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# Buffalo

## Arbor Meadows

NEW— 52 Lot Project — Single Family & Villa Home Lots

Approx: 3801 Dague Ave. NE, Buffalo, MN (SW corner of Dague & 40th)



- Site Plan (Prelim. Plat)**
- 52 Total approved lots
    - 20 Large Single family lots (50+' w. build pad)
    - 32 Smaller SF or Villa lots (40+' wide build pad)
  - Mix of Bsmt: Slab,F,LO,WO
  - Final Plat & Plans approved
  - Docs Avai.: survey, wetlands, soils, tree, CAD/plans, etc.
- For detailed review — see me for full planset at higher resolution

**32 Smaller SF or Villa Lots**

**20 Large SF Lots**

For detailed review — see me — full/updated plat/plans available.



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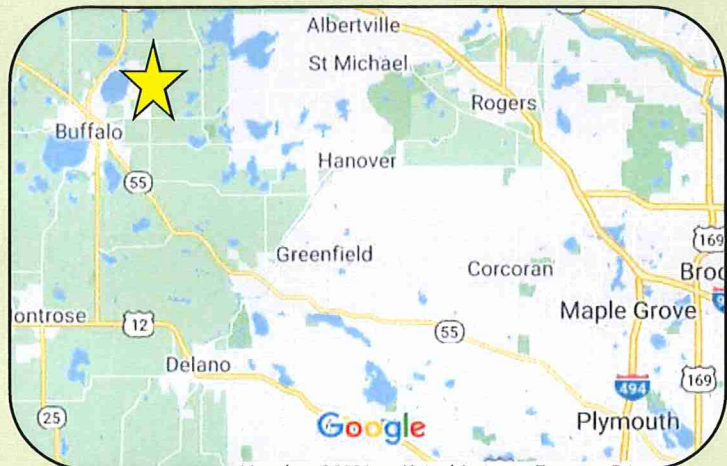


# Buffalo

## Arbor Meadows — 52 Lot Project

For Sale: as Finished Lots (takedown terms avail) or Approved Plat

Approx: 3801 Dague Ave. NE, Buffalo, MN (SW corner of Dague & 40th)



- **Project Summary:** Arbor Meadows in Buffalo:
  - 27 ac. devel. site with plat approval for 52 lots
    - 20 Large-Lot Single-family lots (65-85+’ wide, w/ min. 50+’w x 60’d typ. bldg.) 15’ typ. tot. sideyards
    - 32 Villa-Style or Smaller-Lot Single Family lots (52-75+’ wide, w/ min. 40’ x 70’ min. bldg.) - 12’ typ. total sideyards
  - Final Plat & Plans Complete. Mix of Bsmt: Slab,F,LO,WO
  - Docs Avail : survey, wetlands, soils, tree, CAD/plans, etc
  - Abuts City Park. Sewer/water available.
  - Easy access to NW metro: Hwy. 25, Hwy. 55, Cnty 35
  - Buffalo School District (Top 25% in MN)
  - City of Buffalo — County seat, Regional Hospital, Nat’l big box retail, and low housing lot inventory.
- **Lot Pricing:** \$78k-\$89k per lot. Please call for details.



52 Lot Site Plan (Prelim. Plat)  
For detailed review — see me for full planset at higher resolution