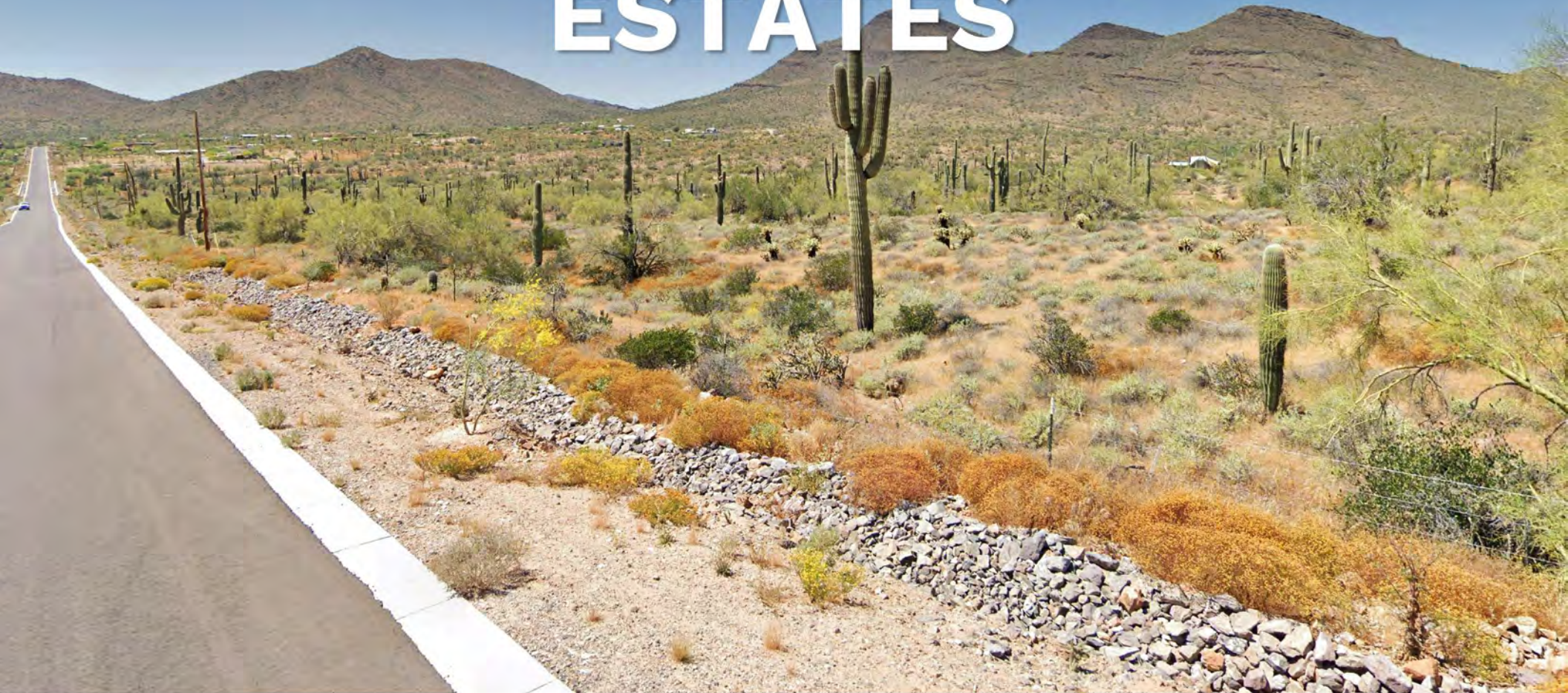




**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP INC.

**TOWN OF CAVE CREEK, ARIZONA**

# **SADDLE MOUNTAIN ESTATES**



**PHONE** 480.367.0700 / **FAX** 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

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





**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP INC

FOR MORE INFORMATION, CONTACT:  
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CAVE CREEK, ARIZONA

# SADDLE MOUNTAIN ESTATES

## LOCATION

Located east of the northeast corner of 24<sup>th</sup> Street and Saddle Mountain Road in Town of Cave Creek, Arizona.

## SIZE

±154.04 Acres

*\*Will sell all or part*

## ASSESSOR PARCEL NUMBERS

211-64-007B, 007Z, 008A, 008B, 211-65-002F, 002L and 002W

## ZONING

DR-190 | Cave Creek

## PRICE AND TERMS

Submit

## PROPERTY TAXES

2020 Assessment: \$34,990.80

## DUE DILIGENCE

[Please click to view](#)

Well Site Map

Registration of Existing Wells

## UTILITIES

The Subject property has a 12" private water line on Saddle Mountain Rd, 32<sup>nd</sup> St and Rockaway Hills Rd along with three water taps to benefit Subject development. Cahava Springs, a subdivision of 230 lots to the north of the Subject is the current owner of the water line and will soon dedicate it to the city of Cave Creek. Cave Creek is offering one water use for each of the Subject parcels for a total of 7 usages. Call for more information.

## COMMENTS

Site is located on the paved road to Cahava Springs Masterplan on 24th Street north of Carefree Highway. Located between Cave Creek and Anthem in a secluded valley. Spectacular views all around in an area of estate houses. Subject may be zoned for higher density to match the state land to the south.



## CAVE CREEK QUICK FACTS



### POPULATION

2020 population: **5,877**  
Average yearly population growth: **2.69%**  
Median age of **49**



### HOUSEHOLDS

Number of households: **2,738**  
Median household income: **\$96,965**  
Source: arizonapro prospector.com



### HOME OWNERSHIP

There are **408%** more households who **own their homes** than there are renters.  
Owners: **83.56%**  
Renters: **16.44%**

Source: arizonapro prospector.com



### BUSINESSES

Cave Creek has a total of **381 businesses**. The leading **industries in Cave Creek** were Accommodation and Food Services, Retail, Administrative and Support Services, and Public Administration.

Source: arizonapro prospector.com



### ATTRACTIONS

Cave Creek Regional Park  
Spur Cross Ranch  
Black Mountain Trail  
Cave Creek Museum  
Frontier Town  
Massacre Cave  
Sonoran Arts Leauge  
Sour Cross Ranch Conservation Area  
Cave Creek Trail Rides



### TRANSPORTATION

Residents spend an average of **29 minutes commuting** to work. Cave Creek is served by **11 airports** within **50 miles**. Rail can be accessed within 16 miles. Interstates can be accessed 6 miles away.

Commute Travel Time **29 mins**  
Airports in Community **11 (within 50 miles)**  
Distance to Interstate **6 miles**  
Distance to Freight Rail **16 miles**

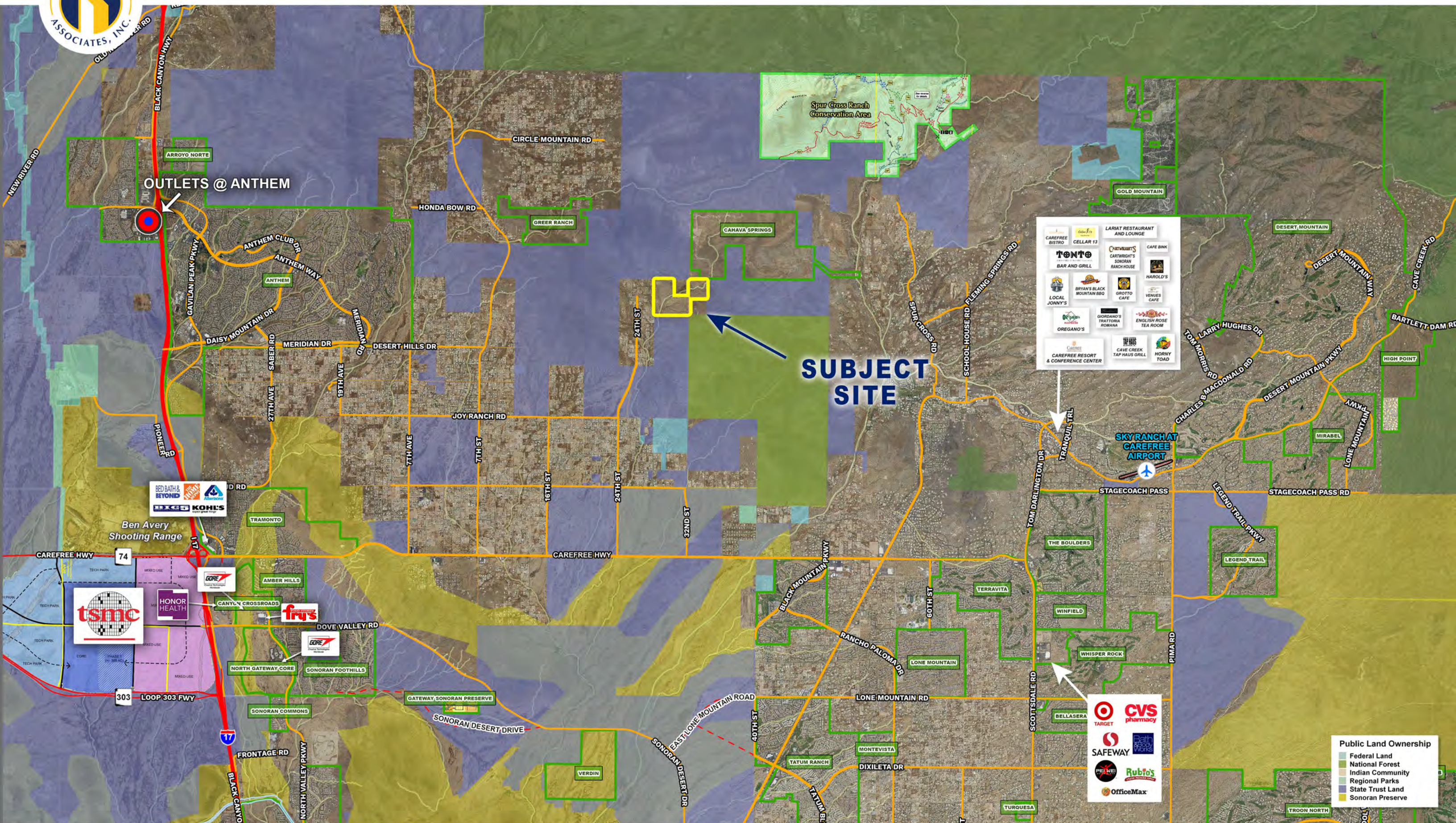
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SADDLE MOUNTAIN ESTATES / CAVE CREEK SUBMARKET

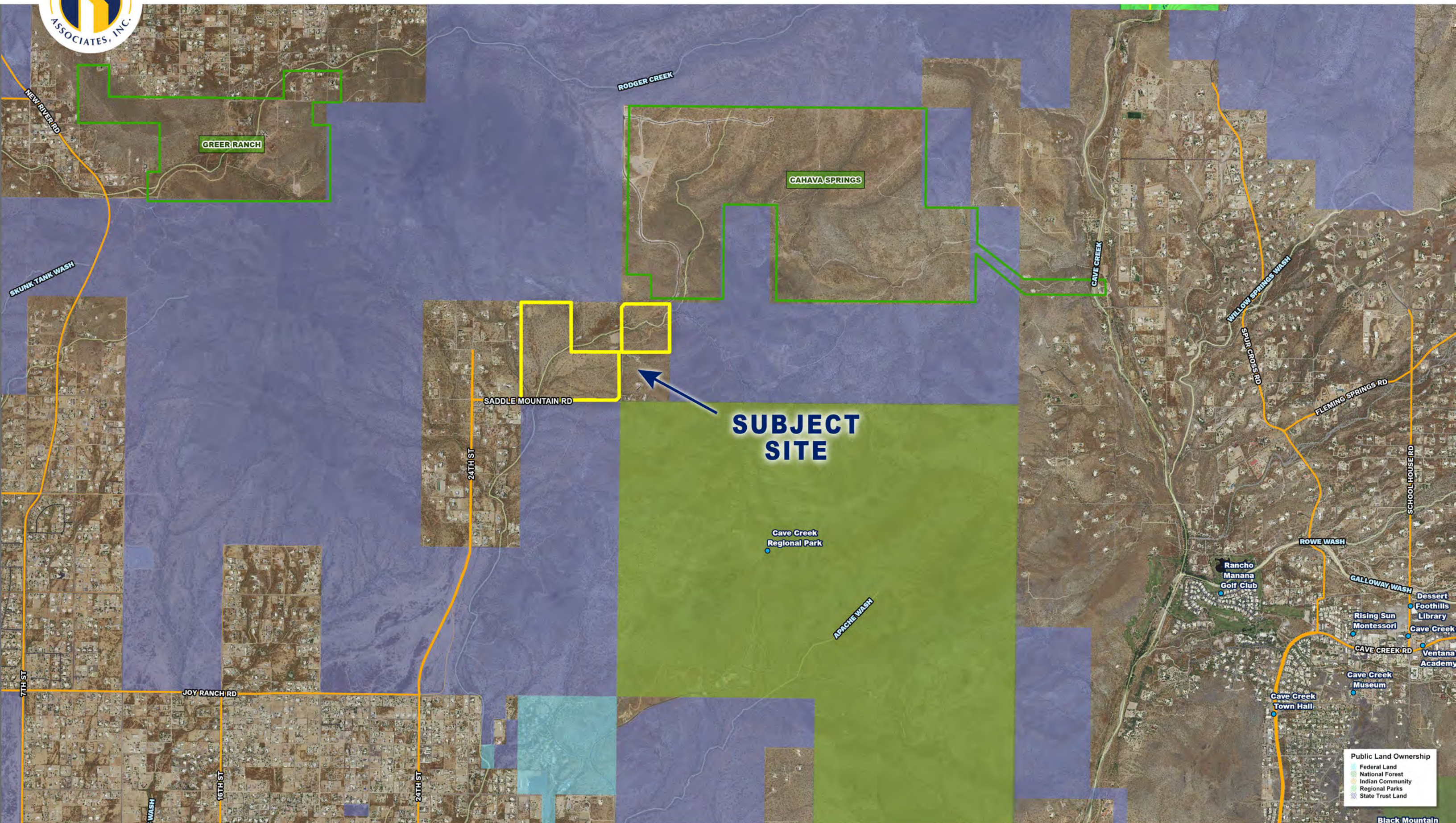






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SADDLE MOUNTAIN ESTATES / CAVE CREEK SUBMARKET

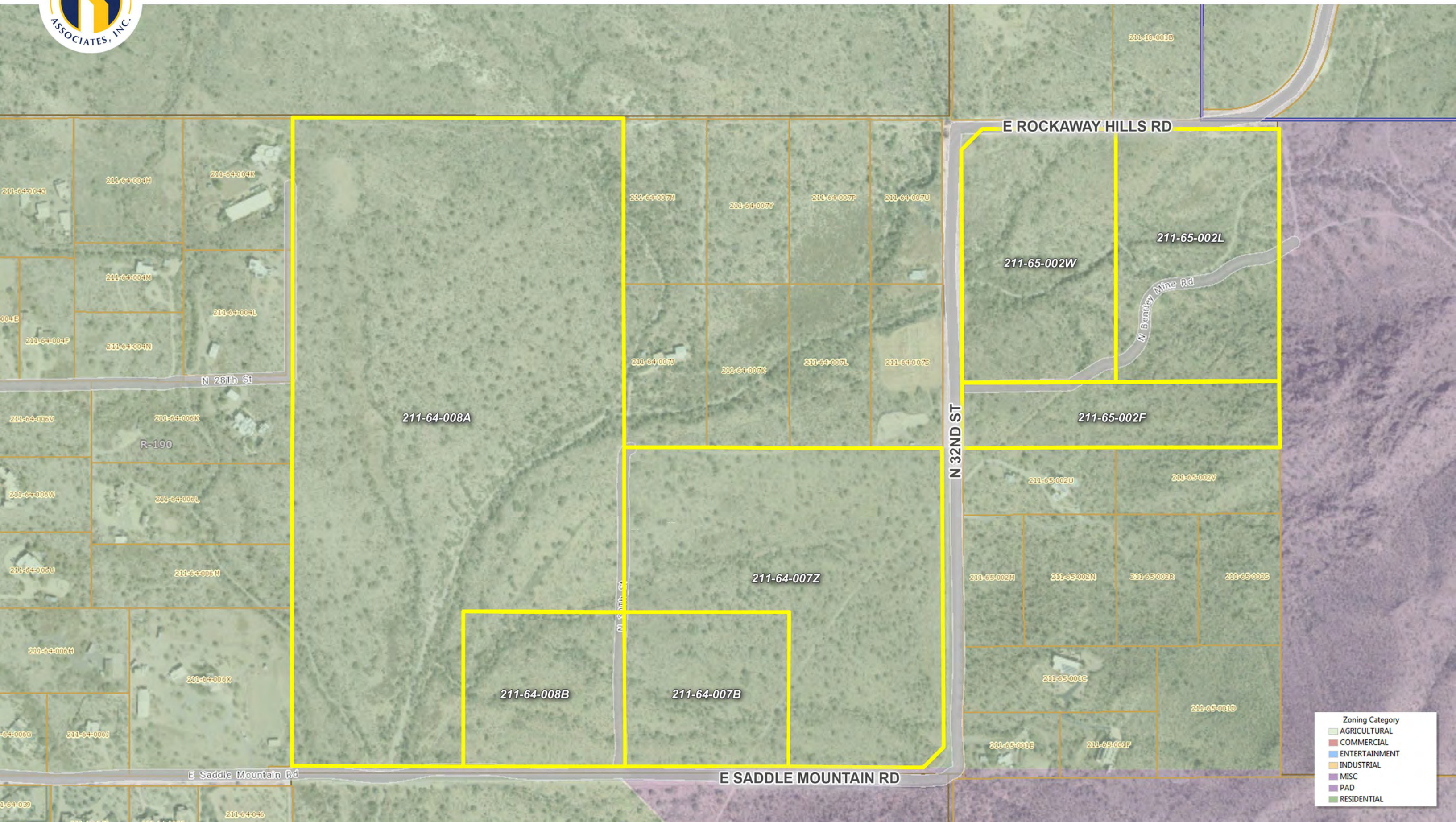






**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP INC

**SADDLE MOUNTAIN ESTATES / ASSESSOR PARCEL MAP**







**PROPERTY DIMENSIONS**  
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**SADDLE MOUNTAIN ESTATES / SITE IMAGES**

