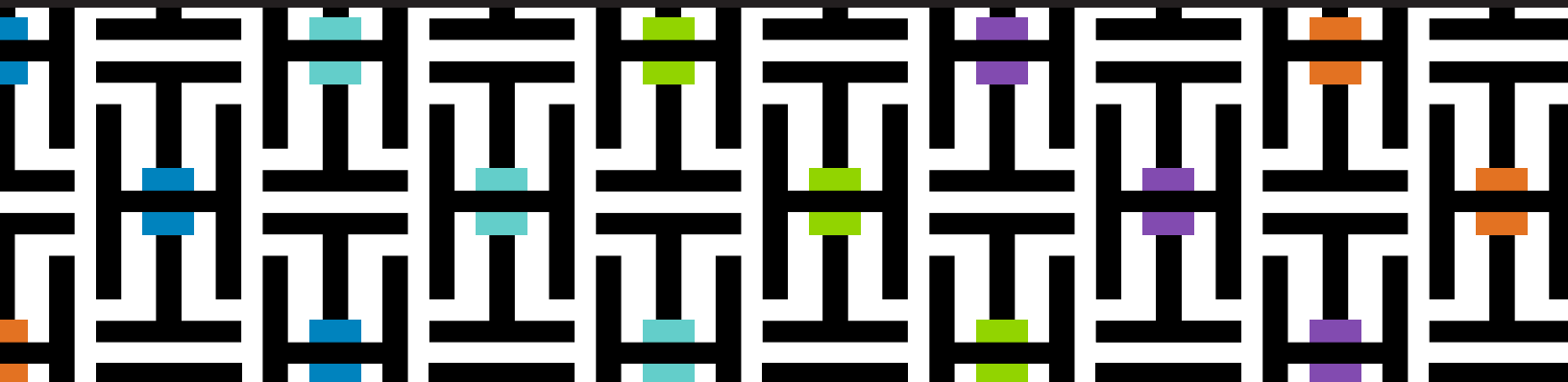
THE HEIGHTS
Community + Opportunity + Sustainability

BRING YOUR BUSINESS TO THE HEIGHTS

Saint Paul's most
ambitious, future-ready development



Saint Paul
PORT AUTHORITY





Equipping and investing in our diverse and thriving community to reach new heights through sustainable living and economic vitality.





THE HEIGHTS

You are invited to bring your business to one of the most exciting and ambitious developments in the Midwest: The Heights.

Located on 112 acres in Saint Paul's Greater East Side neighborhood, The Heights is the largest modern-day investment in the area's history. Developed by the Saint Paul Port Authority and a team of expert partners, this eco-urban redevelopment is transforming the former Hillcrest Golf Course into a community that will reach new heights with up to 1,000 quality homes, one million square feet of light industrial businesses and 20 acres of parks and open green space.

What sets The Heights apart is the intentional integration of sustainability, equity and economic growth. Companies that build here will have the opportunity to:

- Locate in a high-impact, strategically positioned live-work-play community with immediate access to pad-ready industrial sites, innovative infrastructure and strong public investment.
- Hire and house your workforce locally, with access to a diverse talent pool from the surrounding community and new affordable, workforce and market-rate homes.
- Optimize sustainability performance and impact with a carbon-neutral infrastructure that features geothermal energy, rooftop solar and all-electric systems designed to reduce your carbon footprint, lower long-term operating costs and enhance employee health, wellness and retention.

As your potential development partner, the Saint Paul Port Authority is here to support your business with site selection, planning, incentives and customized guidance to ensure a successful investment. We welcome the opportunity to discuss how your company can be part of The Heights and this new standard for sustainable development and economic opportunity in Saint Paul.

Let's build the future, together!



Sincerely,

KRISTINE WILLIAMS

Chief Development Officer

Saint Paul Port Authority (SPPA)



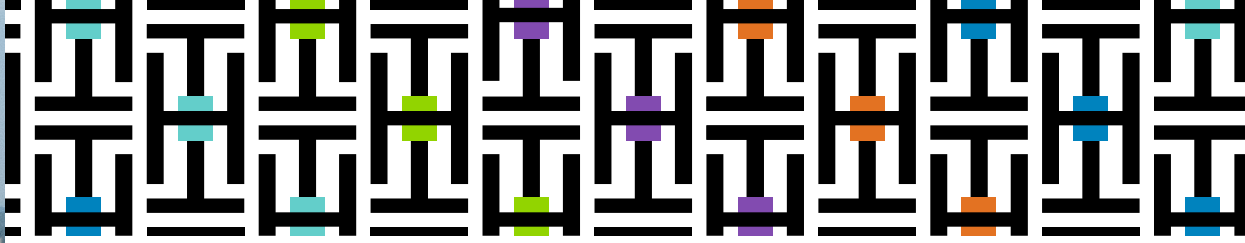
Saint Paul
PORT AUTHORITY





HIGH VISIBILITY, HIGH IMPACT DEVELOPMENT

As the largest industrial development in modern Saint Paul history — and Minnesota's most significant affordable housing investment and sustainable infrastructure — The Heights gives companies the opportunity to align their brand with equity, innovation and environmental leadership.



The Heights: Where Community, Opportunity and Sustainability Meet

Saint Paul's largest light industrial development opportunity in decades

Welcome to The Heights, a first-of-its-kind hub for industry, innovation, sustainability and inclusive growth. Strategically located on Saint Paul's Greater East Side, The Heights is one of just 16 communities worldwide and the second in the US to achieve LEED Platinum certification for community design. With more than 50 acres of pad-ready light industrial land, this transformational site offers businesses the rare opportunity to grow in a community built for the future, prioritizing clean energy, workforce development and long-term operational success. Located just minutes from major highways, transit lines and regional supply chains, The Heights pairs modern infrastructure and public-private support with access to a diverse, expanding residential base.



SCAN TO WATCH The Heights: A Bold, Community-led Vision for Opportunity, Equity and Generational Prosperity on the Greater East Side
tinyurl.com/theheightsvideo



A Growing Business and Innovation Corridor

The Heights marks the emergence of a clean energy, logistics and light industrial corridor, which will offer synergy with nearby employers, workforce training programs and future partners.

AVAILABLE PARCEL	SIZE (ACRES)	PRICE (\$9/SF)	UNIQUE FEATURES
1	2.00	\$800K	Connected to geothermal system; Across from new city park; Access to trails, wetlands, and open space; Stormwater managed through district system
2	5.96	\$2.5M	Connected to geothermal system; Across from new city park; Visibility from McKnight Road; Access to trails, wetlands, and open space; Can be combined with Parcel 3
3	6.04	\$2.25M	Connected to geothermal system; Across from new city park; Access to trails and open space; Can be combined with Parcel 2
4	6.38	\$2.25M	Connected to geothermal system; Access to trails, wetlands, and open space; Adjacent to Xcel Energy's new service center
6	7.00	\$3.75M	Large, flexible footprint; Surrounded by trails, wetlands, and open space; Visibility from McKnight Road; Corner parcel; Adjacent to Xcel Energy's new service center

A Vibrant 112-acre Live-Work-Play Community



INDUSTRIAL PARCELS

1-4,6 Available Parcels

5 Xcel Energy Service Center

GREEN SPACES

1 City Park

MIXED-USE PARCELS

1-3 High-density Housing/Retail

HOUSING

1-2 High-density Housing

3-6 Medium-density Housing





Saint Paul's Greater East Side is a Connected Hub for Industry and Talent Retention

The Heights is just 5 minutes from I-35E, I-94, and Highway 61, offering immediate access to metro and regional corridors while minimizing freight and employee commute times.

With 20 acres of trails, parks, wetlands and scenic buffers, plus thoughtful public art and green design, The Heights offers an exceptional setting to attract and retain top talent.



BUS LINE

BIKE TRAILS

MINUTES TO DOWNTOWN SAINT PAUL



GREATER EAST SAINT PAUL NEIGHBORHOOD DEMOGRAPHICS

Built-in Opportunity for Equity-centered Growth

Businesses at The Heights can align with a neighborhood rooted in cultural richness and community pride, making it ideal for workforce engagement, inclusive hiring and customer-facing operations.



31,104
RESIDENTS



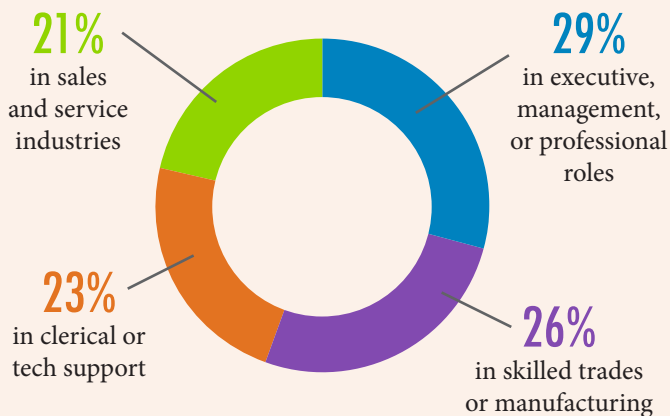
3.25
AVERAGE HOUSEHOLD SIZE



31
MEDIAN AGE

ACCESS TO A DIVERSE, SKILLED AND FUTURE-READY WORKFORCE

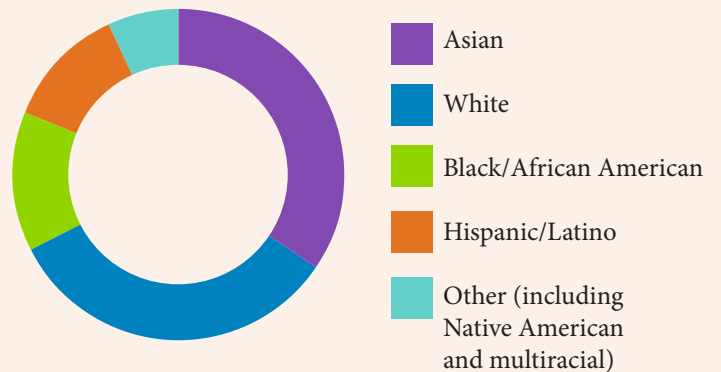
The Heights is located within a community defined by its young, multicultural and multilingual talent pool, many with experience in manufacturing, trades, service and professional sectors.



82% with a high school degree and above

BUILT-IN LOCAL WORKFORCE AND HOUSING

Located in a diverse neighborhood of more than 30,000 residents, The Heights includes 1,000 new homes within walking distance, giving companies access to a broad talent pool and the ability to hire and house locally.



Overall Diversity Score: 91/100, among the most diverse neighborhoods nationally



Why Saint Paul & The Heights Stand Out

A central, skilled and growing hub for light industrial success



Saint Paul Port Authority can assist you in navigating resources.

Saint Paul offers a strong economic foundation for light industrial growth. With its central location, reliable infrastructure and access to a diverse, skilled labor pool, the city is an ideal location for businesses looking to expand production, distribution and operations.

SAINT PAUL ECONOMIC OUTLOOK

Saint Paul's stable, diverse economy supports long-term growth across key sectors like advanced manufacturing, clean energy, healthcare, education and logistics. Some of its major employers include 3M and Ecolab, Securian Financial, Travelers, CHS and more.

A CONNECTED BUSINESS COMMUNITY

Saint Paul's business ecosystem blends global enterprise with local innovation. From Fortune 1000 headquarters to immigrant- and minority-owned small businesses, the city fosters a dynamic environment. Active organizations such as Saint Paul Area Chamber, East Side Area Business Association (ESABA), East Side Neighborhood Development Corporation (ESNDC), BIPOC Business Network and Forge North/MSP Startups provide strong networking, advocacy and visibility for businesses of all sizes.



INCENTIVES & SUPPORT

Businesses at The Heights may qualify for a range of tools and incentives, including: new markets tax credits (NMTC), workforce development and hiring grants and green energy financing (PACE).

PUBLIC-PRIVATE-COMMUNITY BUY-IN

The Heights is a model of eco-urban development, backed by more than \$100 million in coordinated public and private infrastructure investment. From district geothermal energy and stormwater management systems to multimodal transportation connections, each site is designed to be business-ready from day one.

This effort reflects not only innovation in infrastructure, but also the strength of collaboration, bringing together the City of Saint Paul, Ramsey County, Metropolitan Council, Greater MSP, Minnesota DEED, the Greater East Side Community Council and other partners to ensure lasting community impact.



In November 2024, Xcel Energy broke ground on a new, state-of-the-art Service Center at The Heights, marking a major step forward in the national energy company's clean energy leadership and local job creation. Located on a 20-acre site, the facility will open with 375 jobs, with capacity to grow to 500+.

FACILITY HIGHLIGHTS

- 39,000-SF office, shop, warehouse and vehicle storage
- 30,500-SF fleet maintenance building with wash bay and crew rooms
- 350 rooftop employee parking stalls
- 160+ dedicated fleet vehicle spaces + fueling station
- Rooftop solar arrays



SCAN TO LEARN MORE about how Xcel Energy's new Service Center blends clean energy innovation with local job growth

tinyurl.com/theheightsxcel

Sustainability At The Heights...

Created under the guiding principles of community, opportunity and sustainability, The Heights is a national model for eco-urban redevelopment, offering a once-in-a-generation opportunity for forward-thinking businesses to grow in a neighborhood where sustainability is built into every layer. With its integrated clean-energy infrastructure, climate-resilient design standards and public-private partnership model, The Heights is the ideal place for companies to reduce environmental impact, lower utility and operational costs and promote employee health and productivity.



DISTRICT
GEOTHERMAL
SYSTEM



SOLAR ENERGY
INTEGRATION



LEED FOR
COMMUNITIES
PLATINUM



CARBON-
NEUTRALITY



SUSTAINABLE
LANDSCAPING



...Is Good for Your Business

LOWER ENERGY COSTS

Geothermal and solar reduce operating expenses, freeing up capital for growth.

STRONGER PROPERTY & BRAND VALUE

Sustainable buildings attract premium buyers and reflect environmental leadership.

LONG-TERM EFFICIENCY

Durable, low-maintenance systems deliver reliable performance and savings.

EMISSIONS & ESG GOALS

Clean energy supports ESG targets and enhances climate resilience.

FINANCIAL INCENTIVES

Tax credits and energy incentives boost ROI and make upgrades more viable.

ENERGY SECURITY

Solar with battery backup protects operations/productivity during outages.

COMPETITIVE EDGE

Clean energy reduces costs, attracts talent and future-proofs your investment.

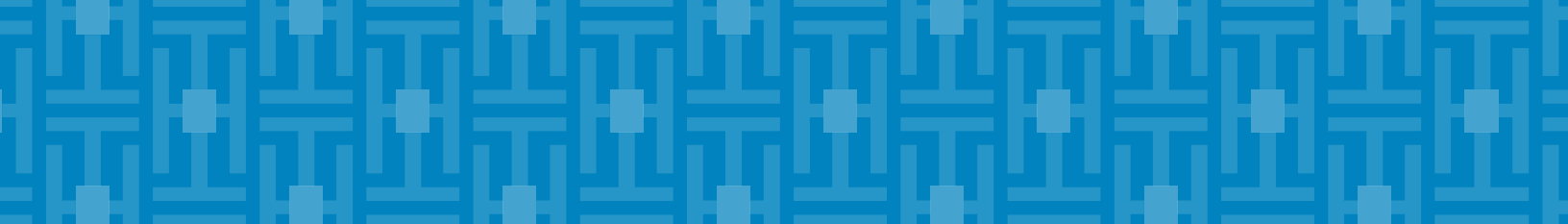


SCAN TO LEARN MORE About how we are reaching new heights in sustainability
tinyurl.com/theheightssustainability



Saint Paul Port Authority is committed to making sustainability accessible and profitable for business. As your partner, we will help guide your organization to achieve your energy performance goals.





SCAN TO LEARN MORE
www.sppa.com



Meet the Economic Engine Behind Saint Paul's Growth

The Saint Paul Port Authority (SPPA) is an economic engine for Saint Paul and the entire state of Minnesota. It redevelops underused land into thriving business centers to bring jobs and tax base to Saint Paul; offers finance tools to help Minnesota companies become more energy efficient and resilient; and manages the Saint Paul Harbor on the Mississippi River, providing jobs and connecting the region to a global marketplace.



THE HEIGHTS TIMELINE From environmental cleanup to infrastructure improvements and vertical development, SPPA carefully planned each phase to realize the community-driven master plan and its development goals.

2019

SPPA acquired the site

JULY 2023

Demolition and soil remediation commences

DEC 2023

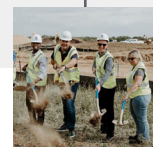
Soil remediation was completed and verified

MAY 2024

Earthwork began

OCT 2024

Habitat for Humanity broke ground on the first phase



How SPPA Supports Development Partners

Advancing community, opportunity and sustainability through innovation and collaboration

The Saint Paul Port Authority actively supports businesses investing and developing at The Heights. We are dedicated to making sustainability both accessible and profitable, while guiding partners through regulatory processes and incentive opportunities.

DEVELOPMENT PLANNING & SITE SUPPORT

We support site selection and alignment with The Heights' carbon-neutral infrastructure while strengthening your proforma to help your business uncover long-term savings and operational efficiencies.

DESIGN & SUSTAINABILITY GUIDANCE

The SPPA team will ensure your project aligns with The Heights' Design Guidelines and sustainability benchmarks while providing guidance in connecting with its energy-efficient systems, pursuing LEED or other certifications, and accessing incentive programs to support both your business's long-term goals and the community vision.

REGULATORY & INCENTIVE NAVIGATION

We will support you through the entitlement and approval process with the City of Saint Paul as well as help you identify local, state and green financing incentive opportunities to help lower upfront development and construction costs.

BRAND & COMMUNITY INTEGRATION


The community is a vital partner at The Heights. We have partnerships with workforce development programs for hiring and training within the growing Greater East Side community. We can also connect you with local artists for site-specific

OCT
2024

Broke ground on the district geothermal energy system



NOV
2024

 Xcel Energy Service Center breaks ground



AUG
2025

Achieved LEED for Communities Platinum certification



Q2
2026

Infrastructure and site preparation are expected to conclude

2030

Development expected to be complete





THE HEIGHTS

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