

**FOR
SALE**

SARATOGA POLO

2 BLOOMFIELD RD, SARATOGA SPRINGS, NY

SARATOGA SPRINGS LANDMARK DEVELOPMENT OPPORTUNITY



SARATOGA POLO GROUNDS - HISTORIC WHITNEY FIELD

+/-42.79 ACRES

MINUTES TO DOWNTOWN SARATOGA SPRINGS & SARATOGA RACETRACK

APPROVED MIXED-USE PUD ALLOWS FOR UP TO +/-284,000 SF WITH
PERMITTED USES INCLUDING RESIDENTIAL, HOTEL, SPA, RESTAURANT
AND BANQUET FACILITY

GAS & ELECTRIC, WELL & SEPTIC AT THE PROPERTY
WATER AT THE STREET & SEWER NEARBY

IDEAL FOR MAJOR DEVELOPMENT OR PRIVATE EQUESTRIAN ESTATE

SARATOGA SPRINGS SCHOOL DISTRICT

TAXES: \$22,131.58

FOR SALE

\$4,249,000

\$99K PER ACRE

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
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EXECUTIVE SUMMARY

Carrow Real Estate Services, LLC is excited to present the availability of the 42-acre landmark equestrian property known as the historic Whitney Polo Field – one of the four oldest polo fields in the United States. The property comes with an approved mixed-use PUD allowing for up to 284,000 square feet and may include 90 +/- residences, boutique hotel, spa, restaurant(s) and banquet facility. All engineering is in the final stages. Previously appraised at over \$6.7 million, the property includes an event venue that consists of the polo attraction as well as hosting weddings and corporate events, an established equestrian polo attraction and brand, with clubhouse and facility. The Property is ideally located within minutes of the Saratoga Racetrack and all major Saratoga Springs attractions that generate millions of visitors annually. This is truly a once in a lifetime opportunity!



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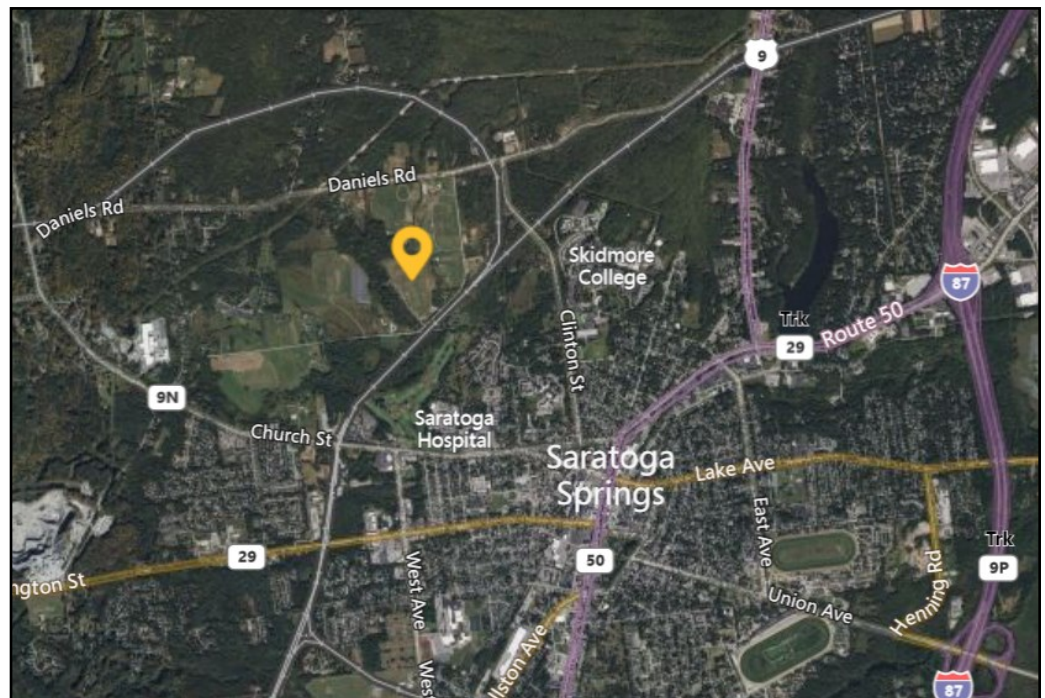
SARATOGA POLO

2 BLOOMFIELD RD, SARATOGA SPRINGS, NY

TAX MAP



LOCATION



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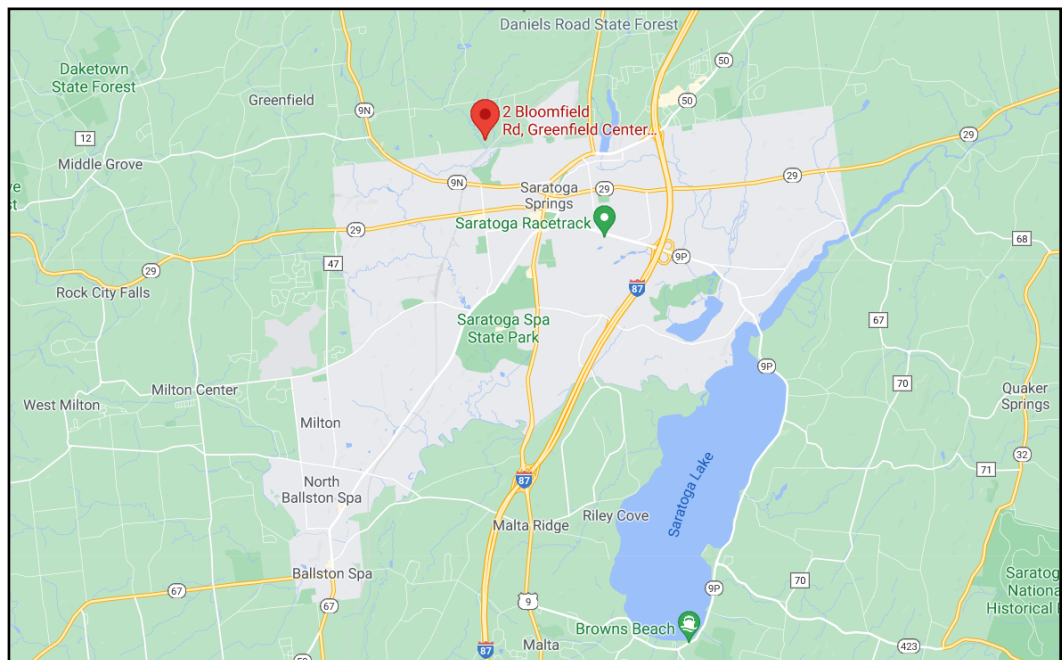
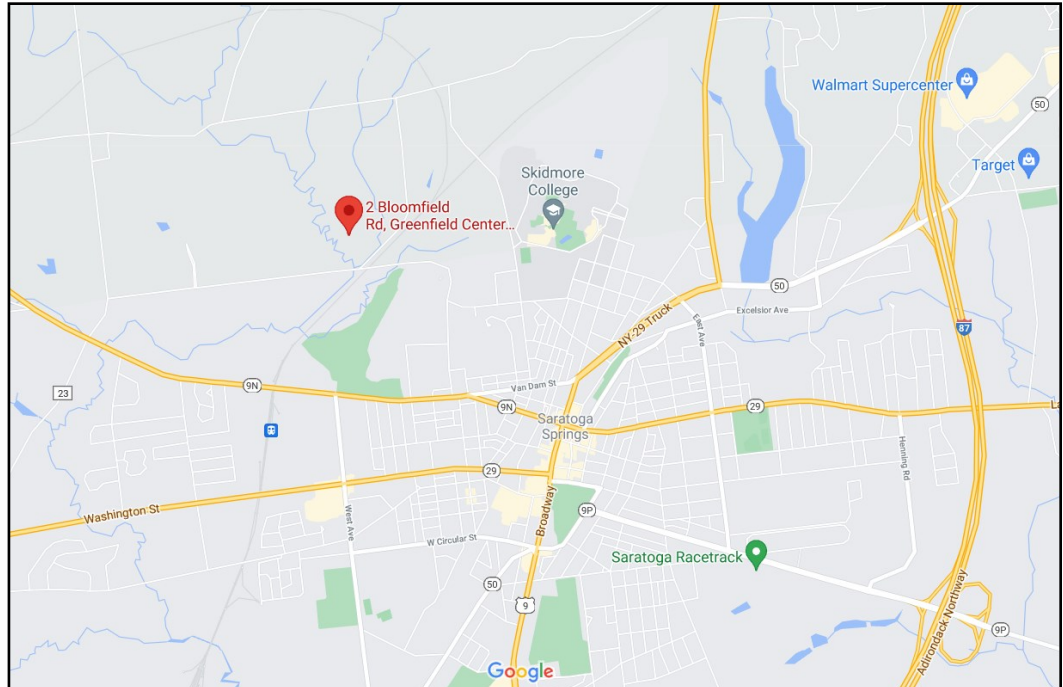
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LOCATION



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	14,834	45,019	94,124
2021 Population	15,653	48,408	101,942
2026 Population Projection	15,921	49,393	104,145

Households

	2 mile	5 mile	10 mile
2010 Households	7,345	19,329	38,374
2021 Households	7,742	20,796	41,725
2026 Household Projection	7,870	21,217	42,646

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$105,738	\$115,081	\$111,328
Median Household Income	\$78,150	\$90,828	\$90,890

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$406,217	\$337,944	\$296,005
Median Year Built	1965	1980	1984

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CONCEPTUAL SITE PLAN



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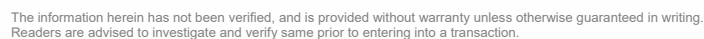
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HISTORIC
WHITNEY
FIELD



Built 1901 by W.C. Whitney. Named for son H. P. Whitney, a ten-goal polo player. Abandoned to farmland:1934; found and rebuilt 1978-79



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