



Brent Hislop (612) 590-0811
 brent.hislop@SynergyLandCompany.com
 www.SynergyLandCompany.com



Bluff's Haven (Savage, MN)

31.5 ac. Development Property in the MN River Bluffs

(address: approx. 9400 County Rd. 16 (McColl Drive))



Bluff's Haven is a wooded & private development property nestled both above and below the MN River bluff in Savage, MN. Located north of County Rd. 16 (McColl Dr.) and south of Independence Ave.

- **Current Status:** Undeveloped land with utilities available from the north and south. Concept plan has been reviewed with the City.
- **Project Summary (2 Concept Plans Below)**
 - 29-31 single family lots
 - Lot Area: 10,890 sf @ 82.5' min. wide lot
 - Setbacks: 10'/5' side, 25' front, 30' rear
 - **NOTE:** As an alternative to the below SF concept plans, City is also receptive to smaller det. TH/villa type lots—i.e. 55' lots w/ 40' bldg. pad (est. 38+/- lots)
 - Basement Type: WO/LO/Full per plan
 - Yards overlooking woodlands & bluff

- **Top-Tier Schools (Dist. 720):** Eagle Creek Elem. (top 20% MN-schooldigger.com)

- **Strong Demand & Low Inventory:** High demand area for new home construction with low lot inventory.

- **Terms:** Owner is looking to sell as undeveloped, but supports buyer efforts to secure plat approvals.

Please call for add'l info.

PID #'s:

261850040, 261850030,
 261850020, 269180100

