

BELLEFIELD



AT HISTORIC HYDE PARK

An affiliate of T-Rex Capital Group, LLC

VISION DOCUMENT





Table of Contents

2 Project Overview

3 Area Overview

4 Transportation Map

5 Tourist Destination Map

6 Zones of Opportunity: Culinary Manufacturing and R & D Center

7 Zones of Opportunity: Culinary Marketplace

8 Contact Information

Project Overview

Bellefield at Historic Hyde Park will be a \$500 million world-class, multi-faceted, culinary, tourism and hospitality destination located on 340 scenic acres directly across from the Culinary Institute of America.

The Inn at Bellefield has a planned 2019 opening.

This will be the first of two planned boutique lifestyle hotels onsite, meeting the need for high quality lodging in the region.

The Bellefield site, located on Route 9, the gateway to Historic Hyde Park, Dutchess County, will additionally feature a Culinary Manufacturing/Research & Development Center, a Culinary Marketplace and a Hospitality Zone.



Area Overview

Tourism is Dutchess County's second largest industry, with more over 9,000 full-time jobs and 4.3 million visitors; spending more than \$528 million in 2015. Statewide, 764,000 jobs were sustained by tourism activity last year with a total income of \$33.1 billion due to NYS investment and promotion.

TOURISM

Top Tourist destinations in close proximity to Bellefield at Historic Hyde Park include The Franklin D. Roosevelt National Historic Site Library and Museum, Vanderbilt Mansion National Historic Site, The Culinary Institute of America and Walkway Over the Hudson.

Dutchess County is on the list of Horizon's 2015 "Treasured Gems" on Horizon Travel Magazine's website & Facebook page. Also, National Geographic Traveler Magazine named the Hudson Valley as one of the Top 20 Places in the World to Visit in 2013.

FOOD AND WINE

The Hudson River Valley has historically been known as the "breadbasket" of the Northeast with its strong food and beverage and agricultural industry sectors.

That tradition continues today with the tremendous resurgence of the farm-to-table movement, local and organic farms, farm markets, wineries, craft breweries and craft distilleries.

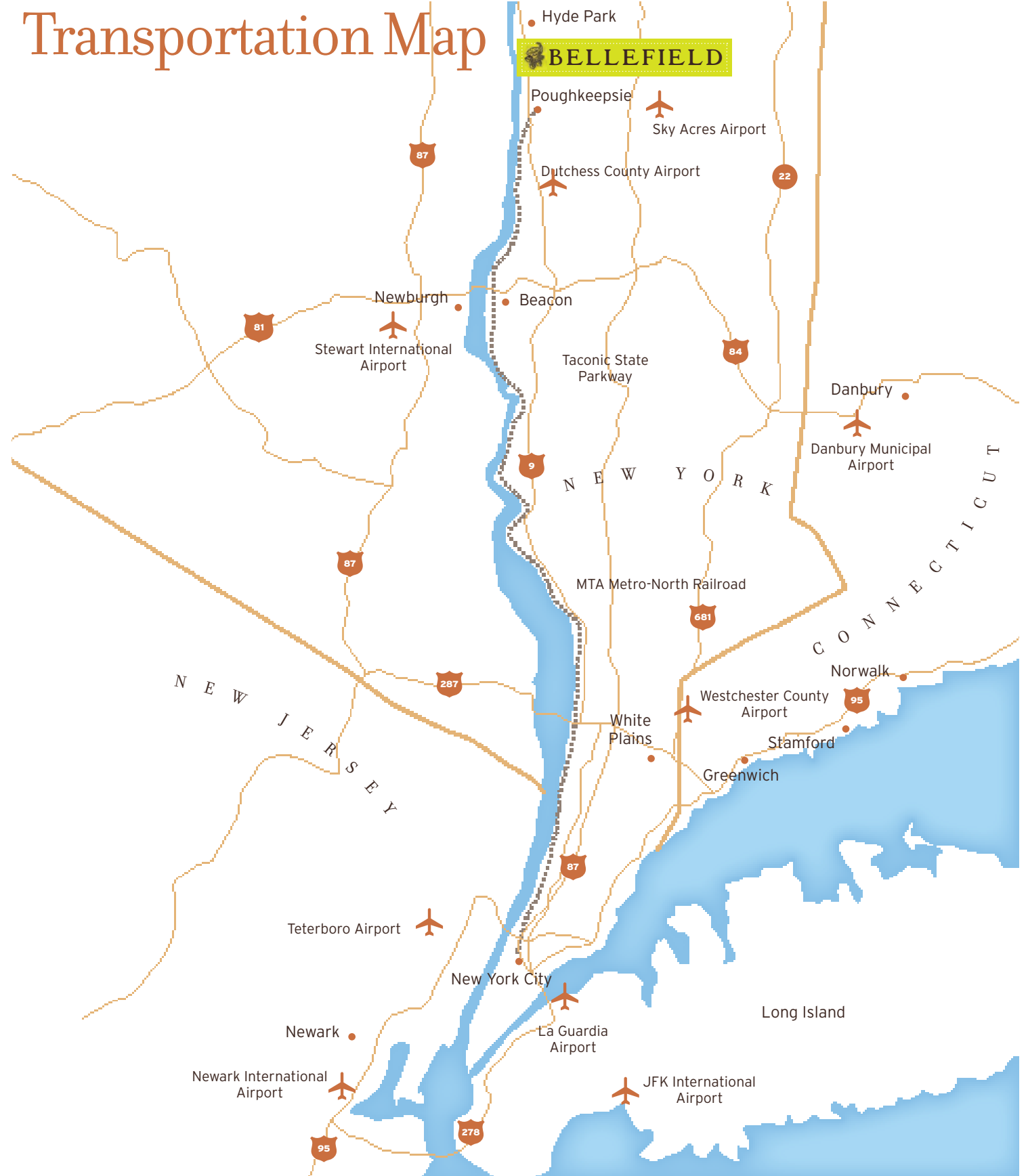
The area also boasts award-winning rail trails, an extensive network of parks, recreation centers and historic and cultural sites.

EDUCATION, COLLEGES AND UNIVERSITIES

In close proximity to the site are several institutes of higher education including The Culinary Institute of America, Vassar College, Bard College, Marist College, Dutchess Community College, SUNY New Paltz and West Point Military Academy, totaling over 38,000 students in the area.

Recent studies substantiate that the direct economic impact attributed by these colleges alone total approximately \$354.4 million annually.





AIRPORTS

- Dutchess County Airport: 14 miles
- Sky Acres Airport: 16 miles
- Stewart International Airport: 29 miles
- Danbury Municipal Airport: 50 miles
- Westchester County Airport: 67 miles
- Teterboro Airport: 82 miles
- Newark Int'l Airport: 100 miles
- La Guardia Airport: 95 miles
- JFK International Airport: 100 miles

TRAINS: METRO-NORTH RAILROAD AND AMTRAK

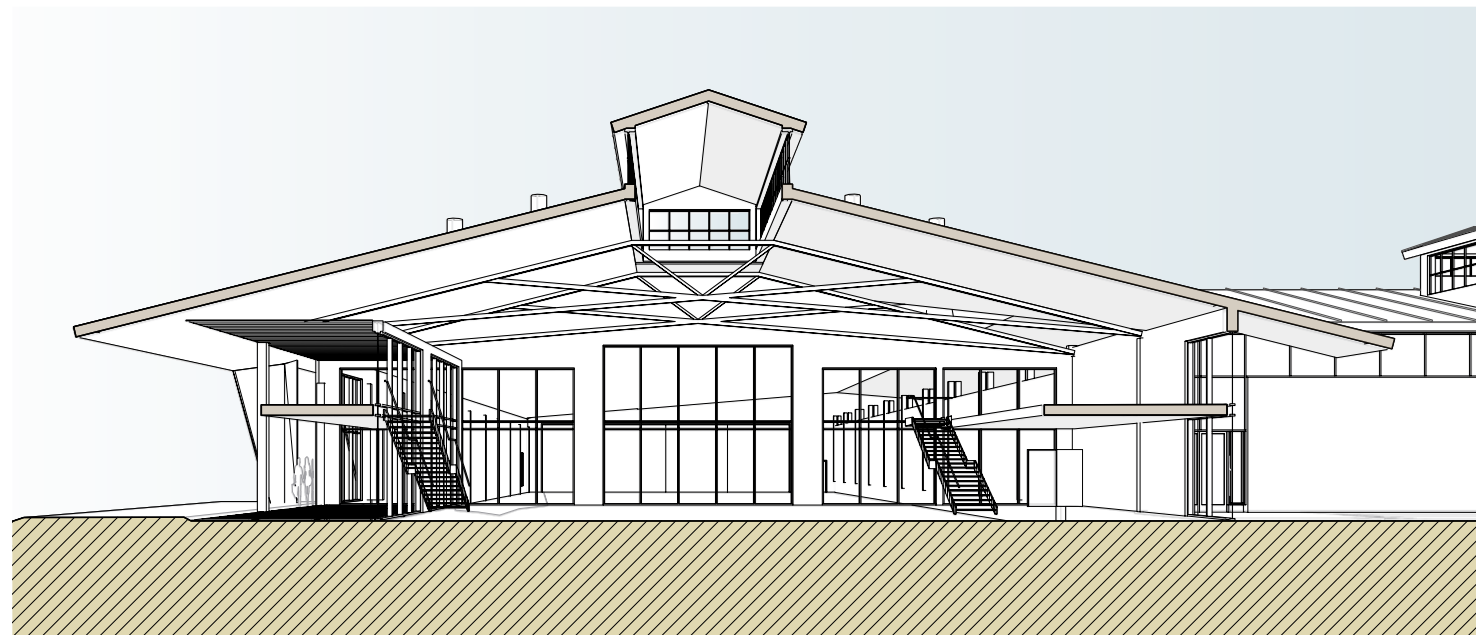
- Grand Central Station to Poughkeepsie: 1 hour, 40 minutes
- New York Penn Station to Poughkeepsie: 1 hour, 25 minutes

DRIVING DISTANCES

- Albany, NY: 72 miles
- Boston, MA: 234 miles
- Hartford, CT: 102 miles
- Montreal, Canada: 302 miles
- New York, NY: 86 miles
- Newark, NJ: 111 miles
- Philadelphia, PA: 165 miles
- Washington, DC: 307 miles

Tourist Destination Map





Culinary Manufacturing /R & D Center

For businesses in need of larger commercial spaces to meet their needs, partnership and leasing opportunities are now welcome in the Culinary Manufacturing / Research & Development Center at Bellefield.

1,000 to 50,000 square feet multi-tenant spaces are available in the Center. This zone is a prime location for companies specializing in the production side of the culinary industry. By providing one campus where businesses specializing in different facets of the industry can work as complementary neighbors, Bellefield at Historic Hyde Park will cultivate a thriving culinary destination.

The success of each business will inject new life into each other! This location is a perfect location for businesses that produce and distribute high-quality foods and libations.

Perhaps a craft brewery, natural foods market, coffee beanery, farm-to-table restaurant, distillery or winery. Perhaps the business of your dreams!



Enticing commercial opportunities abound in the planned Hudson Valley Culinary Marketplace. Partnership and leasing options are now welcome. In this zone, multi-tenant spaces from 500 to 10,000 square feet are available. This is an exciting opportunity to become part of New York's premier culinary destination!

Envision your culinary business alongside other complementary retailers. This zone is an ideal location for artisan culinary retailers and related businesses. Professional chefs and everyday gourmet tourists will feel at home in this inviting environment.

This zone is a perfect location for palate-pleasing businesses such as sustainable seafood market, organic bakery, handcrafted chocolates and sweets, NY produced wine and spirits store, gourmet olive oil shop, smoothie/juice bar, artisanal cheese and charcuterie shop, independent café, tea parlor, and fresh spice shop. Kitchen equipment manufacturers will showcase the latest trends for home and professional chefs. We stand ready to bring your business vision to life.





For more information on our partnership and leasing opportunities,
please call: 212-486-1222

Also visit: www.BellefieldHydePark.com