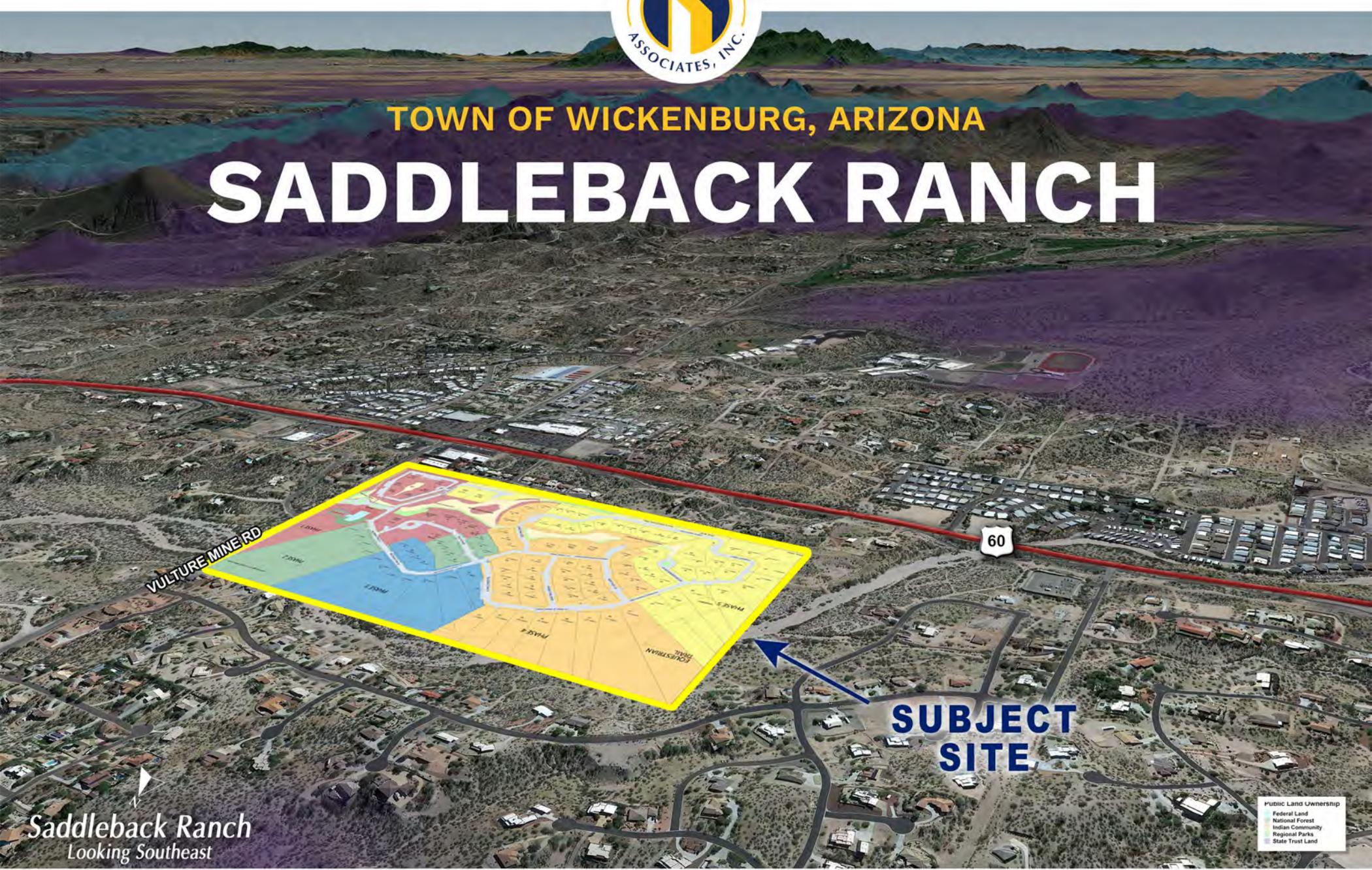




TOWN OF WICKENBURG, ARIZONA

# SADDLEBACK RANCH



VULTURE MINE RD

60

**SUBJECT  
SITE**

Saddleback Ranch  
Looking Southeast

Public Land Ownership

Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258



## WICKENBURG, ARIZONA

# SADDLEBACK RANCH

### LOCATION

Located at the northwest corner of US 60 (Wickenburg Way) and Vulture Mine Road in Wickenburg, Arizona.

### SIZE

80 Total Acres

Approved PAD consists of 163 mixed lot sizes

- 103 Single Family
- 60 Multi Family Lots

### ZONING

R1-6 and RM-1 with PAD Overlay | Town of Wickenburg

### PRICE

Submit

### TERMS

Cash

### DUE DILIGENCE

[Please click to view](#)

- Drawings
- Concepts
- Demographics
- 3<sup>rd</sup> Party Reports
- Zoning Docs
- Market Study
- Town Submittals
- Interior Finishes
- Utilities

### COMMENTS

Saddleback Ranch lies west of downtown Wickenburg and is walking distance to shopping and services. Property fronts Vulture Mine Road which is a major north/south thoroughfare, and is just north of US Highway 60 (Wickenburg Way). Saddleback Ranch is an infill site that is located centrally within Wickenburg.



## WICKENBURG QUICK FACTS



### POPULATION

2020 population: **7,966**  
Average yearly population growth: **3.39%**  
Median age of **52**



### HOUSEHOLDS

Number of households: **3,634**  
Median household income: **\$48,928**

Source: arizonapro prospector.com



### HOME OWNERSHIP

There are **109%** more households who **own their homes** than there are renters.

Owners: **67.68%**  
Renters: **32.32%**

Source: arizonapro prospector.com



### BUSINESSES

Wickenburg has a **total of 505 businesses**. In 2019, the leading industries in Wickenburg were Repair, Personal Care, Laundry, Religious, Health Care and Social Services, Accommodation and Food Services, and Retail.

Source: arizonapro prospector.com



### ATTRACTIONS

- Hassayampa River Preserve
- Vulture Peak Trail
- Kay El Bar Guest Ranch
- Vulture City Ghost Town
- BC Jeep Tours
- Cowboy Way Adventures
- Wickenburg Ranch Golf & Social Club
- Arizona Horse Company
- Effus Ranch



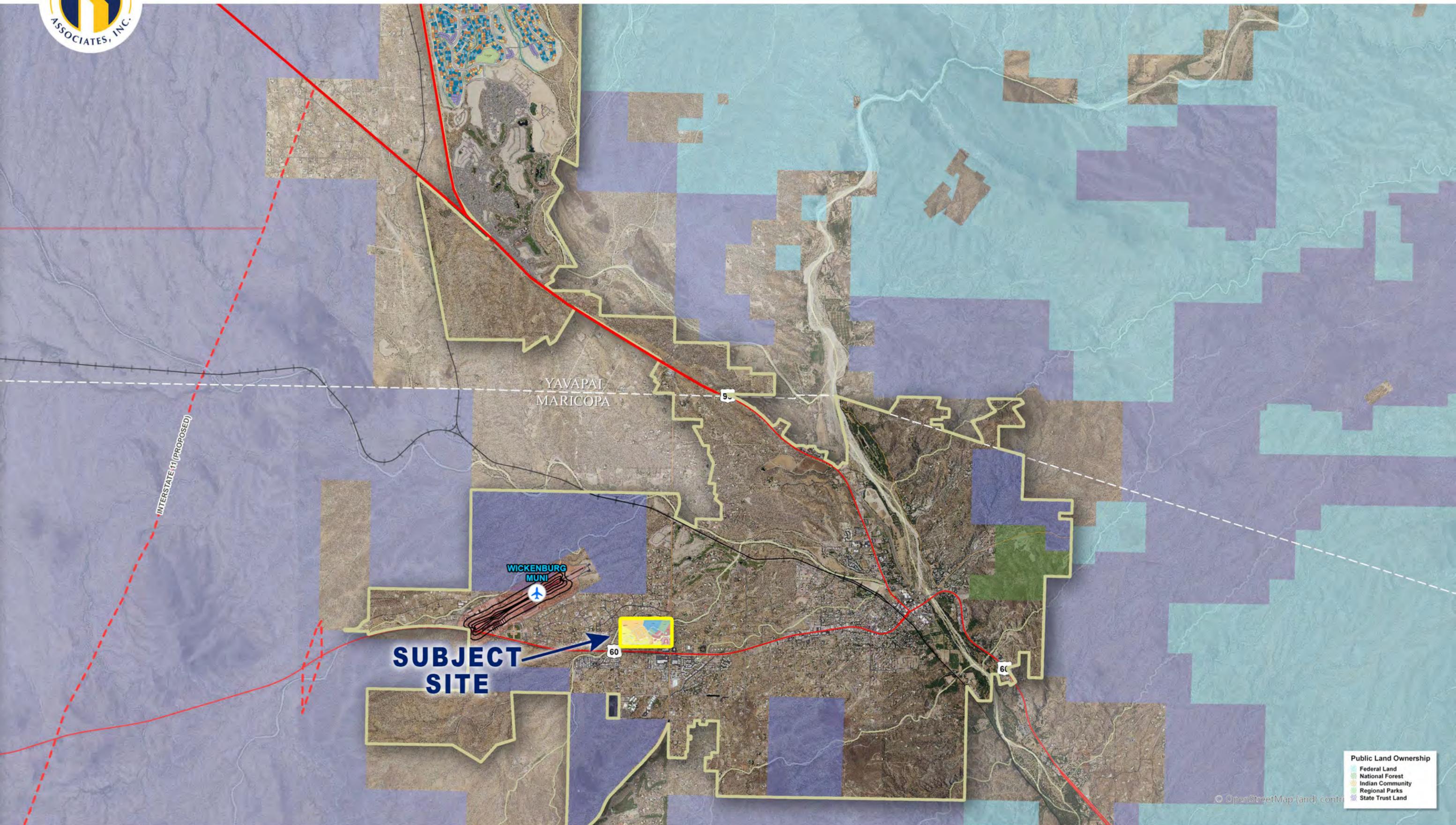
### TRANSPORTATION

Residents spend an **average of 19 minutes commuting** to work. Wickenburg is served by 8 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed 31 miles away.

Commuter Travel Time **19 mins**  
Airports in Community **8 (within 50 miles)**  
Distance to Interstate **31 miles**  
Distance to Freight Rail **2 miles**

Source: arizonapro prospector.com





**Public Land Ownership**  
Federal Land  
National Forest  
Indian Community  
Regional Parks  
State Trust Land



# SADDLEBACK RANCH / TOWN OF WICKENBURG (YAVAPAI COUNTY), ARIZONA







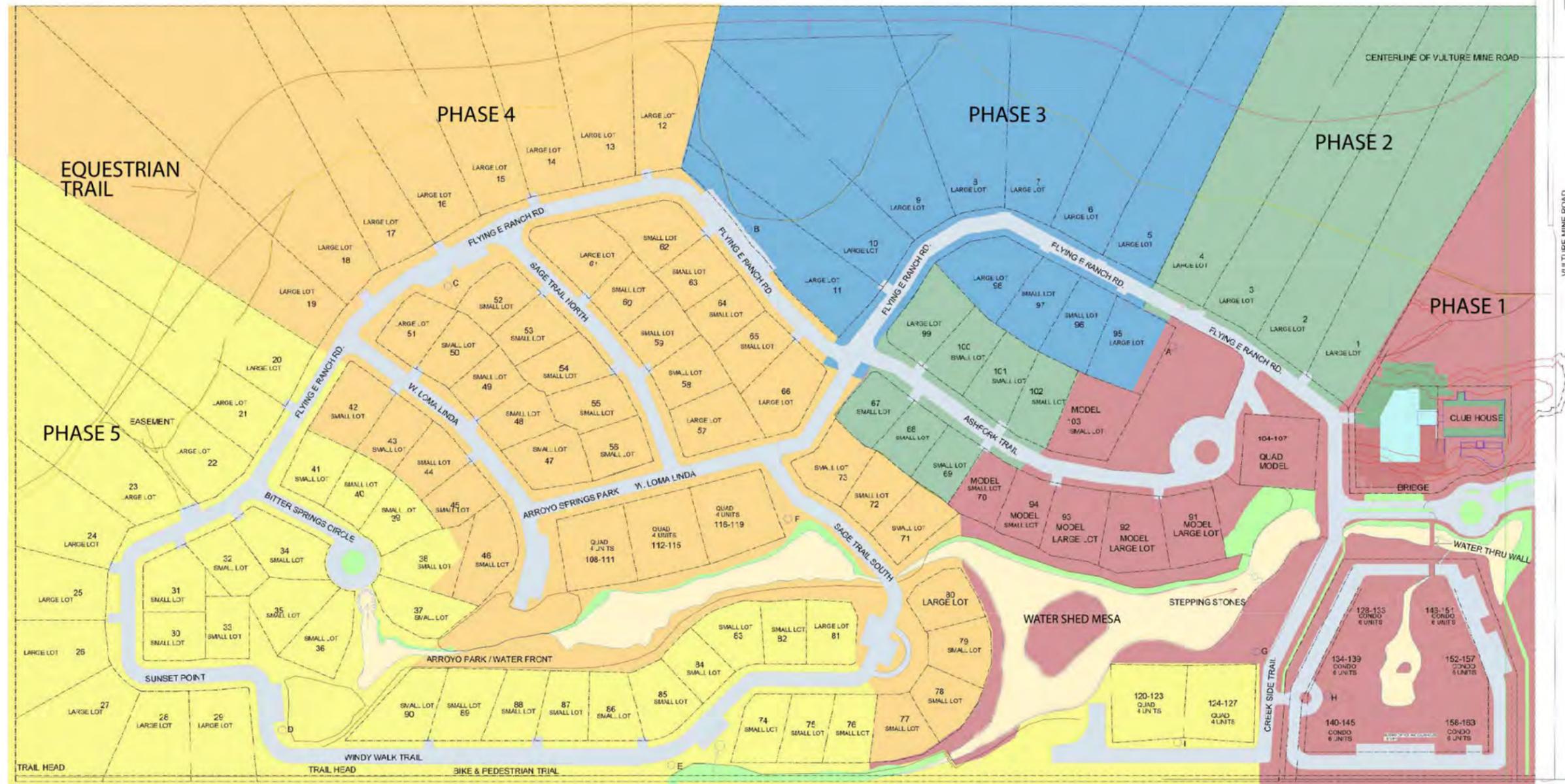
**Phase one:** 2 condo buildings, 1 quad model at model complex, 4 R1-6 models and 2 specs, entry road to condos and to model complex, phase one Ranch Club House. Initial detention pond and tributary arroyos. Drainage pipe under road to north side of Club House and draining down to FEMA flood plane. Lift station north of Club House.

**Phase two:** Lots 1-4, 67-69, 99-102 (and extensions of drainage controls) enclosure of Club House. Enlarged Club House. Enlarged club house parking lot.

**Phase three:** Lots 5-11,95-98 (and extensions of drainage controls) enlargement of Club House with porte cochere. Enlarged club house parking lot. Additional bbq grills. Bridge construction begins that connects the residents of the condo parcel via a pedestrian path directly to the Club House.

**Phase four:** Lots 12-19,42-66,71-73,77-80, 108-119 (and extensions of drainage control) and community garden

**Phase five:** Lots 20-37, 74-76,81-90,120-127 (and extensions of drainage controls) additional bbq grills.



the trails at  
**Saddleback Ranch**  
 Wickenburg Arizona

05.21.18

PHASING PLAN



FOR ZONING ONLY sheet no.

3