

**FOR  
SALE**

# SARATOGA POLO

2 BLOOMFIELD ROAD  
SARATOGA SPRINGS, NY 12866

**+/-42.79 ACRES**  
**MINUTES FROM SARATOGA RACE COURSE**



## FORMER SARATOGA POLO GROUNDS HISTORIC WHITNEY FIELD

A remarkable 42.79 acre landmark, the property holds rich equestrian heritage as the historic Whitney Field Polo Grounds — one of the oldest polo fields in the nation

Just minutes from the charm of downtown Saratoga Springs and the excitement of the Saratoga Race Course, this site offers exceptional connectivity and prestige

Fully approved mixed-use Planned Unit Development (PUD) allowing up to 284,000 SF of development—ideal for residential units, boutique hotels, spa facilities, restaurants, banquet venues, or as a luxurious equestrian estate

On-site utilities include gas, electric, well, and septic, with municipal water and sewer nearby; existing wells producing over 100+ gallons per minute

Saratoga Springs City School District

Annual real estate taxes: \$26,330

**FOR SALE**

**\$3,890,000**

**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. Readers are advised to investigate and verify same prior to entering into a transaction.

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## EXECUTIVE SUMMARY

Carrow Real Estate Services is pleased to present one of the most iconic and storied properties in Saratoga Springs - The Whitney Polo Grounds. Spanning over 42 acres of rolling meadows and mature woodlands, this historic estate offers a rare fusion of natural splendor, equestrian legacy, and transformative development potential - mere minutes from downtown Saratoga Springs, the Saratoga Race Course, and the region's most celebrated cultural and lifestyle destinations.

Originally established by the esteemed Whitney family, this land has hosted generations of polo greats and stands as one of the last grand estates within Saratoga's elite landscape. Fully approved as a Mixed-Use Planned Unit Development (PUD), the property permits up to 284,000 square feet of luxury residential, boutique hospitality, wellness, and event space - ideal for a private compound, exclusive resort, or refined mixed-use community that honors the property's storied past.

With gently undulating topography, expansive sightlines, and a serene natural setting, the site invites architectural brilliance. Utilities including gas, electric, well, and septic are already in place, with municipal water and sewer available at the road - ensuring both elegance and ease in future development.

Whether your vision is a world-class equestrian estate, five-star destination, or timeless legacy project, 2 Bloomfield Road offers a once-in-a-generation opportunity to shape the future of Saratoga luxury on truly historic ground.



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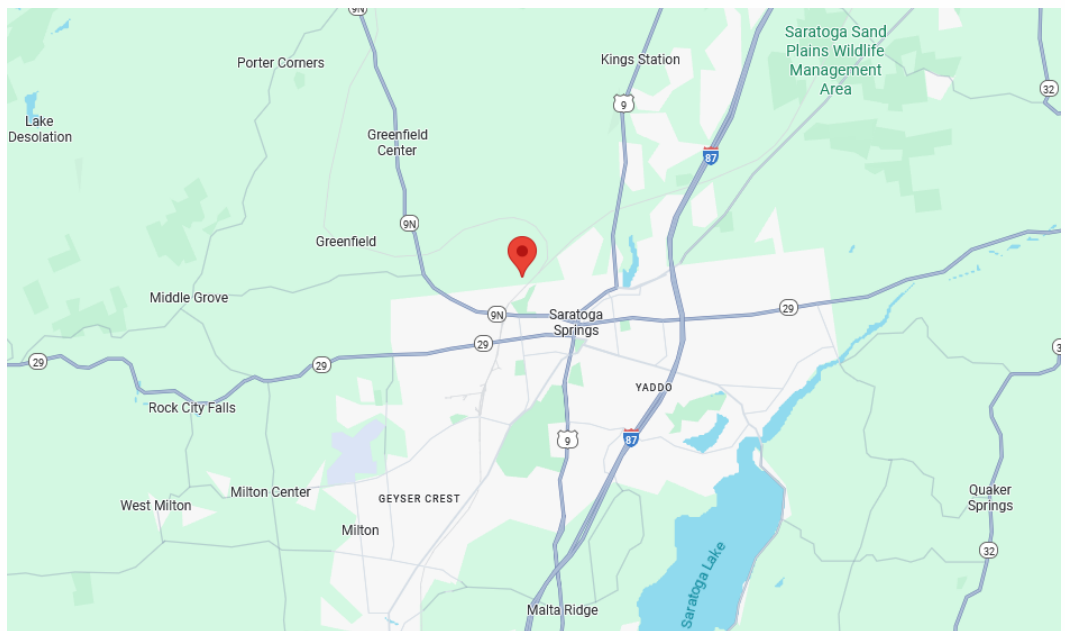
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TAX MAP



LOCATION



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