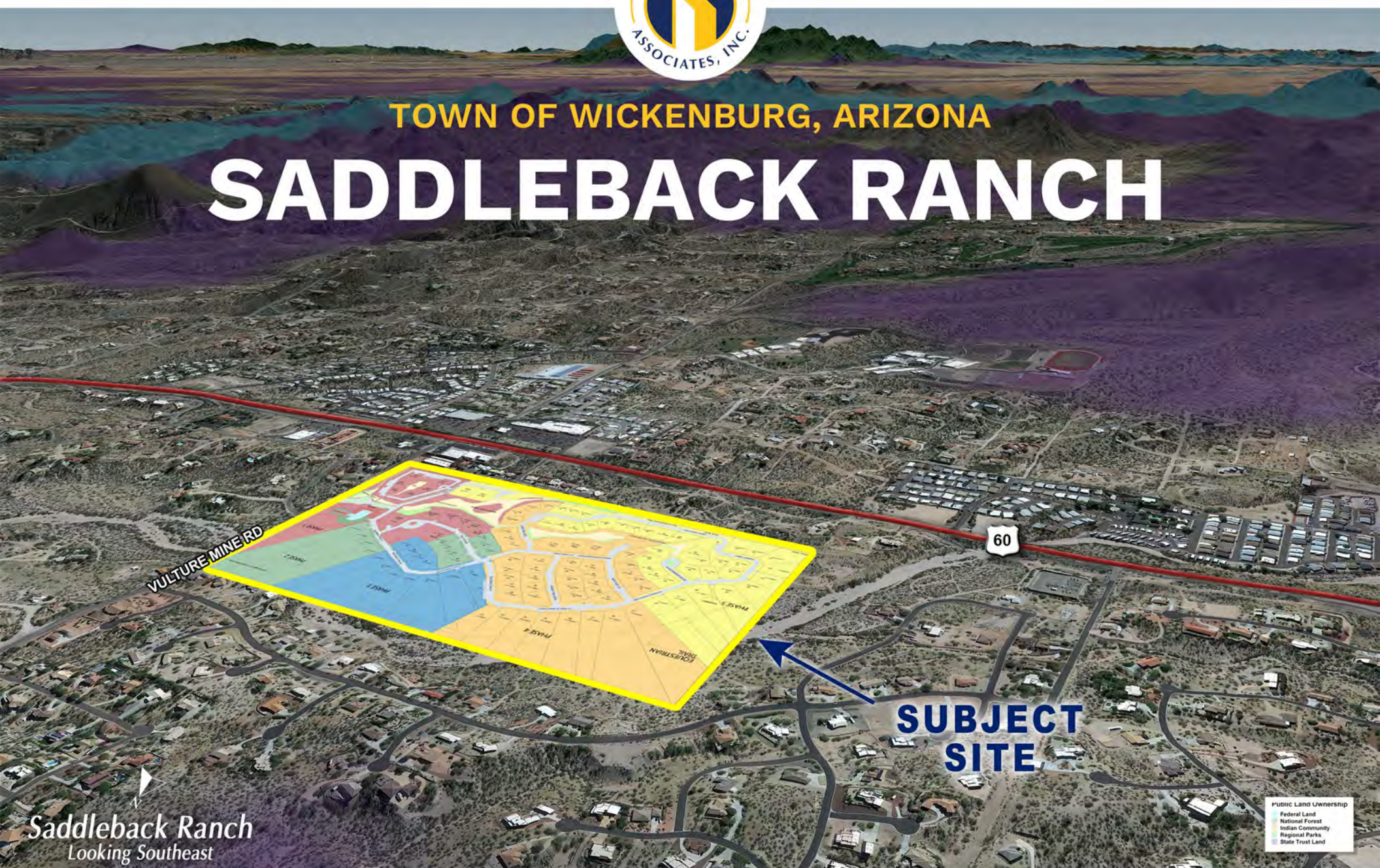




TOWN OF WICKENBURG, ARIZONA

SADDLEBACK RANCH



Saddleback Ranch
Looking Southeast

**SUBJECT
SITE**

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



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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, Joint Venture or carry.

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.

DUE DILIGENCE

[Please click to view](#)

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



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



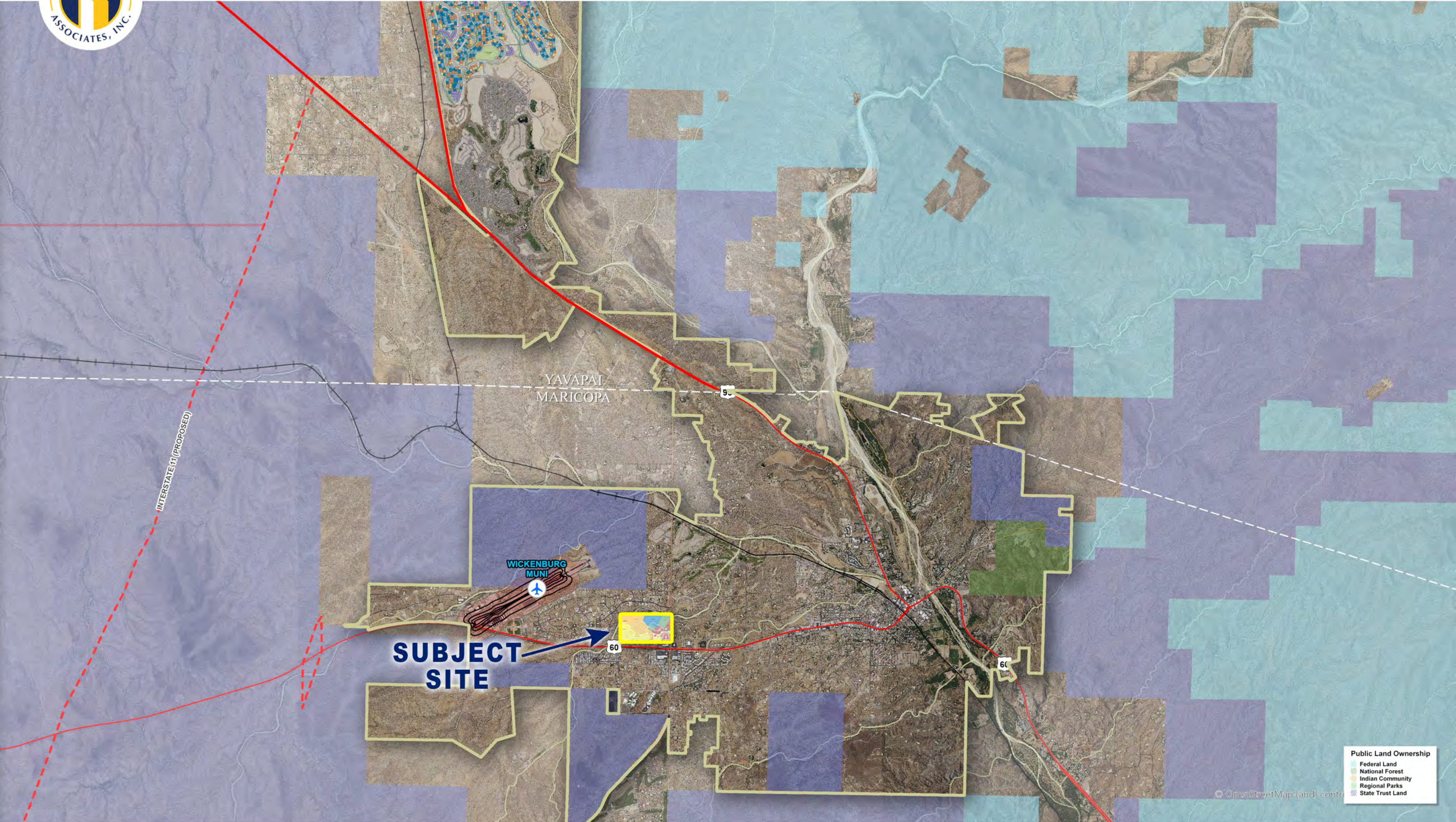
TRANSPORTATION

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.

Commute 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

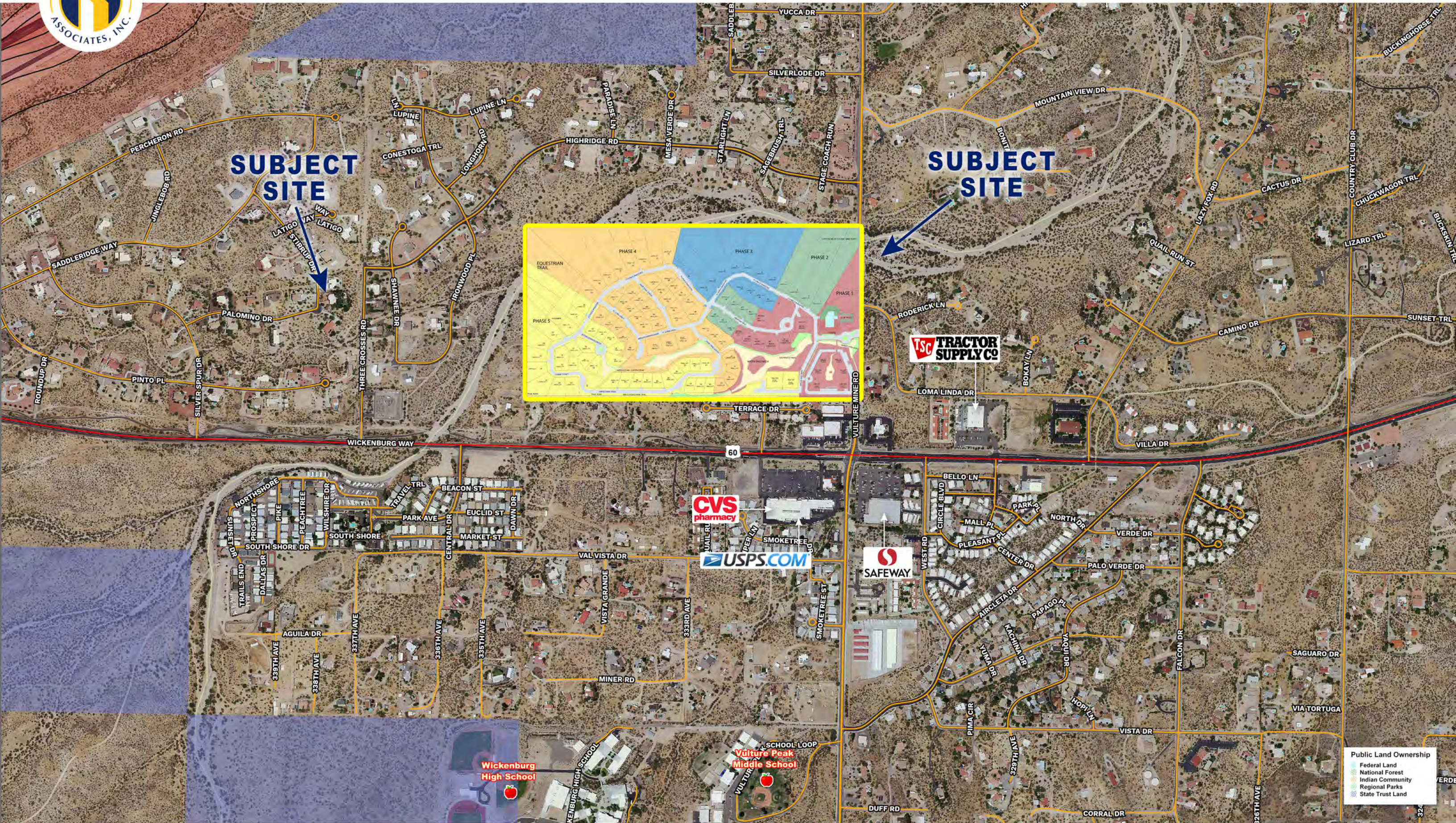






SADDLEBACK RANCH / TOWN OF WICKENBURG (YAVAPAI COUNTY), ARIZONA







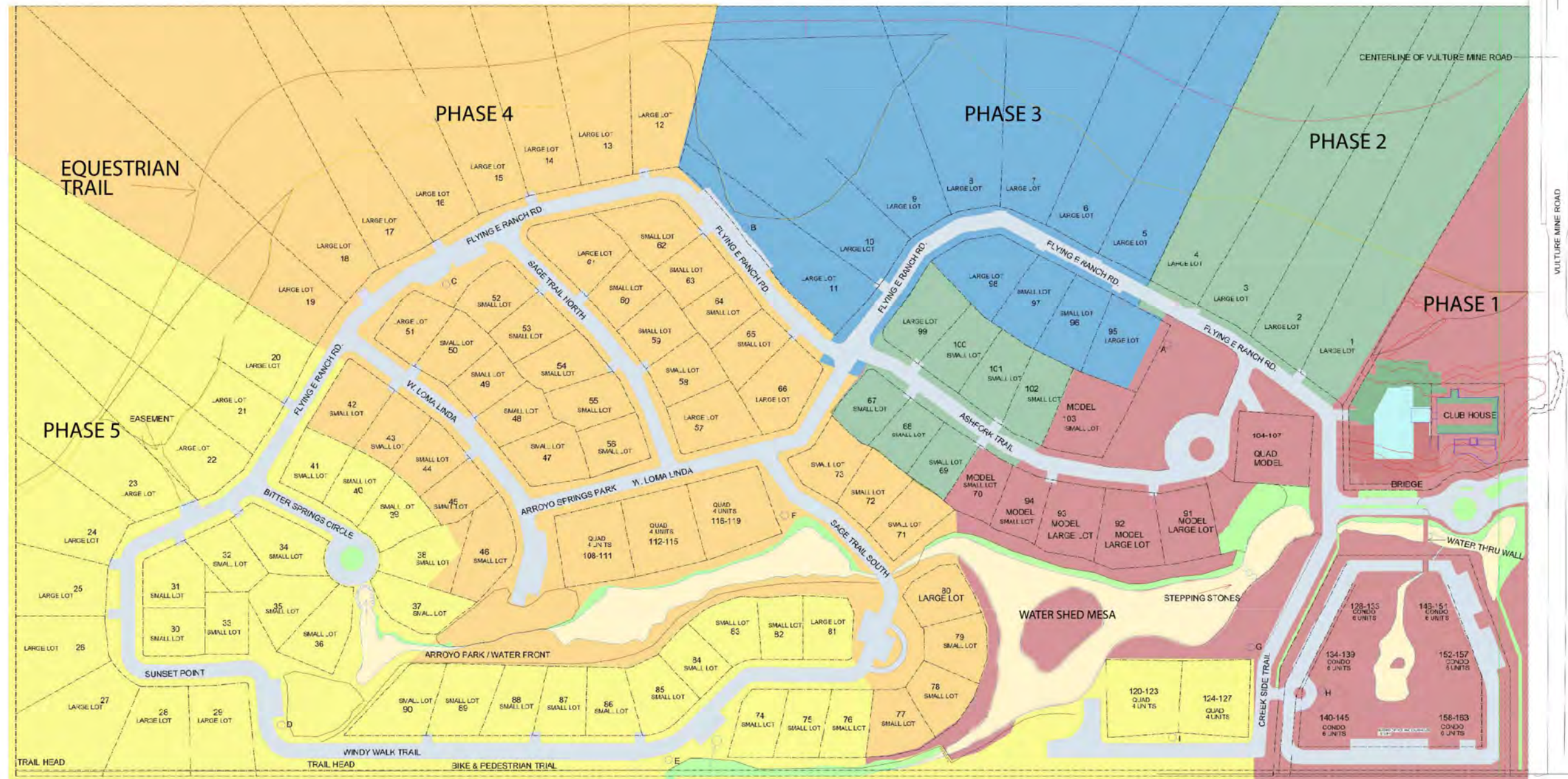
Phase one: 2 condo buildings, 1 quad model at model complex, 4 R1-6 models and 2 specs, entry road to condos and to model complex, phase one Ranch Club House. Initial detention pond and tributary arroyos. Drainage pipe under road to north side of Club House and draining down to FEMA flood plane. Lift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

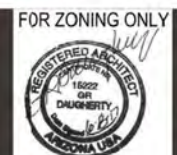
Phase five: Lots 20-37, 74-76, 81-90, 120-127 (and extensions of drainage controls) additional bbq grills.



the trails at
Saddleback Ranch
Wickenburg Arizona

05.21.18

PHASING PLAN



sheet no.

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