

# DEVELOPING STORIES

APRIL 2026



**The ultimate guide to commercial and residential development projects about to launch across the Upper Midwest**

# DEVELOPING STORIES

APRIL 2026

The only monthly compilation of Minnesota development-stage real estate project news

©2026, Deadline USA LLC. No reproduction or dissemination of this publication is permitted without permission.

All images contained in this publication are aggregated from freely available public documents.

Editor: Don Jacobson

Published monthly by:

Deadline USA LLC

198 6th St. E., #601

St. Paul, MN 55101

Website: [www.developingstoriesmn.com](http://www.developingstoriesmn.com)

Email: [developingstoriesmn@gmail.com](mailto:developingstoriesmn@gmail.com)

Phone: 612-479-3989

Subscriptions: \$399/year

# DEVELOPING STORIES

# WHAT WE COVER

- Afton
- Albertville
- Anoka
- Apple Valley
- Arden Hills
- Bemidji
- Blaine
- Bloomington
- Brooklyn Center
- Brooklyn Park
- Buffalo
- Burnsville
- Cambridge
- Champlin
- Chanhassen
- Chaska
- Circle Pines
- Columbia Heights
- Coon Rapids
- Cottage Grove
- Crystal
- Dayton
- Delano
- Duluth
- Eagan
- Eden Prairie
- Edina
- Elk River
- Fargo
- Farmington
- Forest Lake
- Fridley
- Golden Valley
- Greenwood
- Hastings
- Hennepin County Housing & Re-development Authority
- Hopkins
- Hugo
- Inver Grove Heights
- Lake Elmo
- Lakeville
- Lexington
- Lino Lakes
- Long Lake
- Mahtomedi
- Mankato
- Maple Grove
- Maplewood
- Mendota Heights
- Metropolitan Council
- Minnesota State Colleges
- Minnetonka
- Monticello
- Moorhead
- Mound
- New Brighton
- New Hope
- Newport
- North Branch
- North St. Paul
- Oakdale
- Orono
- Osseo
- Otsego
- Plymouth
- Princeton
- Prior Lake
- Ramsey County Housing & Redevelopment Authority
- Richfield
- Robbinsdale
- Rochester
- Rogers
- Rosemount
- Roseville
- St. Cloud
- St. Louis Park
- St. Michael
- St. Paul
- Savage
- Scott County Planning Commission
- Shakopee
- Shoreview
- Shorewood
- South St. Paul
- Spring Lake Park
- Stillwater
- Tonka May
- University of Minnesota
- Vadnais Heights
- Victoria
- Waconia
- Wayzata
- West St. Paul
- White Bear Lake
- Woodbury

# GREEN HAVEN VILLAS

# ANOKA

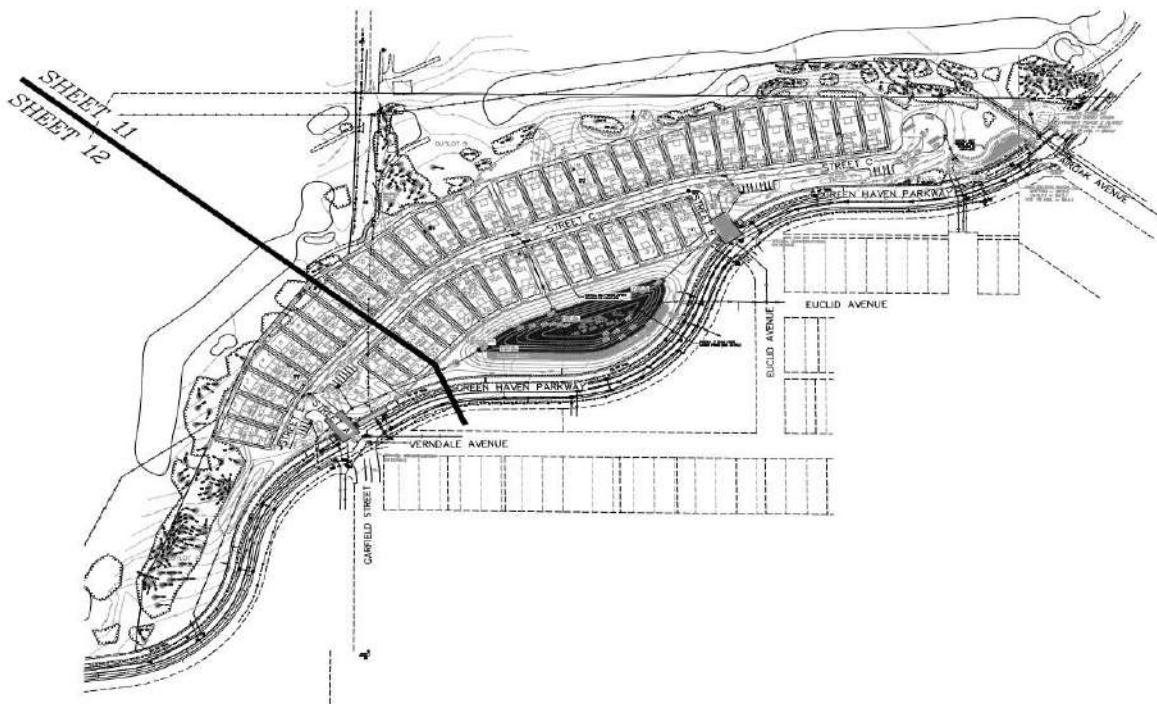
***M/I Homes of Minneapolis/St. Paul LLC***

***800 Green Haven Pkwy., Anoka***

M/I Homes submitted a preliminary plat for a development to be called Green Haven Villas on a site adjacent to Anoka’s Green Haven Golf Course. In September 2025, M/I Homes entered into a purchase agreement with the city of Anoka to purchase city-owned property that was part of the Greens of Anoka Master Development Plan adopted in 2012. The proposed development consists of 46 association-maintained, single-level living villa homes designed for empty nesters, golf course enthusiasts, and families. M/I worked closely with the golf course team to produce a home layout that avoids interference with golf course activities as much as possible. The total site area is 17.45 acres with 46 proposed homes, which results in a density of 2.64 units per acre. The minimum lots size is 6,042 square feet while the minimum lot width is 50 feet.

*Project contact: John Rask, M/I Homes, 763-586-7202*

*Timeline: Unspecified*



# MILLER BUILDING @ ANOKA-METRO REGIONAL TREATMENT CENTER

ANOKA

***Minnesota Department of Human Services/Knutson Construction/BWBR Architecture***

***3301 N. 7th Ave., Anoka***

Anoka-Metro Regional Treatment Center in Anoka is the largest state-run psychiatric hospital in Minnesota. The facility is operated by the Minnesota Department of Human Services and provides high-security inpatient psychiatric care for adults with severe and persistent mental illness. AMRTC's mission is to serve patients who require an elevated level of security and specialized clinical expertise that community hospitals are typically unable to provide, including individuals who have been civilly committed by court order as well as those involved in criminal proceedings. The \$55 million project proposes the demolition of the existing Miller Building, originally constructed in the 1950s, and the construction of a new one-story, 65,500-square-foot, 50-bed secured inpatient behavioral health treatment facility. It will serve as an expansion of the existing AMRTC Main Building and will operate continuously, occupied by mental health and substance use disorder treatment programs to provide care exclusively to adult patients who have been court-mandated to receive inpatient psychiatric treatment.

*Project contact: Greg Ewig, Director, Real Estate and Construction Services, Minnesota Department of Human Services, 651-201-2566*

*Timeline: Unspecified*



# SUPERIOR MOLECULAR CANNABIS FACILITY

## BLAINE

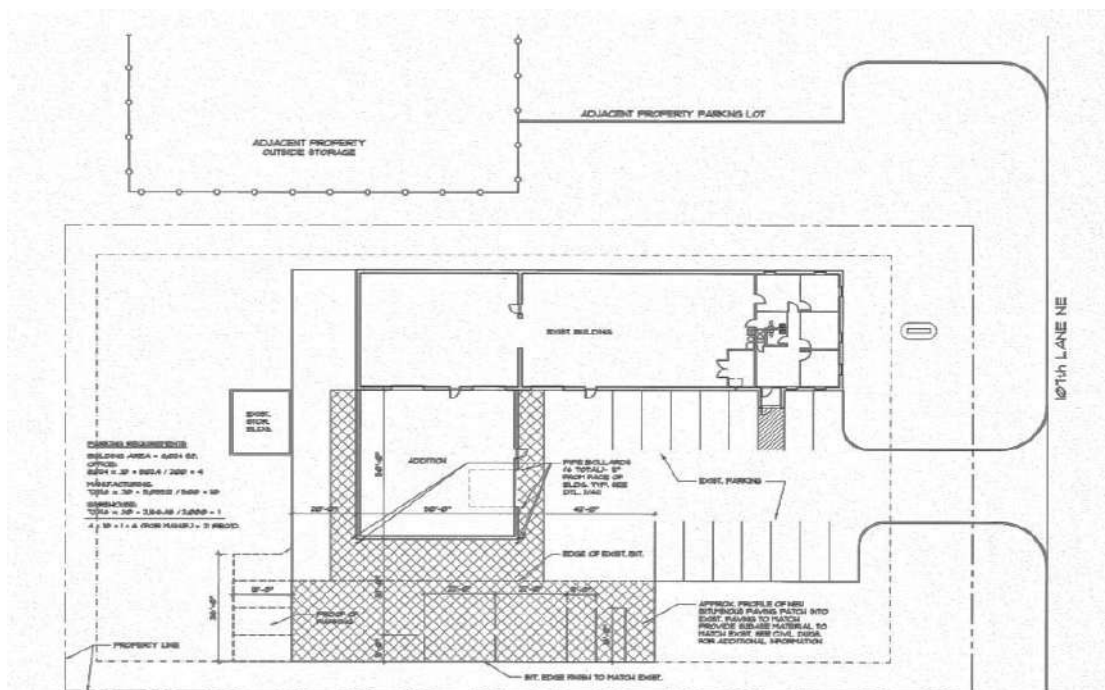
**Superior Molecular Inc./Rosa Architectural Group/Classic Construction**

**2161 107th Lane N.E., Blaine**

Superior Molecular Inc. sought approvals to operate a cannabis manufacturing facility in an existing industrial building in Blaine. Superior Molecular formulates, blends, and packages lower potency hemp-derived products, including emulsions, beverages, and gummies for wholesale distribution to licensed businesses across Minnesota. Since 2019, the company has manufactured these products under Minnesota’s hemp program and now seeks to transition to the adult-use market. The facility will be located within the 8,500-square-foot former Aggressive Engineering building on 107th Lane Northeast in an industrial district of the city. The building was constructed in two phases (1985 and 2014) and includes office, research, production, and warehouse with adequate loading, ventilation, and electrical capacity. It is designed for clean, controlled manufacturing environments.

*Project contact: Curt Strandlund, Classic Construction, 763-434-8870*

*Timeline: Unspecified*



# NINJAS UNITED

# BROOKLYN PARK

## ***Ninjas United LLC/Framework Architects***

### ***8400 Wyoming Lane N., Brooklyn Park***

Maple Grove-based Ninjas United filed plans to operate an indoor recreational fitness facility at an existing commercial warehouse building in Brooklyn Park’s 169 North Business Center. The company is a “community-focused organization specializing in ‘American Ninja Warrior’-style training” for youngsters and adults. Ninjas United provides structured classes, competitive team training, and open gym sessions in a facility “designed to foster physical health, confidence, and discipline through movement.” The southernmost tenant space at the 145,800-square-foot building is the proposed location for the facility; it was previously occupied by UPS. The space (Suite 400) will be divided into two suites of which one will be Ninjas United and the other will be occupied by another company.

*Project contact: Chris and Jen Voigt, Ninjas United LLC, 763-575-8188*

*Timeline: Unspecified*



# CHENEY PROPERTY CONCEPT PLAN

## BUFFALO

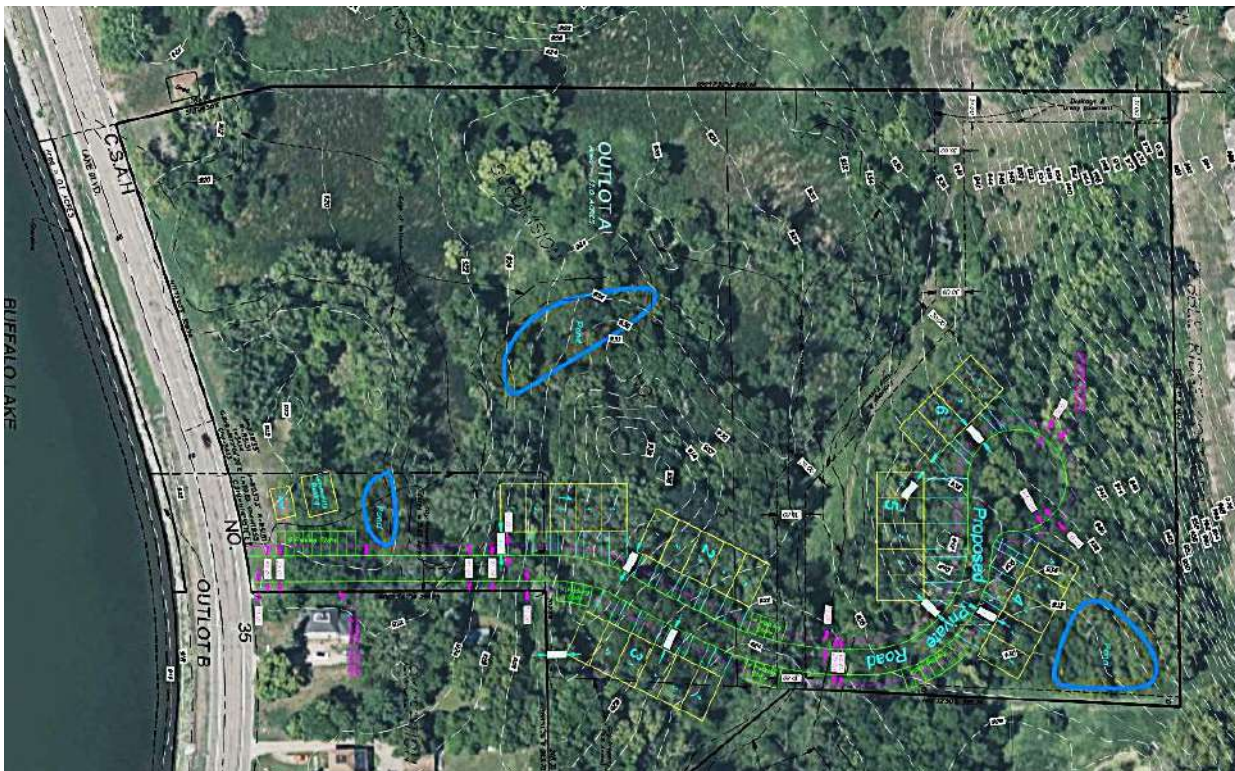
### ***Buffalo Lakes Apartments LLC/Otto Associates***

### ***N. of County Rd. 35 (Lake Blvd.), W. of Buffalo Municipal Utilities Campus, Buffalo***

Landowners Joe and Steven Cheney submitted concept plans for a new townhouse development along the north shore of Buffalo Lake in Buffalo. The site is west of the city's municipal utilities campus. The concept shows 30 townhouse units on approximately 14 acres of land. It consists of a privately owned 12-acre parcel, a city-owned 1-acre parcel along Lake Boulevard, and another 1-acre portion of the utilities campus. The site is currently zoned for multifamily and has previously been the subject of apartment development scenarios, none of which have been completed.

*Project contact: Steven Cheney, Buffalo Lakes Apartments LLC, 1886 Berkshire Lane N., Plymouth, MN, 55441-3723*

*Timeline: Undetermined*



# CANNABIS CONNOISSEUR

# BURNSVILLE

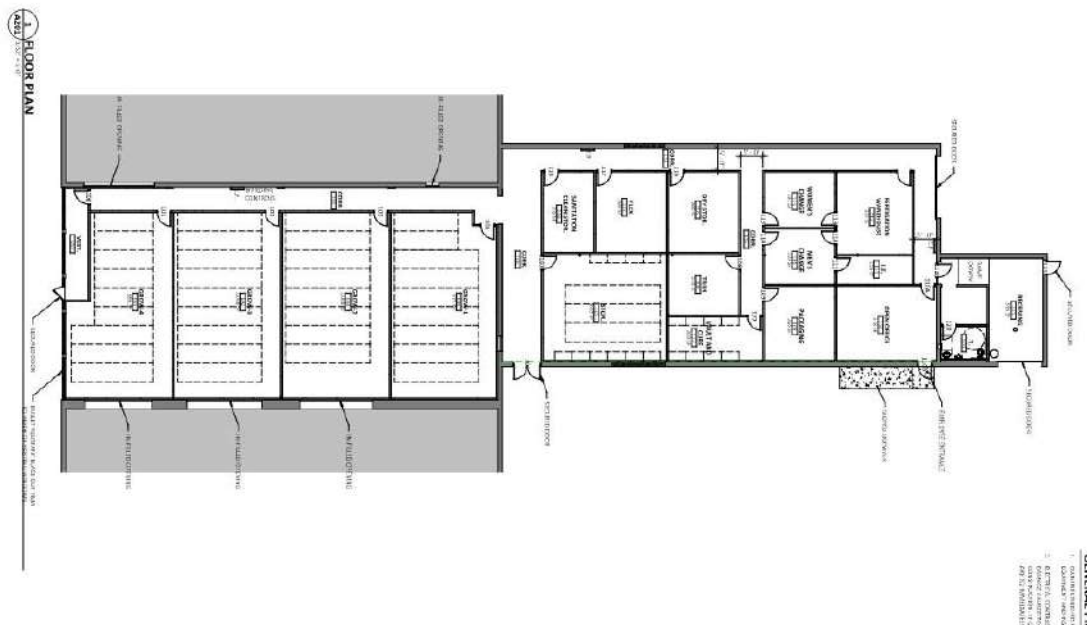
**Cannabis Connoisseur Company LLC/Mohagen Hansen Architects**

**3200 Hwy. 13, Burnsville**

An LLC registered to a Nicholas Hussein of Woodbury sought approvals to operate a cannabis microbusiness at 3200 Highway 13 West in Burnsville. The company seeks to cultivate and manufacture cannabis without a retail sales component at the location, which is a 9,800-square-foot tenant space directly west of the recently approved Chillwater Cannabis Shop. The business will conduct cannabis cultivation, drying, trimming, curing, storing and packaging within the space. Most proposed improvements will occur within the building, with limited exterior alterations. Exterior modifications include adding a rear employee entrance, removing and sealing the existing east and west overhead doors, adding three to four parking stalls and replacing existing exterior doors with more secure doors.

*Project contact: Nicholas Hussein, Cannabis Connoisseur Company LLC, 5223 Century Ave S., Woodbury, MN 55129-9708*

*Timeline: Unspecified*



# KWIK TRIP

# BURNSVILLE

***Kwik Trip Inc./Vantage Architects***

***3401-3433 Hwy.13 E., Burnsville***

Kwik Trip Inc. is proposing the construction of a new 9,175-square-foot convenience store with a 20-position fueling canopy on a redevelopment site along Hwy. 13 in Burnsville. The 3-acre parcel is the former home of Mr. B's Car Wash and Riverview Shopping Center. Also in the plans is a standalone, single-bay, 1,775-square-foot carwash building. This site will gain access from a right-in, right-out only on Hwy. 13, as well as a full access movement from Diffley Road. The convenience store would be Kwik Trip's latest "Generation Three" prototype, which includes fresh produce, bakery and dairy products, hot and cold food and beverages, fresh meat and grocery items, tobacco products, lottery sales, general convenience merchandise, and alcohol, operating 24 hours per day.

*Project contact: Steven Lowe. Kwik Trip, 608-793-5954*

*Timeline: Unspecified*



# HIGHPOINT VISTAS 2<sup>ND</sup> ADDITION

## CHASKA

***Forestar Real Estate Group/ISG Engineering***

***E. of U.S. Hwy. 212, N. County Rd. 61 (Chaska Blvd.), Chaska***

Forestar Real Estate Group in March submitted a final plat for the second and final phase of its Highpoint Vistas single-family residential project in Chaska. The 2<sup>nd</sup> Addition final plat consists of the remaining 106 single-family lots of Highpoint Vistas, as well as five outlots, on approximately 45 acres bordered to the west by U.S. Hwy. 212. The 1st addition, showing 56 lots, was approved by the city in March 2025. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the north of County Road 44/Big Woods Boulevard and Rivertown Heights neighborhood to the north of this site off of the future Savanna Way connection.

*Project contact: Alex Berlick, Forestar Real Estate Group, 651-627-4482*

*Timeline: Unspecified*



# NEW LIFE EVANGELICAL FREE CHURCH ADDITION

COTTAGE GROVE

***New Life Evangelical Free Church/Station 19 Architects***

***11245 Point Douglas Drive S., Cottage Grove***

The New Life Evangelical Free Church in Cottage Grove submitted plans to construct an addition to its 1981-built church structure. The project consists of a 5,814-square-foot addition to an existing church building. The intention of the project is to provide a lobby, restrooms and five classrooms to be used for children's religious education. The existing building includes seating for 299 at the main worship / assembly hall, restrooms, administrative rooms and seven classrooms used for adult religious education. The project includes site grading as required for the new addition and a new well and septic system. The exterior of the addition will be a mix of stucco, engineered wood siding, aluminum storefront/windows, manufactured stone and thin brick.

*Project contact: Daniel Torgerson, Station 19 Architects, 612-623-1800*

*Timeline: Unspecified*



# PANERA BREAD

# COTTAGE GROVE

**CA Commercial Development/Kimley-Horn & Associates**

**7162 East Point Douglas Rd., Cottage Grove**

Cincinnati-based CA Commercial, developer of Panera Bread restaurants across the United States, sought permission to construct a new eatery on a redevelopment site in Cottage Grove. The site, located on the corner of East Point Douglas Road, west of Hy-Vee and north of Las Margaritas and Arby’s, now holds a shuttered former SuperAmerica/Speedway service station. CA is proposing to remove the it and construct a 2,600-square-foot Panera building with indoor and outdoor seating and a drive-through lane/window. The city is reconstructing 80th Street from Highway 61 to Ideal Avenue as well as East Point Douglas Road south of 80th Street to the intersection of East Point Douglas Road in 2026, which will likely occur at the same time as the construction of the Panera site.

*Project contact: Leonard Carlson, CA Associates, 513-757-1409*

*Timeline: Unspecified*



# RAVARA TRAILS

# COTTAGE GROVE

## ***Twin Cities Land Development***

### ***E. of Keats Ave. (County Rd. 19), N. of 77th St., Cottage Grove***

Twin Cities Land Development filed plans for a major new residential development in Cottage Grove entitled Ravara Trails. The subdivision consists of 575 residential lots including 306 townhome lots and 269 single-family lots on 248 acres located east of Keats Avenue, north of 77th Street and south of 70th Street within the city's East Ravine Master Plan area. The 575 total housing units would be constructed on 128 developable acres, yielding a net density of 4.5 units per acre. TCLD has proposed 192 urban townhome lots (garage in rear), 114 suburban townhome lots (garage at front), 105 villa single-family lots (40 feet wide), and 164 65-foot-wide single-family lots. The townhomes will be attached in groups of three, four, five, and six units. The preliminary plat also includes 21 outlots throughout the development that are proposed to be owned by various entities in the long term, such as HOAs and the city.

*Project contact: Tracey Rust, Twin Cities Land Development, 952-221-2566*

*Timeline: Unspecified*



# TALCOTT GLEN

# COTTAGE GROVE

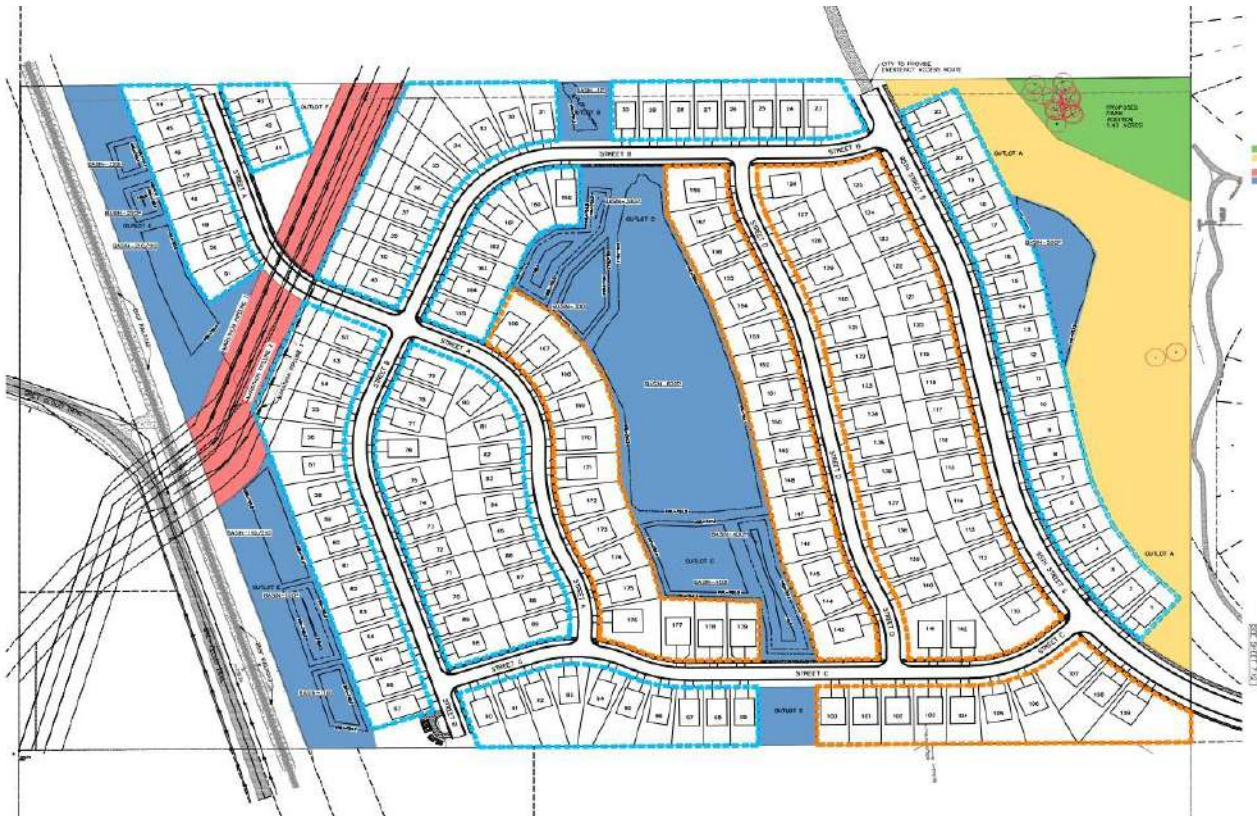
## **Lennar Homes**

### ***W. of the Summer's Landing Development, E. of BNSF Railway, Cottage Grove***

Lennar sought approval of a preliminary plat for Talcott Glen, a proposed single-family housing development of 177 lots on 69.5 acres of land in Cottage Grove. The parcel is primarily used as tilled cropland; a BNSF Railway line runs along the western edge of the property while the southern property boundary borders Bailey's Nursery. Lennar is proposing a combination of 50-foot lots and 65-foot lots with a net density of approximately 2.95 units per net acre. The proposed access to Talcott Glen is from an extension of 95th Street, which currently ends at Mississippi Dunes Boulevard.

*Project contact: Josh Metzger, Lennar, 612-360-9881*

*Timeline: Undetermined*



# MCHATTIE LANDING

## COTTAGE GROVE

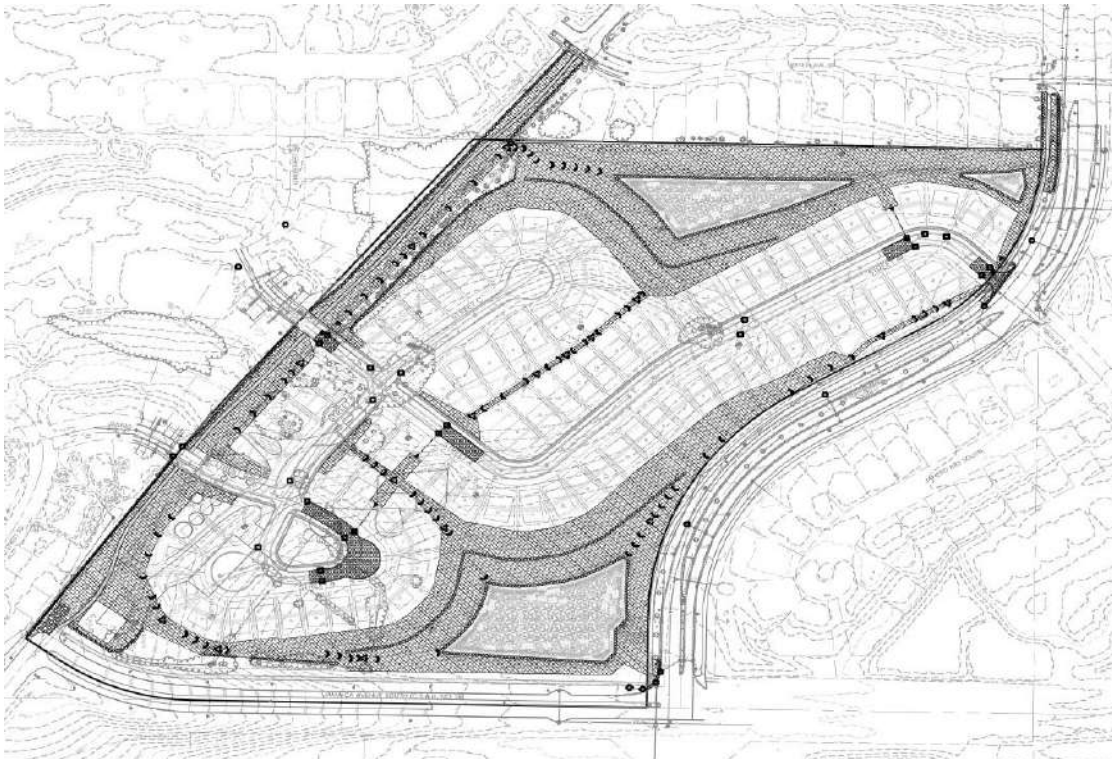
### ***M/I Homes of Minneapolis-St. Paul***

### ***9119-9165 Military Rd., Cottage Grove***

M/I Homes of Minneapolis/St. Paul sought approval of a preliminary plat and Planned Unit Development (PUD) in Cottage Grove for a project to be known as McHattie Landing. The property, located along Military Road, would be developed into 85 single-family homes on approximately 36.35 acres. The same was proposed by Manley Development for 80 single-family homes in 2021, but that project did not move forward. The new proposed plat calls for homes on mostly 52-foot and 62-foot-wide lots; they will consist primarily of walkout and lookout designs, with some rambler designs as well. Road connections from Jarvis and Janero Avenues to the north will be established and converge within the proposed development before connecting to Ravine Parkway in the southeast corner of the property.

*Project contact: Jason Biederwolf, M/I Homes, 763-586-7283*

*Timeline: Unspecified*



# GRACO HEADQUARTERS BUILDING

## DAYTON

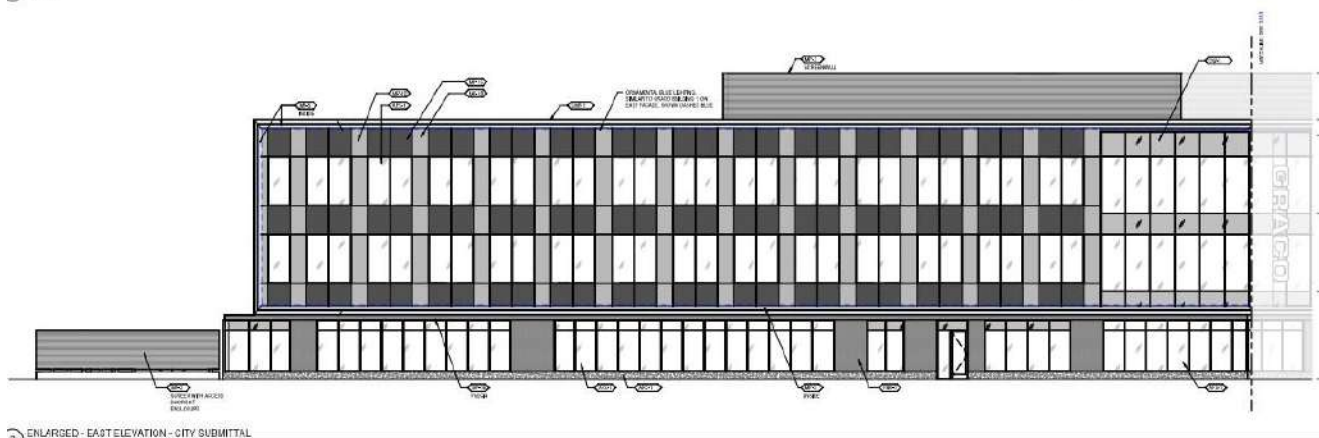
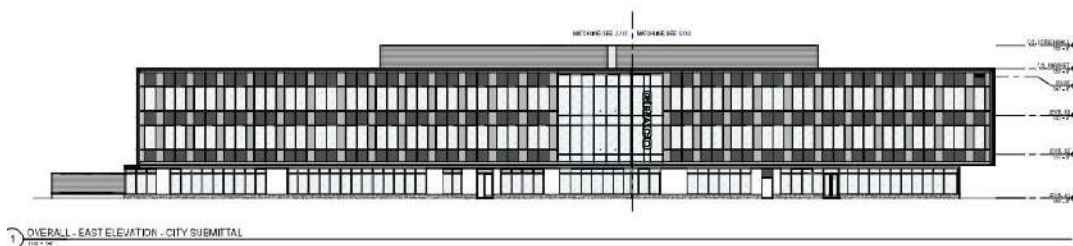
**Graco Minnesota Inc./HGA Architects**

**Outlot C, French Lake Industrial Center Five, Dayton**

Four months after presenting concept plans for the project, Graco Inc. in March sought final approvals for a planned new global headquarters building at its Patrick J. McHale Campus in Dayton's French Lake Industrial Center. The proposed office building is three stories high and approximately 96,000 total gross square feet with a 31,700-square-foot footprint. The massing is simple and legible: a two-story off-white metal and glass volume set above a darker one-story brick and glass base, reducing perceived scale while creating a durable ground level and lighter upper expression. The building is oriented to capture views of French Lake to the east and present a welcoming public face, with parking located to the west so primary views toward the building emphasize architecture and occupied spaces rather than vehicles.

*Project contact: Kirsten Mussman, Facility Services Manager, Graco Inc., 612-623-6000*

*Timeline: Undetermined*



# SUNDANCE GREENS 12<sup>TH</sup> ADDITION

DAYTON

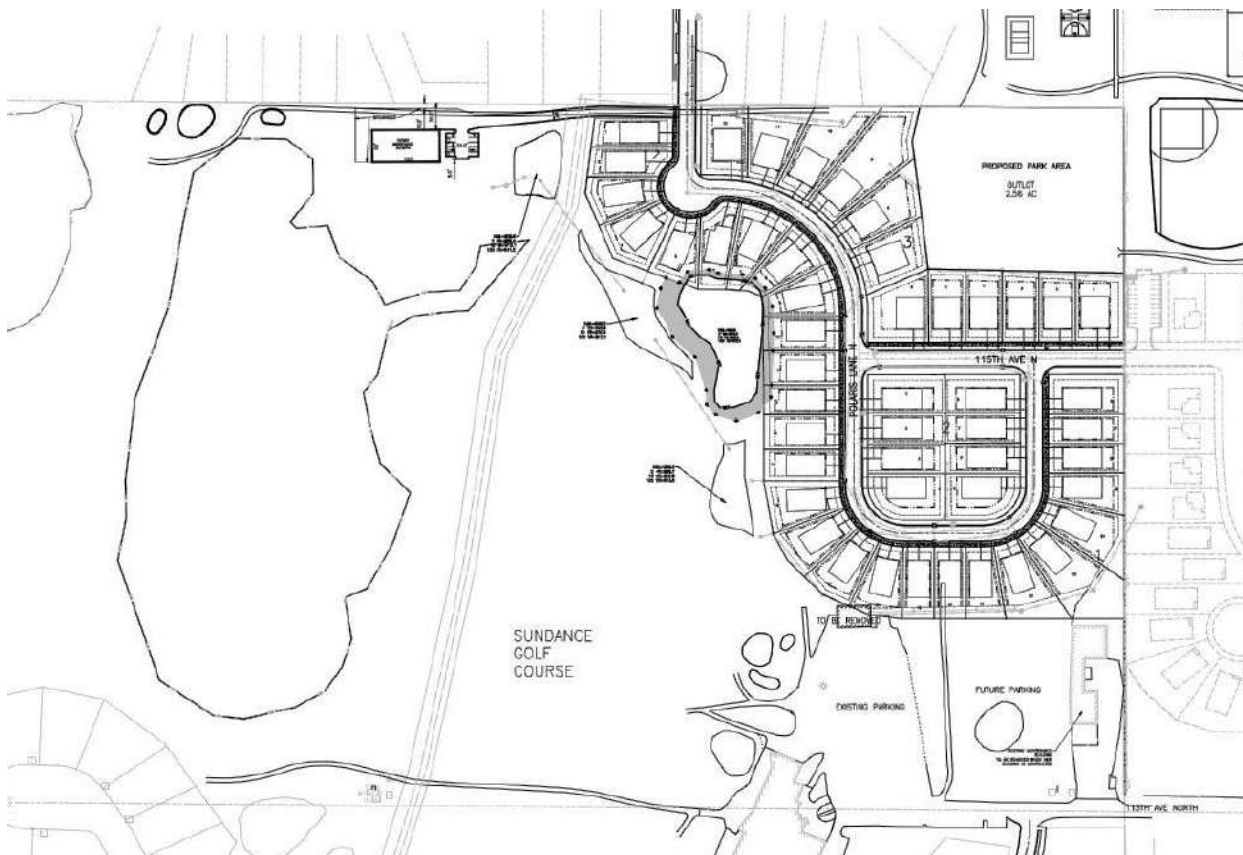
**Sundance Woods LLC**

**14800 113th Ave. N., Dayton**

Developer Tom Dehn submitted a final plat for Sundance Greens 12<sup>th</sup> Addition, representing the final portion of his “DCM Farms” project to redevelop parts of Dayton’s Sundance Golf Club into single-family residential. Originally there were 56 lots planned for the acreage, but the final plat now shows only 48 lots. Dehn says the reductions are necessary to provide more parking for the remaining 9-hole golf course due to a rebound in the golf industry since 2018, as well improved customer traffic for the nearby sports bar and bowling businesses.

*Project contact: Tom Dehn, Sundance Woods LLC, 612-328-2215*

*Timeline: Unspecified*



# DUBAY LAKE PRESERVE CONCEPT PLANS

DAYTON

## ***Sundance Woods LLC***

### ***N. of 117th Ave. bet. Fernbrook Lane & Dubai Lake, Dayton***

Sundance Woods LLC is proposing a pair of concept plans for a major new single-family residential development dubbed Dubai Lake Preserve, slated for a 257-acre area of Dayton. The area includes the Dehn and Lee properties, as well as parts of the adjacent Bartusiak, Young and Connexus properties. One of the concepts envisions 453 homes, the other foresees 478 homes. Each concept calls for a mix of rowhomes, traditional lots ranging in width from 50' to 80', as well as 28 shoreland lots. Two access points are proposed onto 117th Avenue. The site is just east of a 9-acre parcel purchased by the city of Dayton in 2024 for a planned Civic Campus which would include a replacement for Fire Station 2 and/or a municipal park.

*Project contact: Tom Dehn, Sundance Woods LLC, 612-328-2215*

*Timeline: Unspecified*





# ORCHARDS OF MORGAN PARK

# DULUTH

## ***Housing and Redevelopment Authority of Duluth***

### ***W. of 88th Ave. W., N. of Falcon St., Duluth***

The city of Duluth Housing and Redevelopment Authority submitted plans to construct The Orchards of Morgan Park, a single-family residential project to be completed on tax-forfeited land in West Duluth. The project will involve the construction of 12 affordable single-family homes with each to be sold to an income-qualified household earning less than 115% of Area Median Income. The city in March created a new Tax Increment Financing district to facilitate the effort.

*Project contact: Jill Keppers, Executive Director, Duluth HRA, 218-529-6300*

*Timeline: Unspecified*



# PROJECT ALPHA

# EAGAN

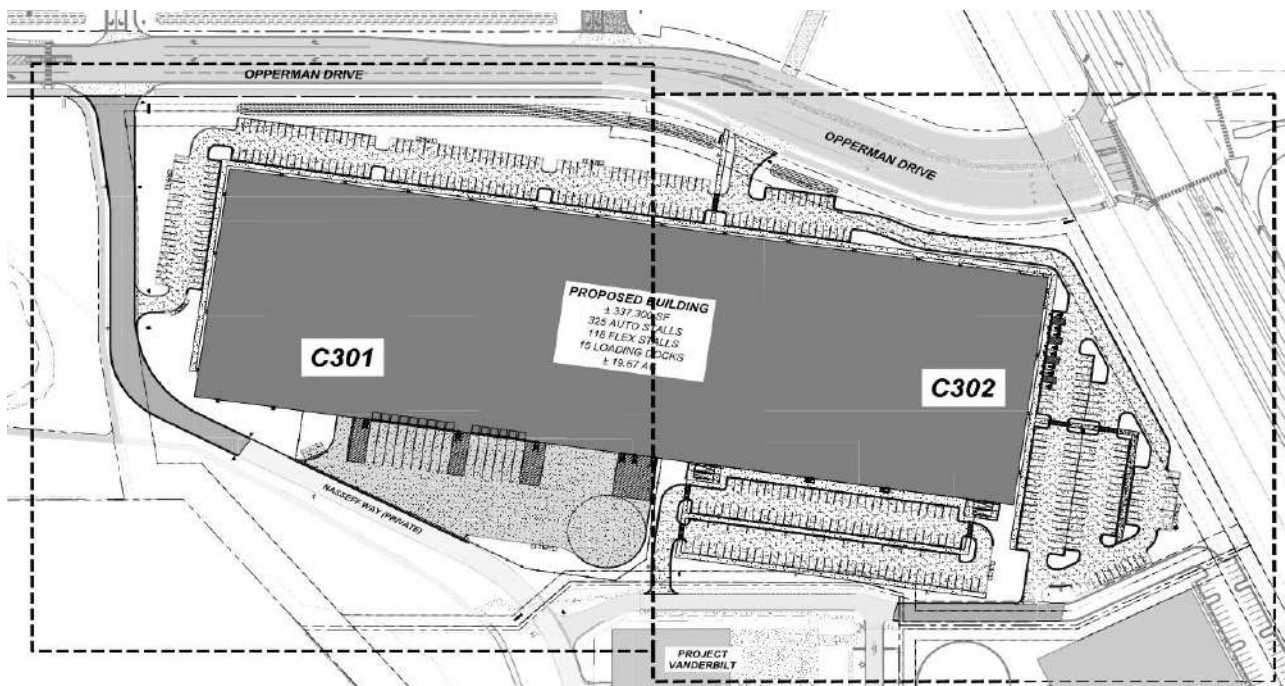
## **Ryan Companies**

### **SW corner, Opperman Dr. & and Hwy. 149, Eagan**

Ryan Companies unveiled plans for “Project Alpha,” a proposed 337,000-square-foot industrial building to be constructed for an unnamed user in Outlot A of the Thomson Reuters campus redevelopment area in Eagan. The outlot is located south of the proposed Opperman Drive and north of the “Project Vanderbilt” building. The user is described as a direct-to-consumer delivery company processing consumer goods and/or grocery items. The building’s southwest loading area is designed for standard loading trucks containing 15 loading spaces; the southeast loading area is for flex loading stalls containing 118 spaces. The structure will have 32-foot clear heights. It is anticipated Project Alpha will employ approximately 200 people working 24-hour shifts each day ranging from 30-60 employees, with the employee count to grow as the user establishes in the local market.

*Project contact: Peter Fitzgerald, Vice President of Real Estate Development, Ryan Companies, 612-492-4822*

*Timeline: Unspecified*



# 1360 LONE OAK ROAD APARTMENTS CONCEPT PLAN

EAGAN

## **Katz Builders LLC**

### **1360 Lone Oak Rd., Eagan**

Fargo-based Katz Builders submitted concept plans for a three story, 100-unit apartment building at 1360 Lone Oak Road in Eagan. This property is unplatted and contains a single-family home constructed in 1872. A barn is located east of the home. The apartment plans shows 80 surface parking stalls and 100 underground parking stalls at the site on the shores of Lemay Lake. The building is shown at the 50-foot setback from the lake, flanking the shoreline. An outdoor deck on the main level is depicted between the building and the lake. For the project to proceed, Katz would need to change the land use designation of the site from from LD, Low Density, to HD, High Density – it is surrounded by existing single-family neighborhoods.

*Project contact: Matt Katenmaier, Katz Builders, 512-301-6000*

*Timeline: Undetermined*



# MAYO CLINIC EMERGENCY DEPARTMENT EXPANSION

## EAU CLAIRE

***Mayo Clinic Health System/Wendel Architecture/Ayres Associates/Boldt Construction***

***1400 Bellinger St., Eau Claire***

Mayo Clinic Health System sought approvals for a major expansion of the emergency department at its Eau Claire regional hospital and clinic. The provider says the emergency department expansion will add much needed capacity to the existing patient care area. The intent is to relieve patient congestion and expand space availability. The building addition will be located at the northeast end of the existing emergency department and will be an approximate 10,000-square-foot footprint. Plans include a lower level, first and second floors. The structure will include the capacity for future vertical expansion to five stories above grade, as is the existing facility. Shell space inside the proposed building addition will allow for scalable growth in the emergency department and provide enough flexible area to be adaptable for future needs.

*Project contact: Brian Lambert, Ayres Associates, 715-831-7639*

*Timeline: Spring 2026 construction start; February 2027 opening*



# CHESTNUT DRIVE TOWNHOMES

EDEN PRAIRIE

**Red Tail Multifamily Land Development LLC/Murow Development Consultants/Kaas-Wilson Architects**

***N. of Chestnut Dr., W. of Carmody Dr., Eden Prairie***

Irvine, Calif.-based Red Tail Development submitted plans for the Chestnut Drive Townhomes, located south of Purgatory Creek Park in Eden Prairie. The plans call for 53 rental townhome units on the combined 5.72 acres. Some 28 of the units are located north of Chestnut Drive and 25 units are shown south of Chestnut Drive. The site plan features a combination of 1- and 3-bedroom townhomes. There are two single-level units designed to be ADA accessible, 29 two-story townhomes, and 16 three-story townhomes. The northern lot contains 1- and 2-story townhomes, and the southern lot contains 2- and 3-story townhomes. Each unit will have a two-car garage and a driveway.

*Project contact: Tyler White, Red Tail Multifamily Land Development, 949-299-0847*

*Timeline: Unspecified*



# SAWYER GLEN

# FARMINGTON

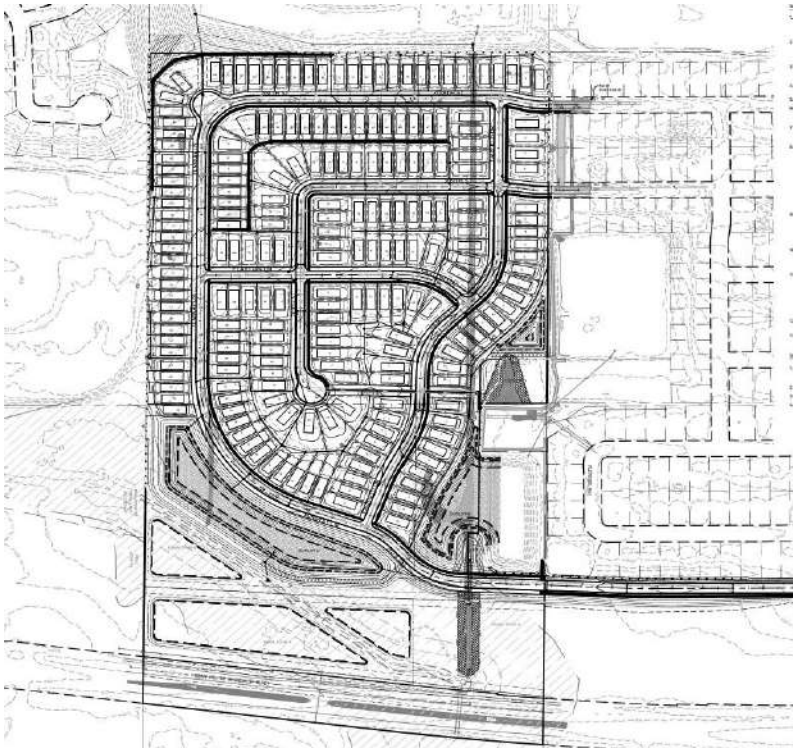
## ***Lennar Homes***

### ***NW corner, County Rd. 50 & Flagstaff Ave., Farmington***

Lennar in March filed a preliminary plat for Sawyer Glen, a proposed single-family residential subdivision to be located directly south of Farmington High School. The plat shows 215 single-family lots spread over 73.2 acres with a gross density of 2.94 dwelling units per acre and a net density of 4.6 dwelling units per acre. The property is currently zoned A-1 (agriculture). The minimum lot width is 42 feet, while the lot sizes range from 5,670 square feet up to 23,560 square feet; the average lot size is 7,237 square feet. Access to this development is proposed from the extension of both 208th and 209th Streets West from the Whispering Fields development, located to the east, along with the extension of 211th Street West along the southern border of Regetta Fields.

*Project contact: Steve Troskey, Lennar Homes, 612-590-0531*

*Timeline: Unspecified*



# ROYAL CREDIT UNION

# HUDSON

**Royal Credit Union/Market & Johnson/BC Architecture**

**1670 Crest View Dr., Hudson**

Royal Credit Union has submitted concept development plans for a new bank with drive-thru to be located at 1670 Crest View Drive in Hudson. The property is generally located north of the Festival Foods site in the city. The building would be 3,692 square feet in size with 25 on-site parking stalls and 12 off-site parking stalls available during peak business hours. The site is accessed by a 24-foot driveway in the Festival Foods parking lot. Exterior materials include stone, brick, and metal composite material panels. A 40-ft by 27-ft drive-thru canopy will accommodate three drive-up lanes and one ATM lane. The current Royal Credit Union Hudson branch at 2501 Hanley Road serves approximately 200 visitors per business day with an estimated 60% of transactions occurring through the drive-through.

*Project contact: Brian Allande, Facilities Manager, Royal Credit Union, 715-833-8247*

*Timeline: Unspecified*



# ST. CROIX AUTOMOTIVE

# HUDSON

## ***St. Croix Automotive/Studio EA/Derrick Building Solutions***

### ***SE corner, O'Neil Rd. & Hanley Rd., Hudson***

St. Croix Automotive is proposing to build a full-service vehicle maintenance facility offering tire repair, oil changes, and a range of routine automotive services in Hudson. The site occupies a prominent location at the southeast corner of O'Neil Road and Hanley Road, just north of the St. Croix Business Park. The building will encompass approximately 22,300 square feet, including 4,300 square feet dedicated to office and customer-facing functions and 18,000 square feet for vehicle service operations. The office area will include private offices, a showroom, a customer lounge, a break room, and separate restrooms for employees and customers. Within the service area, there will be 22 vehicle bays with lifts, a tire-mounting zone, and storage for new tires and motor oil. The office portion of the building will stand 17 feet tall and feature charcoal gray ribbed metal panels paired with white stucco-textured metal panels, complemented by wood-look metal siding and charcoal gray brick accents.

*Project contact: Mark Johnson, Derrick Companies, 715-246-2320*

*Timeline: Unspecified*



# INVER GROVE TOYOTA REDEVELOPMENT

## INVER GROVE HEIGHTS

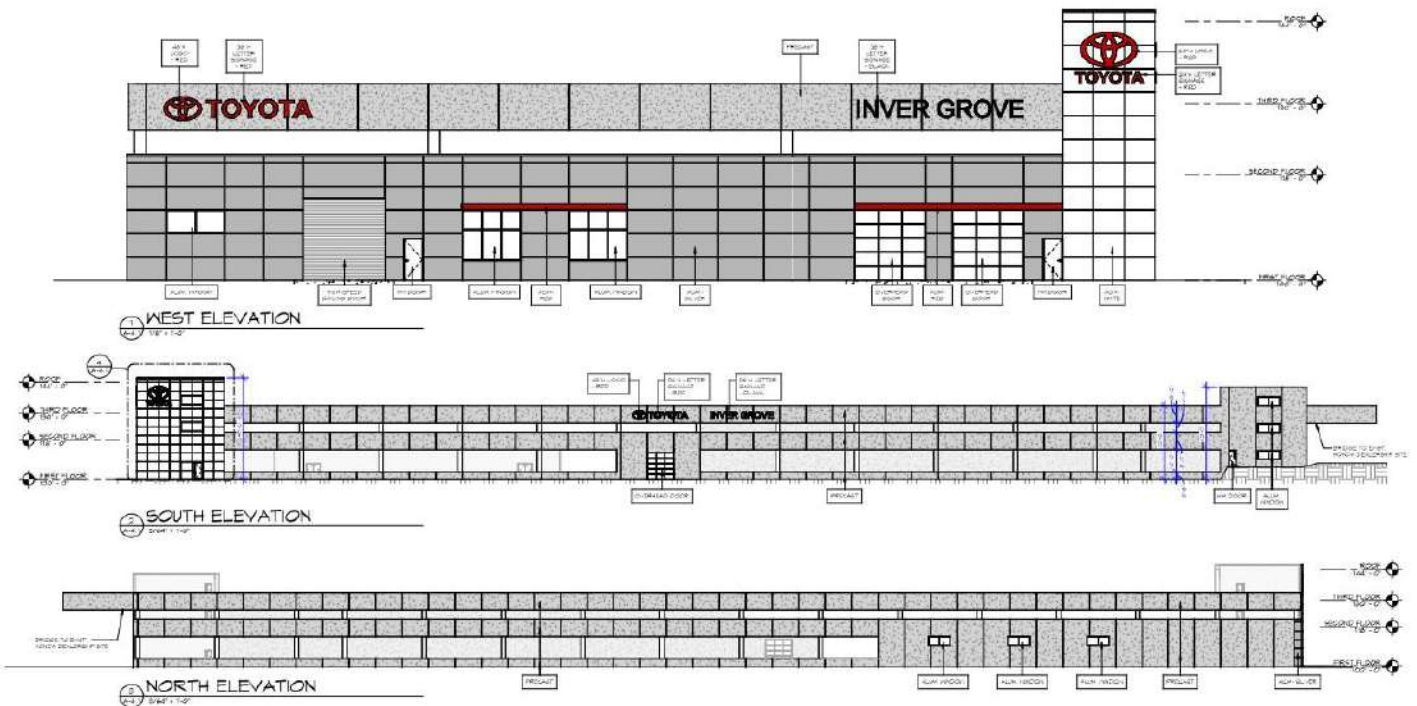
**LKMCD Properties LLC/Gries Architectural Group/Landform**

**4600 Akron Ave., Inver Grove Heights**

Steve McDaniels, owner of Inver Grove Toyota, filed plans to expand and better connect the three existing lots at the site via a redevelopment project. The northern and southern lots now share parking across the lot lines but the easternmost third lot is separated by steep grades from the site. The project will integrate them by creating a ramp connection from the eastern lot into a new, three-story parking garage, allowing for internal movement and joint parking between all three sites. The plans also include an expansion to the existing dealership building to update service bays and internal space. The current building is 31,402 square feet, and the new expansion is 11,244 square feet. The parking structure will replace an existing 15,589-square-foot detailing building and will be 95,884 square feet in size.

*Project contact: Steve Sabraski, Landform, 612-638-0243*

*Timeline: Unspecified*



# COPPER ROCKS SKETCH PLAN

LA CROSSE

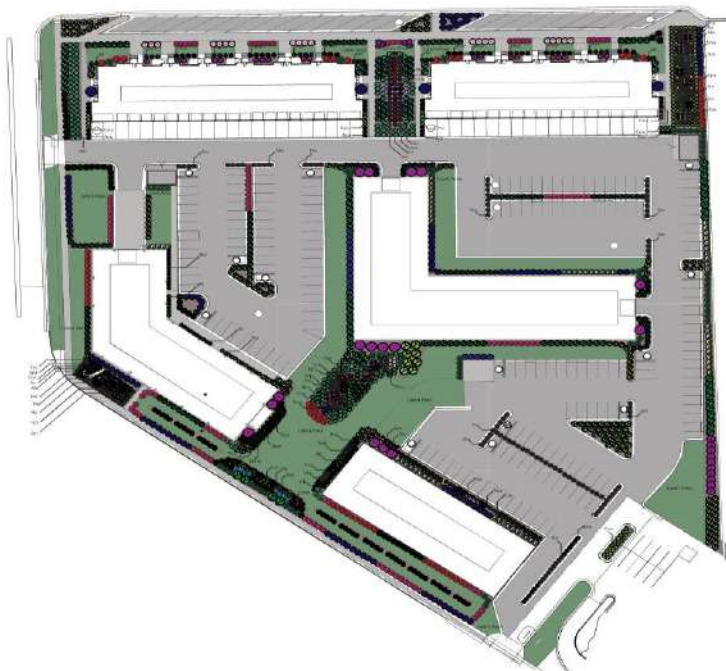
***MKB Copper Rocks LLC/Three Sixty Real Estate Solutions/ISG Engineering***

***2415 State Rd. (Hwy. 33), La Crosse***

Three Sixty Real Estate Solutions in March presented a new sketch plan and won key rezoning approvals for its long-standing effort to create hundreds of new multifamily units at the site of the former Kmart along State Road in La Crosse. The sketch plan shows five buildings, each containing residential units totaling approximately 240 units. All of the units will be market-rate, workforce housing, defined as affordable for people who earn incomes from 70% to 110% of Area Median Income. Three of the buildings offer mixed-use opportunities; each of these will have underground or at-grade parking beneath the residential floors while the first floor will feature commercial space for lease and/or community space for use by the residents, totaling 20,600 square feet. The other two buildings will be strictly residential townhome structures constructed along the northern end of the site along Farnam Street.

*Project contact: Jeremy Novak, Three Sixty Real Estate, 608-790-5589*

*Timeline: Undetermined*



# GRANVIA PRESERVE

# LAKE ELMO

## ***Twin Cities Land Development***

### ***N. of 50<sup>th</sup> St., W. of Tamarack Farm Estates, Lake Elmo***

Twin Cities Land Development filed a preliminary plat for the proposed Granvia Preserve development, located east of Lake Elmo Avenue (County Rd. 17) in the city of Lake Elmo. The site currently consists of approximately 110 acres of rural land that is largely used for agricultural purposes. This tract of land has been reviewed throughout the years, most recently in 2024 with a layout proposed by Landucci Development. The TCLD plat shows a total of 58 residential lots with a density of 0.53 units per acre. The minimum lot widths are 100 feet while the minimum lot depth is 160 feet. The proposed development will utilize a gravity sewer system that flows toward the center of the development, where it enters a lift station and is then pumped into a communal septic system serving the entire development. Home construction will be led by Creative Homes.

*Project contact: Ashley D'Allesandro, Twin Cities Land Development, 651-587-7983*

*Timeline: Site development is anticipated to begin in 2026, with home construction commencing thereafter*



# PRIME 35 LAKEVILLE

# LAKEVILLE

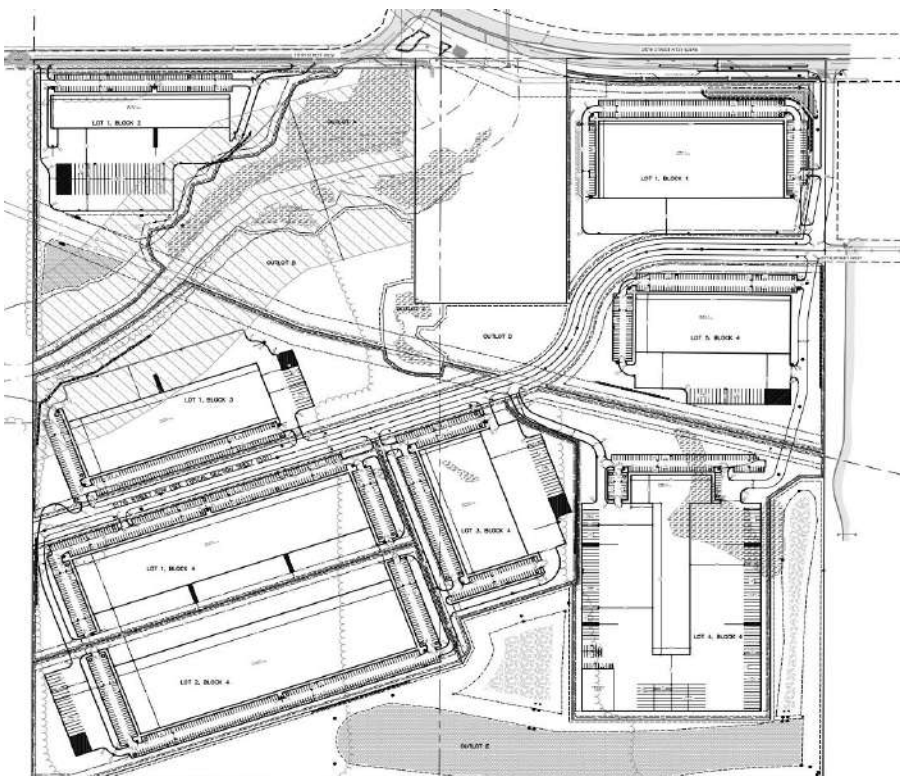
## ***Olam Holdings 1 LLC/Crosby Development Partners***

### ***S. of 215th St. (County Rd. 70), W. of Jacquard Ave., Lakeville***

San Francisco-based landowner Olam Holdings I LLC has submitted a preliminary plat for an eight-lot, five-outlot subdivision and preliminary plan set for an industrial development in Lakeville to be known as Prime 35 Industrial. The eight lots would be used for industrial development that will consist of warehouse, distribution, and manufacturing type businesses, with the final build-out adding over 1 million square feet of industrial space. The two parent parcels total 145 acres in area, including right-of-way. The property is currently used for agricultural purposes that contain wetlands. There is a gas main easement with Northern Natural Gas that bisects the site.

*Project contact: Tony Fracchia, Olam Holdings 1 LLC, 949-241-5599*

*Timeline: Undetermined*



# LAKEVILLE FIRE STATION NO. 2

# LAKEVILLE

***City of Lakeville/CNH Architects/Larson Engineering/RJM Construction***

***SE corner, Dodd Blvd. & Granby Lane, Lakeville***

The city of Lakeville advanced its project to construct a new Fire Station No. 2 in March with the platting of a new, two-lot area called Dodd Commons. One of the new lots will house the station, which is part of a city-wide fire station modernization project. The new facility includes seven apparatus bays, a training tower and mezzanine (roughly 4,100 square feet of second-floor training/storage) and a first-floor area of about 39,000 square feet that combines public classroom spaces, administrative offices and cold/hot zones for firefighter health and decontamination.

*Project contact: Mike Meyer, Fire Chief, City of Lakeville, 952-985-4701*

*Timeline: Construction start in Summer 2026; substantial completion in Fall 2027*



# THE STATION SELF-STORAGE

## MANKATO

***AJK Mankato Holdings LLC/ISG Engineering***

***W. of 589<sup>th</sup> Ave. (County Rd. 12), S. of 227<sup>th</sup> St. (County Rd. 26), Mankato***

AJK Mankato Holdings, LLC sought approvals to construct a 412-unit self-storage project in Mankato. Dubbed “The Station,” the units would be organized into 14 separate buildings and be completed in phases. This development is associated with the previously approved Rickway Carpet office, showroom, and warehouse building located to the north. The developer originally proposed commercial condominium units for the site but has now altered that to storage units, which do not require individual utility hookups. Three building types are proposed: two six-unit buildings with larger storage spaces, eight multi-sided buildings containing numerous smaller units, and four single-sided buildings with additional smaller units. The initial phase will include construction of the two six-unit buildings.

*Project contact: Katia Ostermann, ISG, 507-387-6651*

*Timeline: Unspecified*



# CENTERPOINT ENERGY HYDROGEN ENERGY PLANT

## MANKATO

### ***CenterPoint Energy/Environmental Resources Management***

### ***2400 N. Riverside Dr., Mankato***

CenterPoint Energy is proposing to install a green hydrogen production and storage facility at its existing site in Mankato. The project will include a 1-megawatt hydrogen plant that uses renewable energy to split water into hydrogen and oxygen, as well as a 1-megawatt solar panel array. The hydrogen will be blended at low concentrations into CenterPoint’s existing natural gas system. The solar panel array will be installed within the restored prairie located west of the current facility, and the hydrogen production and storage facility will be installed within an existing gravel area located east of the existing on-site propane tanks.

*Project contact: Andrew Rockwell, Plant Manager, CenterPoint Energy, 612-280-1295*

*Timeline: Construction will occur in two phases. Phase I, including site grading and solar panel installation, is set to begin in 2Q 2026; Phase II, including the construction of hydrogen facility, will begin 4Q 2026*



# MAPLE GROVE PERFORMING ARTS CENTER CONCEPT PLAN

## MAPLE GROVE

### ***Avalanche Arts of Minnesota/Mahler & Associates Architecture***

***12499 82nd Ave. N., Maple Grove***

The nonprofit Avalanche Arts of Minnesota filed concept plans for the Maple Grove Performing Arts Center, a planned new 23,651-square-foot, 300-seat theater with supporting amenities. The 2-acre site is owned by the city of Maple Grove and is located at the intersection of Main Street and Lakeview Drive, directly across from the Hennepin County Library. The city has been working with Avalanche Arts since 2023 to bring a performing arts center to the civic campus. In 2025, the Council approved a lease agreement and a letter of intent was signed. Under this agreement, the city will lease the land to Avalanche Arts, allowing the nonprofit to build and operate the center. Avalanche Arts will be responsible for all aspects of construction, funding, operations, and maintenance. The proposed building features the large main theater and supporting spaces designed to accommodate performances, rehearsals, and community gatherings. The interior layout is centered on an expansive lobby and vestibule that includes a box office and concessions area.

*Project contact: Danielle Vinup, Avalanche Arts of MN, 612-229-2999*

*Timeline: Undetermined*



# ST. JOHN'S HOSPITAL EXPANSION

## MAPLEWOOD

***M Health Fairview/HDR Architecture/Meyer Borgman & Johnson Structural Engineering/Loucks***

***1575 Beam Ave. S., Maplewood***

M Health Fairview filed plans for a major expansion to St. John's Hospital in Maplewood. They call for an expansion of approximately 189,600 square feet with a four-story addition connected at multiple points to the existing 370,000-square-foot hospital. Those planned connections include a full connection to the existing Level 00 and walkway links on Level 01 (public circulation) and Level 02 (public circulation and patient transport and staff). The project will require temporary relocation of the main and emergency department entrances during construction. There will also be temporary routing for delivery truck access created from the east via Kennard Street. The project will include removing the existing structured parking and relocating a portion of the existing surface parking spaces, replacing a deteriorating retaining wall along Beam Avenue, and adding and improving pedestrian circulation along St. John's Boulevard to address greater foot traffic between the hospital, the parking areas, and the M Health Clinic at 2945 Hazelwood Avenue.

*Project contact: Todd Lampinen, Senior Project Architect, HDR Architecture, 763-591-5400*

*Timeline: Unspecified*



# REDEEMING LOVE CHURCH EXPANSION

MAPLEWOOD

***Redeeming Love Church/The Dennis Batty & Associates Group***

***2425 White Bear Ave. N., Maplewood***

Redeeming Love Church proposed to build a 1,260-square-foot, single-story addition to its existing 53,400-square-foot church building at 2425 White Bear Avenue North in Maplewood. The proposed addition is an expanded on-grade main entrance to the building. The project will include demolishing the existing exterior open steps and constructing new interior steps and an ADA lift. The project will also include refacing of the existing plain concrete fascia that wraps around the building with a prefinished commercial grade horizontal siding. The existing sanctuary and lobby (interior spaces) will be remodeled with new ceilings, lighting, seating and flooring in the sanctuary, as well as the creation of a coffee serving area in the lobby. No changes are proposed to the seating capacity of the existing sanctuary.

*Project contact: Dennis Batty, Architect, 651-464-3756*

*Timeline: The church proposes to start construction on the new facility on or about June 1, 2026, and complete the project by November 1, 2026*



# WOODRIDGE CHURCH SANCTUARY EXPANSION

## MEDINA

### **Woodridge Church/Alliance Architecture**

#### **1500 County Rd. 24, Medina**

Woodridge Church has served the Medina community from its location at 1500 County Road 24 since 1996, is seeking to expand their existing sanctuary from 450 seats to approximately 840 seats with an 11,725-square-foot building expansion. The church has an average weekly attendance of approximately 800 people, one-third of whom live in Medina and Long Lake. In addition, the church regularly hosts meeting spaces for community use such as adults with special needs, piano recitals, and an annual Kindness retreat. To accommodate current membership with fewer services, the church will expand its sanctuary, lobby and restrooms. Related site improvements will add 103 parking stalls, upgrade existing stormwater management and the septic system, and increase the number of trees planted on the site.

*Project contact: Carey Brendalen, Alliance Architecture, 612-730-8514*

*Timeline: Subject to city approvals, the project is expected to start construction as early as Fall 2026, with completion by early to mid-2028*



# 10380 BREN ROAD BUILDING DEMOLITION

MINNETONKA

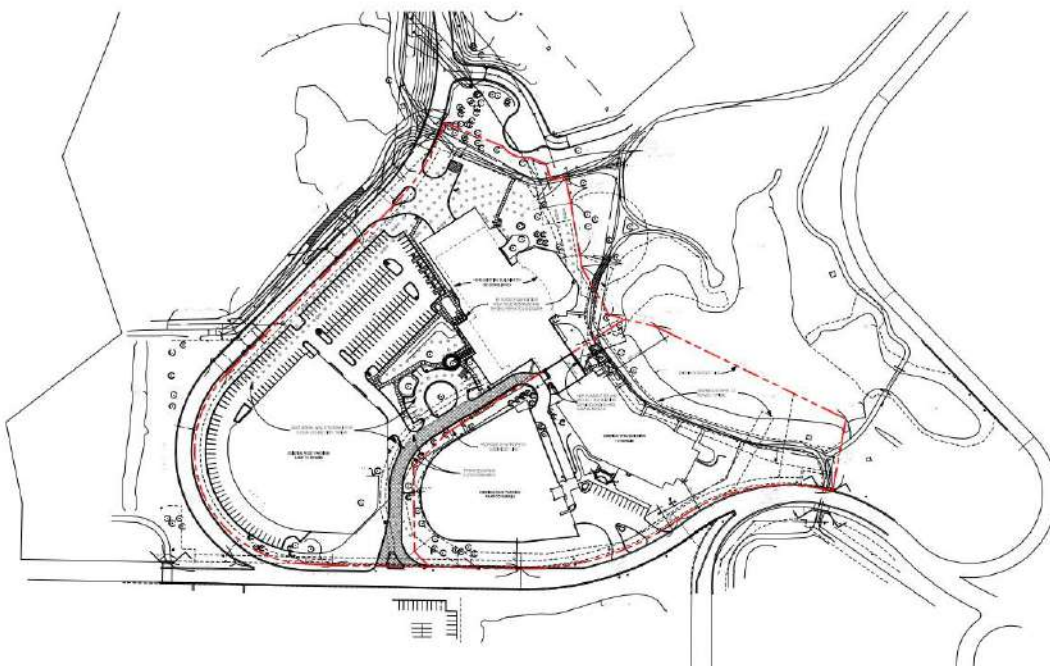
## ***Opus Group***

### ***10350-10380 Bren Road West, Minnetonka***

Opus Group revealed plans to demolish one of two adjoining office buildings at its headquarters campus in Minnetonka. The site currently has two office buildings at 10350 Bren Road West and 10380 Bren Road West. The 10350 Building was constructed in 1998, and the 10380 Building was constructed in 2008, and are connected via an enclosed link which was constructed in 2008 along with the 10380 Building. Under the plans, Opus will bisect the buildings into two lots and demolish the 10380 Building as well as the link. The 10350 Building will remain and be restored to its original condition as it existed prior to the construction of the 10380 Building. Opus says there is currently no planned redevelopment of the 10380 Building site.

*Project contact: Pat Rumpza, Opus Group, 952-656-4444*

*Timeline: Unspecified*



# KID'S HAVEN CHILD CARE & PRESCHOOL

## MONTICELLO

***Kid's Haven Child Care & Preschool/Michael J. Thomas Architect***

***S. of School Blvd., W. of Deegan Ave., Monticello***

Buffalo, Minn.-based Kid's Haven Child Care sought permission to subdivide a portion of an existing outlot in Monticello's Jefferson Commons commercial district to establish a new childcare and preschool facility. The commercial daycare facility would house up to 316 students. The building would be approximately 26,704 square feet in size, situated on a parcel of 2.93 acres. The remaining undeveloped portion of the existing outlot would be 4.09 acres, and replatted as a new outlot. Kid's Haven proposed to construct 85 parking spaces and has provided 14 additional spaces along the westerly driveway as "proof of parking" to be constructed if the city observes common overflow on the property.

*Project contact: Missy Sjolín, Kid's Haven Child Care, 763-682-3072*

*Timeline: Unspecified*



# EASTRIDGE HEIGHTS

# NEWPORT

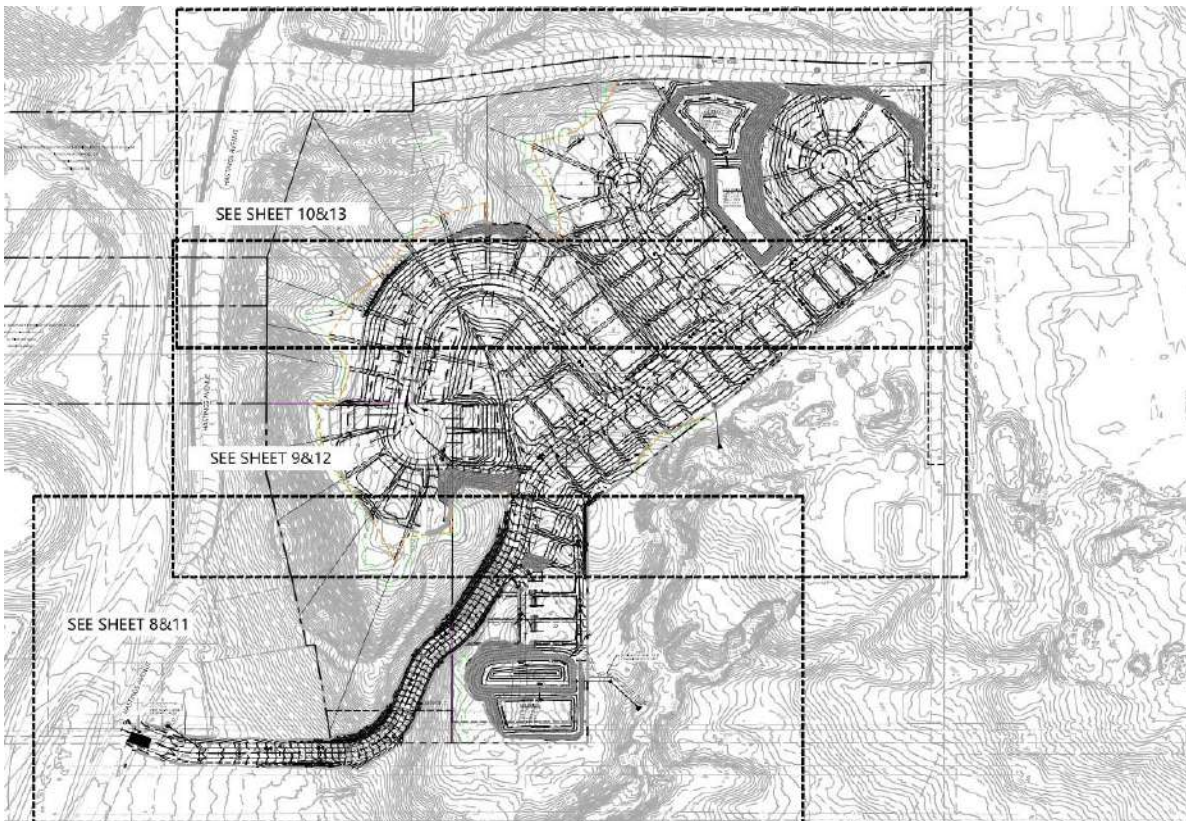
## **Summergate Companies**

### **SW quadrant, Bailey Rd. & Sterling St., Newport**

Eight months after presenting concept plans for the project, Summergate Companies filed a preliminary plat for its Eastridge Heights single-family residential development in Newport. The 58.75-acre project site contains multiple parcels under four separate owners, which would be combined to allow the construction of 73 single-family homes. The minimum lot width is 65' and minimum lot area is 8,515 square feet. The resulting net density is 2.5 units per acre based on a net acreage of just over 29 acres. David Weekley Homes will be the home builder for the project.

*Project contact: Bryan Tucker, Summergate Companies, 612-490-0982*

*Timeline: Spring 2026 construction start*



# FIVE LOAVES THRIFT STORE & FOOD PANTRY

NEW RICHMOND

***Five Loaves Food and Clothing Center Inc./Short Elliot Hendrickson/Midwest Drafting & Design***

***648 W. 4<sup>th</sup> St., New Richmond***

After conducting a capital campaign for the project, Five Loaves Food Shelf in New Richmond filed plans to construct a new, permanent location for its pantry and thrift store. The plans show a single-story, 8,000-square-foot building, 12 feet in height, excluding vaulted spaces. The wood-framed building has a peaked asphalt roof with Dutch Gable ends facing the north and south. The exterior will be LP smart siding (engineered wood) with metal windows and door casings. There will also be two overhead doors located on the west and south sides of the building.

*Project contact: Jean Needham, Executive Director, Five Loaves Food Shelf, 715-246-0066*

*Timeline: Unspecified*



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/8" = 1'-0"

# MEADOW HAVEN

# OTSEGO

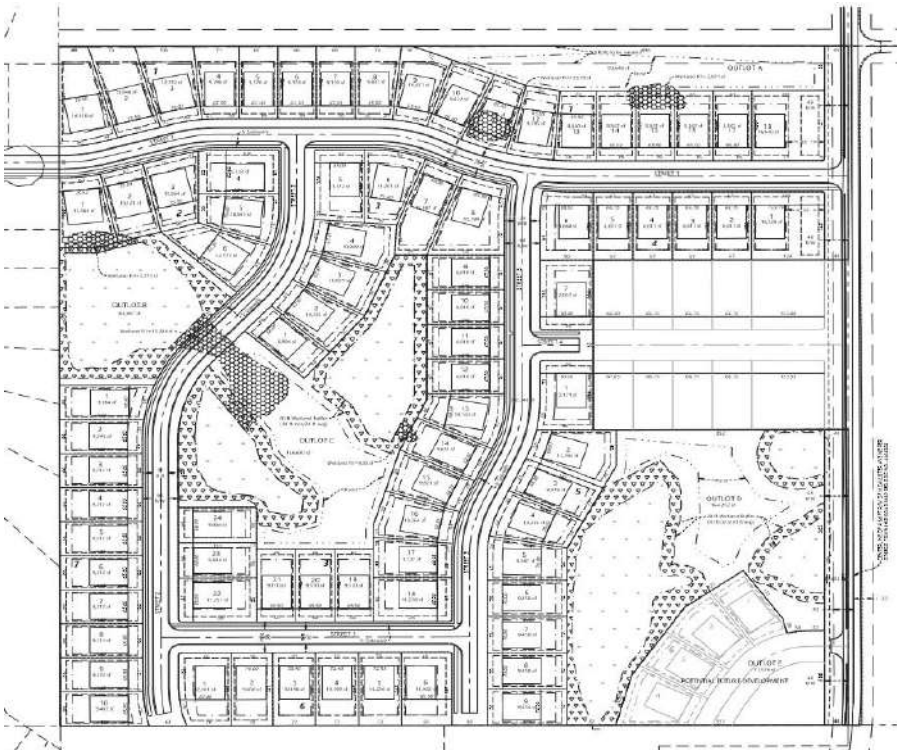
## **Summergeate Companies**

### **W. of McAllister Ave., S. of 70th St. (County Rd. 38), Otsego**

Summergeate Development submitted applications for Meadow Haven, a proposed subdivision of 80 single-family lots on 36.8 acres in Otsego. The net density of a proposed preliminary plat is 2.32 dwelling units per acre. The property is to be accessed from 70th Street (County Rd. 38) via McAllister Avenue, which is to be improved to an interim collector street standard as part of the development. City-owned property for Water Tower #4 and the planned Southcentral Water Treatment Plant abut the north side of the site. The preliminary plat includes 74 lots that are a minimum of 65 feet in width and six lots that are a minimum of 75 feet in width. The smallest lot is 8,810 square feet in area.

*Project contact: Bryan Tucker, Summergeate Companies, 612-490-0982*

*Timeline: Unspecified*



# SHOPS AT ROSE STREET CENTER

## OWATONNA

**Owatonna Area Business Development Center/TSP Inc. Architecture**

**115 Rose St. E., Owatonna**

A public-private coalition submitted plans to establish a permanent outdoor retail market adjacent to the new Rose Street Center business incubator and coworking space in downtown Owatonna. The Shops at Rose Street Center would be the final stage of an incubator process for aspiring retailers. The project includes the construction of a boardwalk in the center's parking lot and a series of eight 10' x 12' sheds to simulate the conditions of operating a brick-and-mortar shop. Under the system, entrepreneurs complete business development classes, obtain a coworking membership, sell in the indoor retail incubator, and then expand to the outdoor retail spaces. In addition to the shops, space will be allocated to the south for up to four food trucks to park, along with tents, tables, and chairs for seating. The Rose Street Center is a collaboration between the school district, City of Owatonna, Owatonna Public Utilities, Owatonna Area Business Development Center, Owatonna Area Chamber of Commerce and Tourism, and Alliance for Greater Equity.

*Project contact: Sean Williams, Owatonna Area Business Development Center, 507-451-0517*

*Timeline: Unspecified*



# D-BAT BASEBALL & SOFTBALL ACADEMY

## RAMSEY

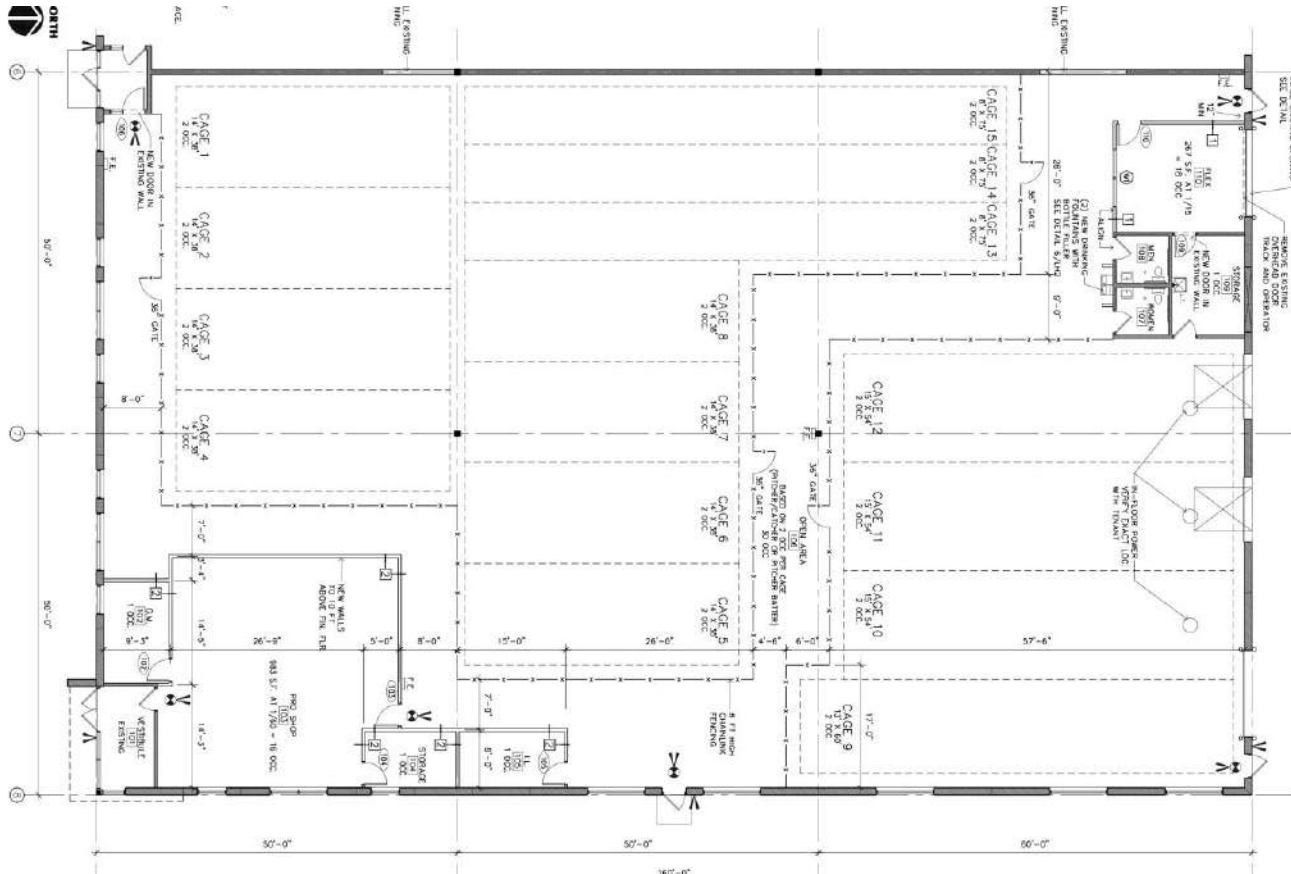
**D-BAT Baseball and Softball Academy/Lampert Architects**

**8252 147th Lane N.W., Ramsey**

D-BAT Baseball and Softball Academy sought approvals to establish an indoor baseball and softball training facility within the “Bunker Lake Industrial Park II” commercial building at 8252 147th Lane NW in Ramsey. The business would occupy 16,000 square feet on the building's east end. It will feature 15 batting cages, a 983 square-foot retail pro shop, and an open area for a few parents, spectators, or students waiting for their scheduled time in the batting cage.

*Project contact: Ryan Hanson, Co-Owner, D-BAT Ramsey, 612-282-2167*

*Timeline: Unspecified*



# BENIKE CONSTRUCTION EXPANSION

## ROCHESTER

***Benike Construction/G-Cubed Engineering/TSP Architecture***

***2850 U.S. Hwy. 14 W., Rochester***

Benike Construction of Rochester filed plans to implement a series of improvements at its company headquarters. The site currently has three existing buildings; the new project proposes the construction of a new building and parking/drive additions south of the most southeasterly building. The new building will have a footprint of 7,042 square feet and 14,084 square feet in total. It will be comprised of office space, conference room and training facility.

*Project contact: Cyle Erie, Director of Development, Benike Construction, 507-288-6575*

*Timeline: Unspecified*



# MARION WOODS ASSISTED LIVING

## ROCHESTER

***TSJ Parks LLC/ICON Architectural Group/WSE + Massey Engineering***

***1915 Marion Rd. S.E., Rochester***

Pennsylvania-based TSJ Parks LLC filed plans to construct a 61-unit assisted living development dubbed Marion Woods on the site of the former Bob’s Trailer Court in southeast Rochester. The building would be two stories and approximately 30 feet in height. Most of the proposed units consist of studio apartment living quarters, although there are a handful of one and two-bedroom units. The senior care facility also provides other shared spaces that include a multi-purpose chapel, sitting areas, and living areas. A total of 50 parking spaces has been provided for the facility.

*Project contact: Ryan Schoenfelder, WSE + Massey Engineering, 507-421-8195*

*Timeline: Construction start in late summer/fall 2026 pending approvals*



01 1200 Front Perspective (For Reference Only)



01 1200 Rear Perspective (For Reference Only)

# COPPERFIELD RESTAURANT

## ROSEMOUNT

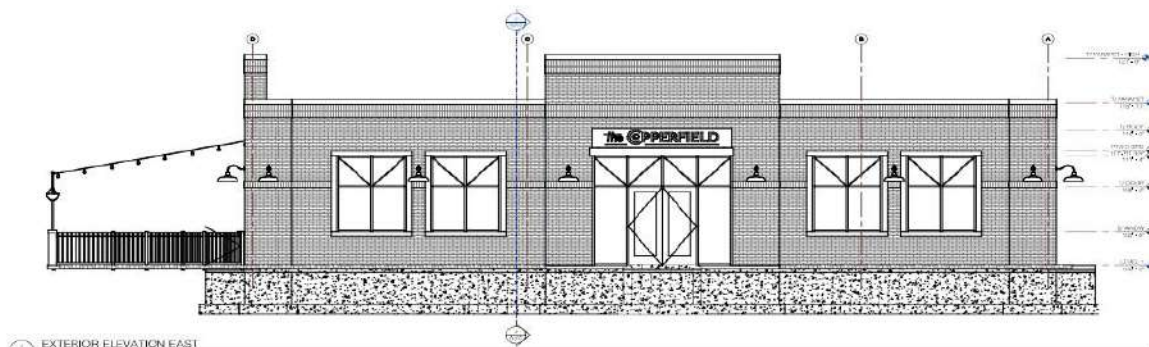
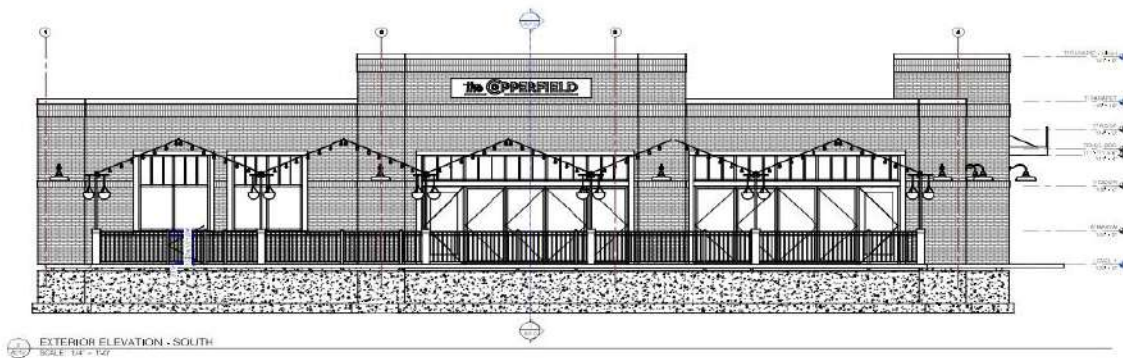
**Hightop Hospitality/D & D Holdings LLC/Shea Design**

**1070 Upper 144th St. W., Rosemount**

Restaurant developer Paul Dzubnar and his Hightop Hospitality company filed plans to construct a full-service Copperfield Restaurant on a bank-owned site in Rosemount. Hightop currently has another Copperfield location in Mendota Heights. The Rosemount site is in the vicinity of the intersection of Akron Avenue and County Road 42, positioned between O2B Kids daycare center and First State Bank of Rosemount/Sweet Kneads. North of the site is the Wicklowe apartment building. Planned total occupancy of the building is 264 people. The elevations show brick as the primary exterior surface, with metal cladding around the windows and along the roofline. No EIFS or masonry stucco will be used.

*Project contact: Paul Dzubnar, Hightop Hospitality, 651-203-3100*

*Timeline: Unspecified*



# MINNESOTA STATE PATROL HEADQUARTERS CONCEPT PLAN

ROSEVILLE

***Minnesota Department of Public Safety/Leo A. Daly Architects/Elan Design Lab/TLAL-LI Collaborative***

***1500 Hwy. 36 West, Roseville***

The Minnesota Department of Public Safety has submitted concept plans for the state's first ever purpose-built headquarters facility for the Minnesota State Patrol. The site along Highway 36 in Roseville is currently home to a pair of vacant office buildings. The state says the facility will better unify the staffing and support services of the Minnesota State Patrol, thus ensuring more efficient response and service to the public across the entire state. The facility will provide dedicated office space, meeting rooms, collaboration spaces for use with other city, county, and federal agencies, secured evidence processing, a dedicated vehicle garage, K9 focused areas, among other dedicated law enforcement focused support spaces. The exterior site will include a focus on natural landscapes that represent the varied biomes of Minnesota, including the Prairie Pothole, North Shore rock faces, The Driftless and Big Woods areas.

*Project contact: Matthew Keenan, Project Director, Leo A Daly, 612-338-8741*

*Timeline: Unspecified*





# KOHNEN PROPERTY CONCEPT PLAN

SAINT MICHAEL

## ***Twin Cities Land Development Co.***

### ***SE quadrant, 15th St. N.E. & Kadler Ave. N.E., St. Michael***

Twin Cities Land Development filed concept plans for a major new single-family residential project slated for the 150-acre “Kohnen Property” in St. Michael. The concept calls for approximately 364 unattached single-family homes on 65’-wide lots. These residential features will be connected through a network of public access roads and private driveways. The development will create stormwater basins throughout the site to capture and treat stormwater runoff from the site.

*Project contact: Carla Dunham, Twin Cities Land Development, 612-408-1297*

*Timeline: The site will be constructed in approximately five phases, with roughly one phase completed per year. Grading of the entire site is expected to begin in fall 2026. The first phase, including platting as well as construction of streets and utilities, is anticipated to occur in spring and summer 2027*





# LA OFICINA

# SAINT PAUL

## ***JRDM Investments LLC***

### ***202 Cesar Chavez St., St. Paul***

The owner of the popular La Costa Mexican Sports Bar & Grill on St. Paul’s West Side has purchased a nearby property with plans to open a new bar concept called La Oficina. Judy Lopez of La Costa and JRDM Investments purchased the vacant 1920’s retail storefront at 202 Cesar Chavez Street in November 2025 with the help of city-sponsored loans and funding programs. The site formerly housed Papa Legba Crossroads Lounge. La Oficina is described as a “Mexican dive bar concept” with close proximity to La Costa Mexican Sports Bar & Grill two doors down at 194 Cesar Chavez. The project will fill a currently vacant space and create at least three full-time jobs.

*Project contact: Judy Lopez, JRDM Investments/La Costa Mexican Sports Bar & Grill, 651-330-8743*

*Timeline: Planned April 2026 opening*



# LIVINGSTON APARTMENTS CONCEPT PLAN

## SAINT PAUL

### ***Reuter Walton Development***

### ***137-149 Robert St. S., St. Paul***

The city of St. Paul in March selected Reuter Walton as the tentative developer for the “Fox Lot” along Robert Street south of downtown. The company has presented concept plans for The Livingston Apartments on the 1-acre site, which once held the Fox Chemical Company. The city purchased the Fox Lot site in December 1994 and demolished two existing buildings in 1997 due to deteriorating conditions; since then it has been used for surface parking. The Livingston Apartments would include two buildings with 150 units each, for a total of 300 affordable units. They would be five stories in height and 534,000 square feet in total area. The concept also includes 15,000 square feet of green space and underground parking. The unit breakdown would be 81 two-bedroom units, 157 three-bedroom units and 62 four-bedroom units. Affordability would be set at 60% of AMI with 10% of the units affordable at 30% of AMI. The total project cost is estimated at \$117 million.

*Project contact: Paul Keenan, Reuter Walton Development, 612-823-3489*

*Timeline: Undetermined*



# HEALTHPARTNERS COMO CLINIC REPLACEMENT

## SAINT PAUL

### *HealthPartners/Loucks Engineering*

### *SE corner, Como Ave. & Eustis St., St. Paul*

HealthPartners filed site plans for the imminent construction of its long-planned Como Clinic replacement in St. Paul. The provider placed a \$60 million value on the project, which will consist of a 110,500-square-foot clinic building to be constructed on a vacant parcel across Como Avenue from the existing facility. A single-level parking deck is also part of the plans. The new Como Clinic will be a combination of clinical departments moving from the existing clinic as well as new departments. It will house the following services: Primary Care, Urgent Care, Women’s Health, Dental, Radiology, Lab, Cardiology, Orth Urgent Care, Ortho clinic, Eye Care, Audiology, as well as administrative and conference areas. This will allow for the replacement and the expansion of service from the current location and the potential relocation of a leased clinic elsewhere.

*Project contact: Trevor Gruys, Loucks Inc., 763-424-5505*

*Timeline: July 1, 2026, construction start; Oct. 1, 2027, construction completion*



# KEG HOUSE BUILDING EVENT SPACE

## SAINT PAUL

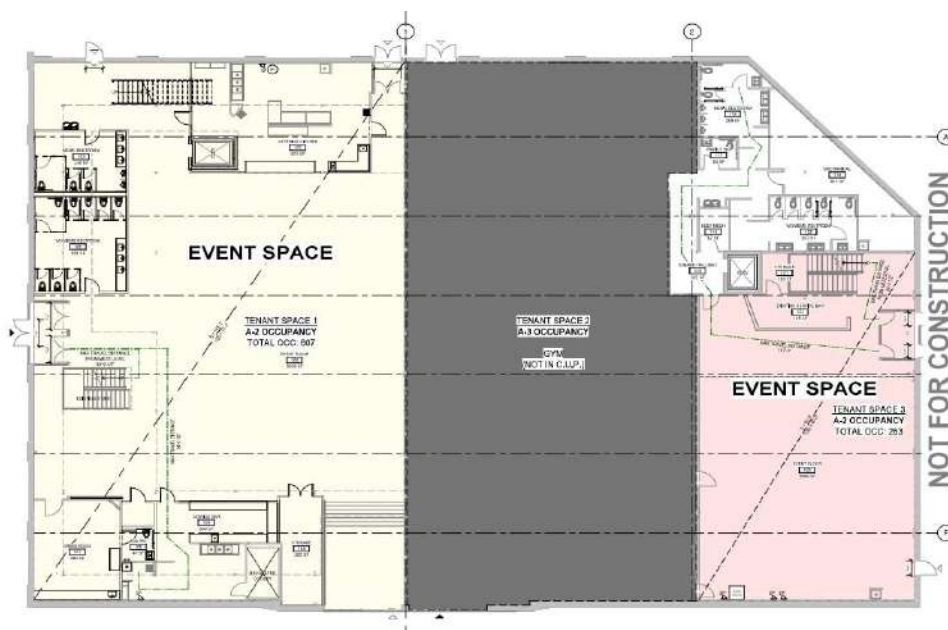
### **Outlaw Development/D/O Architects**

### **928 W. 7th St., St. Paul**

St. Paul-based Outlaw Development, headed by former professional boxer and Element Gym owner Dalton Outlaw, filed plans to turn the former Keg and Case Market food hall in St. Paul into the Keg House Building Event Space. The Schmidt Keg House was built in 1937 as an expansion of the Jacob Schmidt Brewery and was used as part of brewery operations until it was vacated in 2002. In 2015, new ownership began the process of historic rehabilitation and in 2018 the Keg & Case Market opened in the space as a food hall with leased vendor stalls, but the COVID-19 pandemic ended that effort and building was vacated in 2025. Now Outlaw says he will use 50% of the space to host athletic events and community gatherings such as boxing events, live music, and fundraising events. The planned capacity is 600 guests for standing events, 400 guests for seated events, and 550 guests for hybrid formats (seated + standing). Venue amenities include a prep kitchen for catered events, a full-service bar, and green rooms for performers and event staff.

*Project contact: Colin Oglesbay, D/O Architects, 612-259-8623*

*Timeline: Unspecified*



# 1488 APARTMENTS

# SAINT PAUL

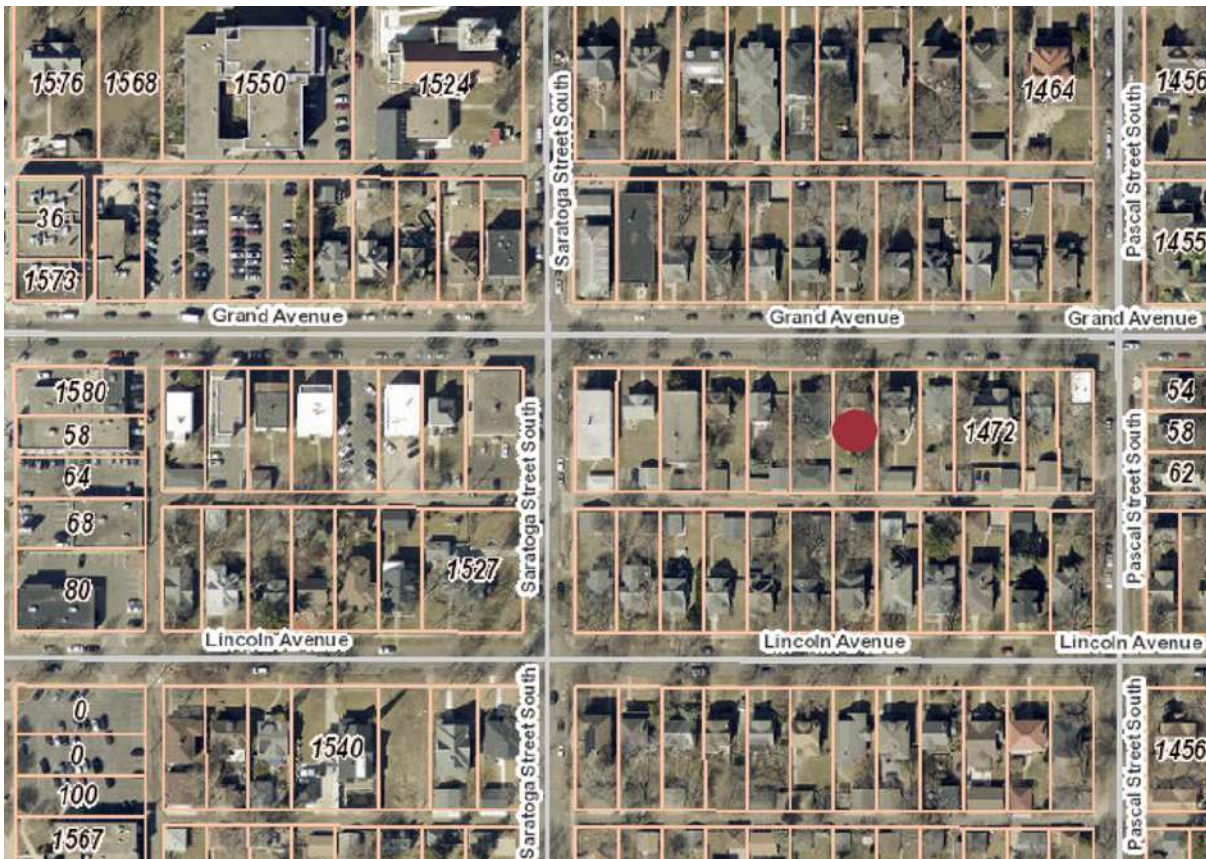
## **1488 Grand Apartments LLC**

### **1488 Grand Ave., St. Paul**

Developers Joe Schneider and Benjamin Terry in March filed site plans for a multifamily project along Grand Avenue in St. Paul. The 1488 Apartments would include 24 units within a 3-story building. The total project cost is listed as \$2.5 million. The 7,500-square-foot lot now holds a single-family home that was built in 1911. Schneider submitted plans for a 3-story, 12-unit multifamily building for the same property in 2023.

*Project contact: Joe Schneider, 4307 West 44th Street, Edina, MN 55424*

*Timeline: June 1, 2026, construction start; June 1, 2027, completion*



# ST. CROIX LINEN EXPANSION

## SAINT PAUL

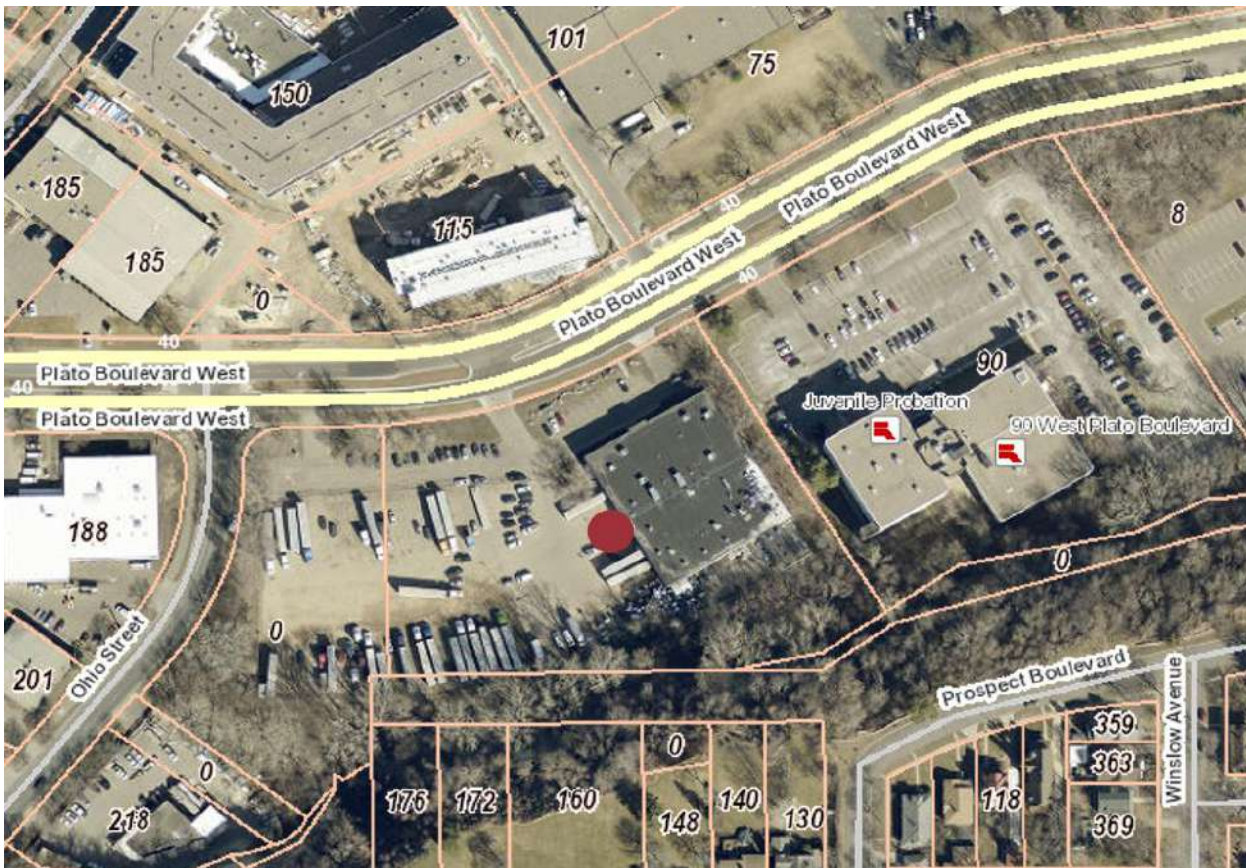
### **St. Croix Linen/Houwman Architects/Lift Bridge Builders**

#### **120 Plato Blvd. W., St. Paul**

St. Croix Linen, a family-owned and operated commercial laundry founded in 2017, filed site plans to expand its existing building at 120 Plato Boulevard in St. Paul. The plans indicate the expansion will be 25,250 square feet in size. The cost of the project is listed as \$20 million. Some 49 off-street parking stalls will be added under the plan. The company contracts to service airline linens (blankets, napkins, etc.) for all airlines at the Minneapolis-St. Paul airport as well for several local restaurants and hotels.

*Project contact: Nick Houwman, Houwman Architects, 651-631-0200*

*Timeline: April 1, 2026, construction start; Aug. 1, 2026, completion*



# NIRON MAGNETICS MANUFACTURING FACILITY

## SARTELL

### ***Niron Magnetics/Wood PLC/American Engineering Testing***

### ***4th Ave. S. bet. Heritage Dr. & 3rd St. S., Sartell***

Minneapolis-based Niron Magnetics filed revised plans for its proposed new manufacturing facility in Sartell. Following an initial groundbreaking in October 2025, a design change was implemented that increased the gross square footage above 200,000 square feet, thus triggering the need for new environmental approvals. The plans now call for two-phased project; Phase 1 would support construction of a projected 136,000-square-foot manufacturing facility, while Phase 2 is estimated to add an additional 151,000 square feet, bringing the total facility to approximately 287,000 square feet. Upon completion, the facility is anticipated to create 175 full-time jobs. It will produce Niron's patented rare earth-free high-performance permanent magnets and would be the first-of-its-kind full-scale U.S. manufacturing facility for such magnets. The Niron project would be one of Minnesota's largest construction and manufacturing efforts, with a planned investment of over \$550 million.

*Project contact: Dave Bance, Principal Environmental Engineer, Niron Magnetics, 612-327-9488*

*Timeline: Construction is expected to take up to four years*



# RISING STAR CHILD CARE & LEARNING CENTER

## SAUK RAPIDS

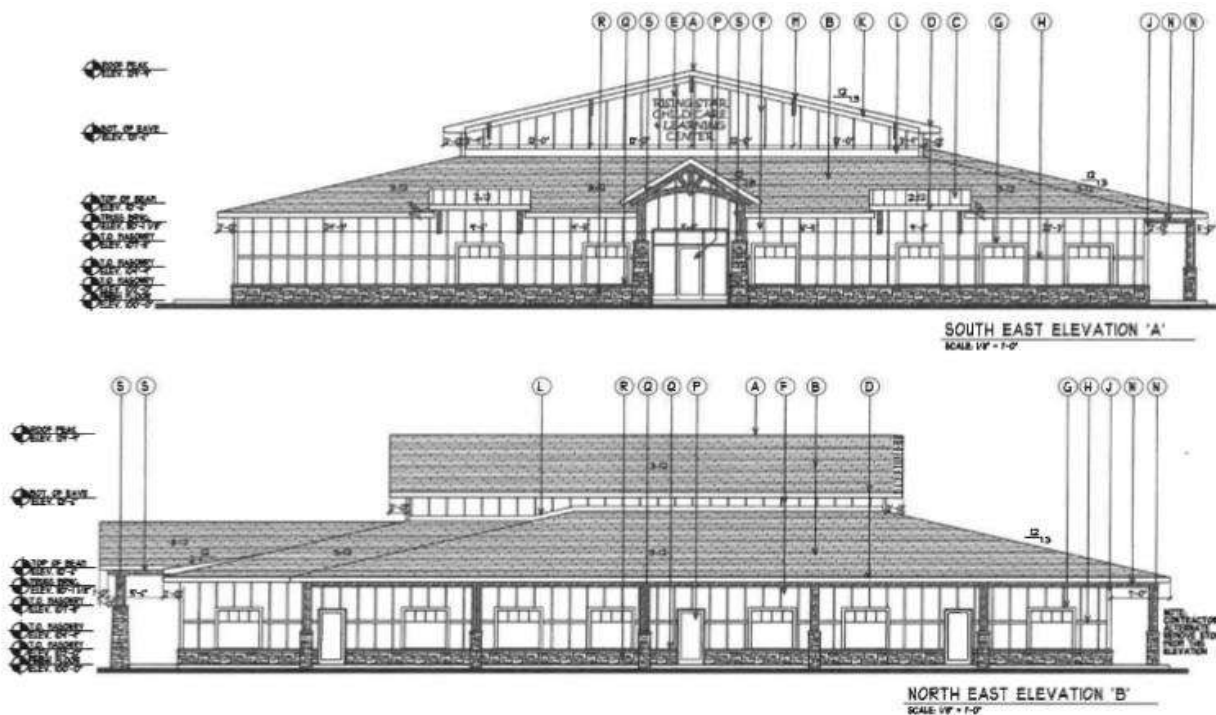
**Elaine Fischer Day Care/Cole Group Architects/Douglas A. Carlson Development Inc.**

**NE corner, 19<sup>th</sup> St. N.E. & 13<sup>th</sup> Ave. N.E., Sauk Rapids**

A long-planned daycare project in Sauk Rapids advanced with the filing of site plans and planned unit development requests. The Rising Star Child Care & Learning center would be an 11,880-square-foot building located on city-owned property at the Sauk Rapids Industrial Park. The daycare is designed to operate as a 24-hour-per-day facility and would be the first of its kind in Minnesota. The three-year effort is the result of partnership between Sartell-based provider Elaine Fischer, the city of Sauk Rapids, Benton County, local school officials, the Initiative Foundation and the U.S. Small Business Administration. The land is zoned industrial but due to surrounding wetlands is quiet and well-suited for daycare use, local officials say.

*Project contact: Elaine Fischer, Elaine Fischer Day Care, 320-339-1581*

*Timeline: Unspecified*



# SMITHFIELD FOODS PROCESSING FACILITY

## SIOUX FALLS

### ***Smithfield Foods***

### ***Marion Rd. @ County Rd. 130, Sioux Falls***

Smithfield Foods in March sought site plan and tax increment financing approvals for its new, \$1.3 billion packaged meats and fresh pork processing facility and supporting wastewater treatment facility in Sioux Falls. The company currently employs 3,200 people in the city, providing \$200 million in wages, and supports thousands of indirect jobs in agriculture and other sectors. The new facility is in Foundation Park, a 1,000-acre heavy industrial park located in northwest Sioux Falls. It will replace Smithfield's existing downtown plant, which has played a central role in the regional South Dakota economy for more than 100 years. The new world-class processing plant will be the largest combined packaged meats and fresh pork processing facility in Virginia-based Smithfield's network, with more than 1.1 million square feet of production space. It will employ lean manufacturing principles and support thousands of direct and indirect jobs in Sioux Falls and the surrounding region.

*Project contact: Shane Smith, President and CEO, Smithfield Foods, 757-365-3000*

*Timeline: Site work expected to begin Spring 2026 with initial groundbreaking anticipated in the first half of 2027; production expected to begin in late 2028*



# CAMELOT CANNABIS

# WEST ST. PAUL

## **Camelot Cannabis LLC/326 Group/984 Smith LLC**

### **984 Smith Ave., West St. Paul**

Cannabis entrepreneur and Caspian Group real estate broker Patrick Corbett applied for permissions to open Camelot Cannabis, a proposed retail cannabis business at 984 Smith Avenue South in West St. Paul. The project would involve retrofitting the 3,687-square-foot former Camelot Cleaners building at the location. The cannabis business would occupy 1,500 to 2,000 square feet within the building. The use will be strictly retail and will not include any cultivation, consumption, or sampling on the property. Additionally, because drive-through activity is not allowed by state law, a drive-through/pick-up window previously utilized by the former dry cleaning business will be eliminated.

*Project contact: Patrick Corbett, Camelot Cannabis LLC/Caspian Group, 651-334-9851*

*Timeline: Unspecified*



# BIELENBERG DRIVE MULTIFAMILY

## WOODBURY

### ***Greco Properties LLC***

### ***N. of Tamarack Rd., W. of Bielenberg Dr., Woodbury***

Greco Properties LLC submitted applications to construct a 150-unit multifamily project including both apartment and townhome units in Woodbury. The project property is located north of Tamarack Road and west of Bielenberg Drive near the city's new Top Golf and Main Event entertainment facilities. The concept includes constructing an active adult 55+ senior community, encompassing a 137-unit, four-story apartment building and 13 townhomes. The apartment building consists of 43 one-bedroom units, 75 two-bedroom units and 19 three-bedroom units. All of the townhome units are two-bedroom-plus-den floor plans. The proposed plans identify 180 spaces in the underground parking garage and 37 surface parking stalls.

*Project contact: Josh Brandsted, Greco Properties, 612-630-2450*

*Timeline: Unspecified*



*View from Bielenberg Drive*



*View from Main Entrance*

# BAILEY DEVELOPMENT CONCEPT PLAN

## WOODBURY

### **Bailey Nurseries**

#### **1325 Bailey Rd., Woodbury**

Bailey Nurseries in late February filed plans with the state of Minnesota to pursue a large-scale redevelopment of its original nursery property along Bailey Road in Woodbury. The concept plan calls for developing approximately 184 acres into mixed residential, retail, and business park land uses. The plans include up to 360 attached residential units, 89,600 square feet of retail, and up to 660,400 square feet of business park (e.g., light industrial, warehousing). Some 29 acres of public/semi-public recreational area are also included in the project area, showing parks and sports complexes that could include baseball fields, softball fields, soccer fields, football fields and tennis courts. Future development would involve up to 399,400 additional square feet of business park uses. The project will extend Century Avenue (County Rd. 25) from its existing termini at Carver Avenue (County Rd. 43) to Bailey Road (County Rd. 18).

*Project contact: Luke Appert, Cushman & Wakefield, 952-893-8238*

*Timeline: Site grading is expected to begin in Summer 2026 and will continue until full build-out of the site (anticipated within 10 years)*

