

28331
WEST ROCKING HORSE LANE
MORRISTOWN, AZ

**FOR SALE
OR LEASE**



**122 ACRES WITH 8,600 SF BEHAVIORAL HEALTH FACILITY
FOR SALE OR LEASE | NEW SALE PRICE: \$4,700,000**



PROPERTY OVERVIEW

INTEREST OFFERED:

100% FEE INTEREST

TERMS OF SALE:

\$4,700,000 All Cash Sale

Leasehold for Lease

TERMS OF LEASE:

10 Years NNN

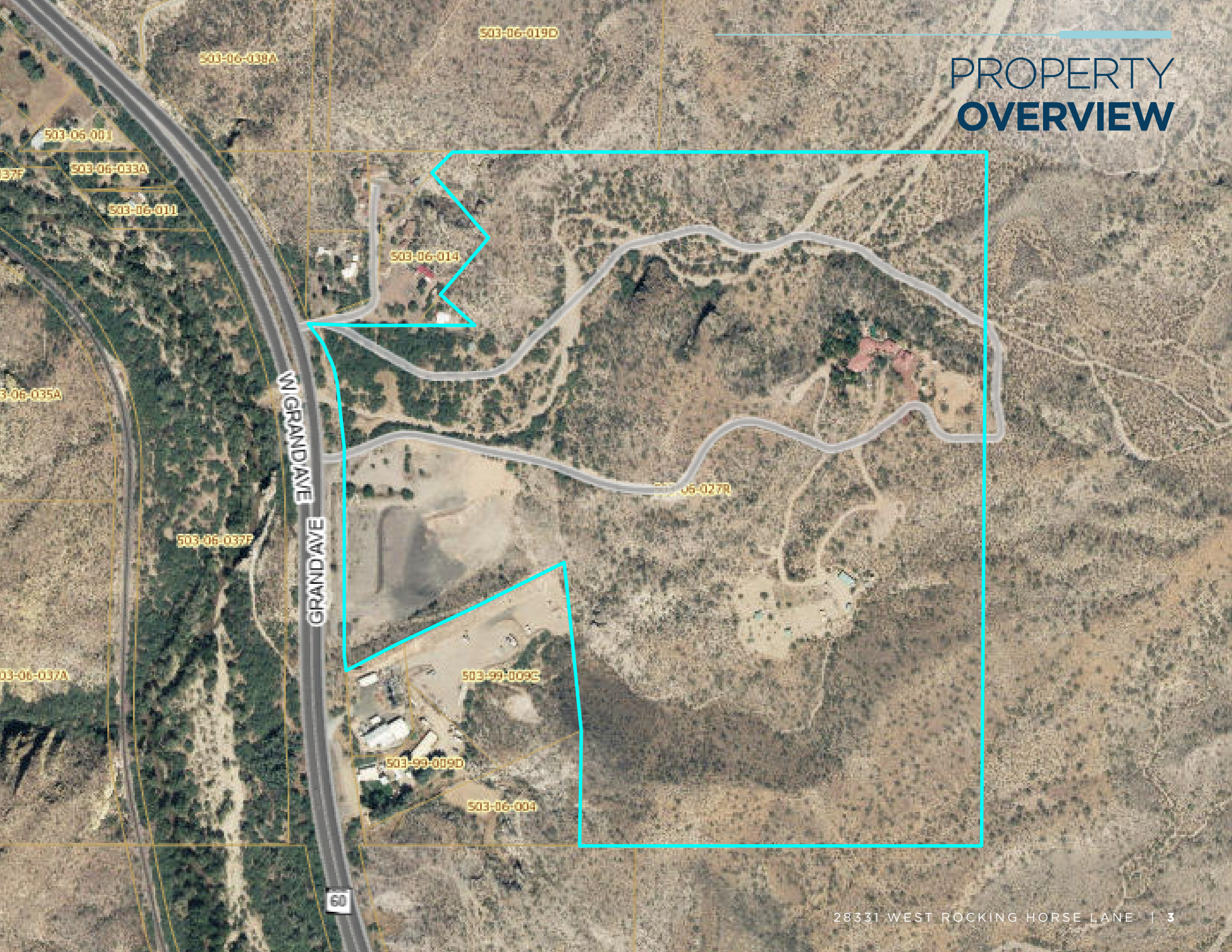
PROPERTY TOURS

All property tours must be arranged with the Cushman & Wakefield listing agents. At no time shall potential buyers, agents or contractors visit the property without written permission from and/or escorted by an agent of the Seller.



ADDRESS	28331 W. Rocking Horse Lane, Morristown, AZ 85390
YEAR BUILT	1991
YEAR REMODELED	2022
# OF BUILDINGS	2
BUILDING SF	Main Structure: 8,624 Garage/Fitness Area: 3,241
EXTERIOR CONSTRUCTION	Wood/Stucco
ROOF TYPE	Tile
LOT SIZE	122 Acres
PARCEL NUMBER	503-06-027R

PROPERTY OVERVIEW



503-06-019D

503-06-038A

503-06-001

503-06-033A

503-06-011

503-06-014

503-06-027R

503-06-037F

503-99-009E

503-99-009D

503-06-004



PROPERTY DESCRIPTION

28331 West Rocking Horse Lane offers a remarkable piece of Arizona's serene landscape—Nestled within 122 acres of breathtaking desert landscape, this exceptional 8,600 square-foot treatment center provides a unique opportunity for those seeking a serene and expansive environment for their practice. Surrounded by thousands of acres of Bureau of Land Management (BLM) land, this property provides unparalleled privacy and tranquility, making it the ideal setting for a variety of therapeutic and wellness programs. The center is designed to cater to both residential and outpatient clients, offering a comprehensive range of facilities that promote healing and personal growth.

The main building is thoughtfully laid out with spacious offices, well-equipped classrooms, and comfortable administration offices, ensuring that staff have everything they need to provide top-notch care. With ten beds available, the center can accommodate a small community of residents, creating an intimate and supportive environment for recovery. The inclusion of horse stables adds a unique therapeutic element, allowing for equine-assisted therapy programs that have been proven to benefit individuals dealing with various challenges.

In addition to its therapeutic amenities, the center boasts a luxurious pool and a state-of-the-art training room. These features not only enhance the appeal of the property but also provide essential facilities for physical fitness and rehabilitation programs. The pool offers a refreshing retreat for clients and staff alike, while the training room is perfect for conducting workshops, seminars, and fitness classes. The combination of these amenities makes this treatment center a versatile and attractive option for a wide range of therapeutic and wellness activities.

The stunning desert location enhances the appeal of this property, offering a unique blend of natural beauty and seclusion. The expansive acreage provides endless opportunities for outdoor activities, from hiking and horseback riding to meditation and nature therapy. The proximity to BLM land ensures that the peaceful surroundings will remain unspoiled, creating a lasting sanctuary for clients and staff. This treatment center is more than just a facility; it's a destination for healing and transformation, offering a rare chance to own a piece of paradise in the heart of the desert.





PROPERTY **POTENTIALS**

OPTION 1 | BEHAVIORAL HEALTH RECOVERY

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OPTION 2 | REPOSITION INTO RANCHETTES

Nestled at an elevation of 2,000 feet, this land offers not just incredible scenery but also a milder climate that is perfect for outdoor activities and sustainable living. Imagine each ranchette being a personal retreat where future homeowners can revel in the beauty of the Arizona desert, enjoy starry nights, and unleash their creativity in a canvas of natural wonder. With easy access to nearby amenities and the vibrant culture of Phoenix, this property holds limitless potential for development, making it an appealing prospect for investors and land developers alike.

The groundbreaking vision for these ranchettes emphasizes a harmonious blend of rustic charm and modern convenience while prioritizing the preservation of the natural landscape. Envision custom-designed homes that complement the picturesque surroundings, each encouraging a lifestyle of relaxation, exploration, and connection with nature. Opportunities abound for landscaping with native plants, establishing hobby farms, or creating equestrian facilities, all while maintaining the natural desert ecosystem that defines Morristown's beauty.

Don't miss this rare chance to carve out a legacy in one of Arizona's most tranquil settings. Investing in these ranchettes offers not only a smart financial opportunity but also the chance to be a part of a close-knit community in a location that celebrates the good life. Whether you're looking to develop a scenic getaway for nature lovers or an idyllic residence for those seeking a slower pace, the potential of this remarkable desert land is waiting to be realized. Connect with us today to explore the possibilities that lie within this extraordinary offering!

OPTION 3 | PRIVATE ESTATE CONVERSION

The expansive grounds are a true oasis, featuring a sparkling pool perfect for relaxation, beautifully maintained horse corrals, and a detached three-bay garage that provides ample space for vehicles and recreational equipment. Whether you envision a private retreat, a family estate, or a bespoke recreational facility, this property offers the canvas to create your dream lifestyle.

Originally designed as an estate home, this grand property was thoughtfully converted into an adolescent recovery center, showcasing its versatility and robust infrastructure. With spacious interiors, high ceilings, and an abundance of natural light, the home exudes warmth and elegance. The expansive living areas, numerous bedrooms, and state-of-the-art amenities make it an ideal space for large families or those who love to entertain. Every corner of the home reflects careful planning and attention to detail, ensuring comfort and convenience at every turn.

Imagine waking up each morning to the serene beauty of the high desert, with endless opportunities for outdoor adventures right at your doorstep. The surrounding BLM land offers hiking, horseback riding, and wildlife watching in a pristine natural environment. The property's horse corrals are perfect for equestrian enthusiasts, while the detached three-bay garage can accommodate everything from ATVs to RVs. After a day of exploring, unwind by the sparkling pool or enjoy a sunset dinner on the spacious patio, soaking in the tranquil ambiance that only a property of this caliber can provide.

For those with a vision, this estate presents a unique opportunity to transform a magnificent property into something truly extraordinary. The existing structure can be remodeled to suit a variety of purposes, from a luxurious private residence to a specialized facility tailored to your needs. With its prime location, vast acreage, and versatile layout, the possibilities are as limitless as the surrounding landscape. This is more than just a property; it's a rare chance to create a legacy in one of the most beautiful and serene settings imaginable.

LOCATION OVERVIEW | PHOENIX

PHOENIX OVERVIEW

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are crisscrossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business rather than tourists.

DEMOGRAPHICS

The population of Greater Phoenix is 5.1 million and is expected to grow to over 6.9 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 38.2 - 1.1 years younger than the average age nationwide. The population boasts comparatively high earnings, with a median household income of \$87,166. This is 10.2% above the national median household income, which stands at \$79,068.

EMPLOYMENT ECONOMY

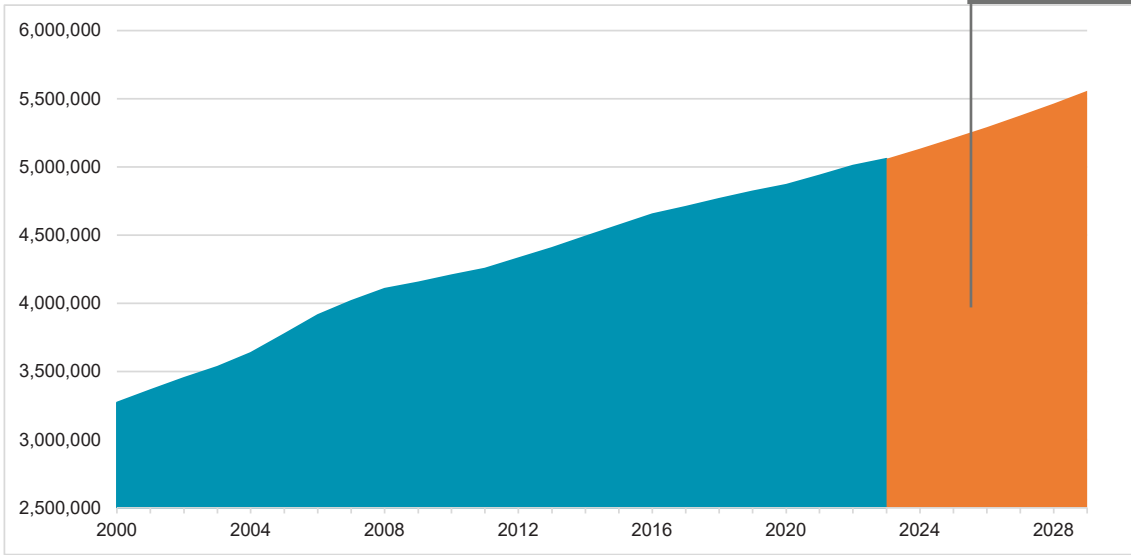
The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.

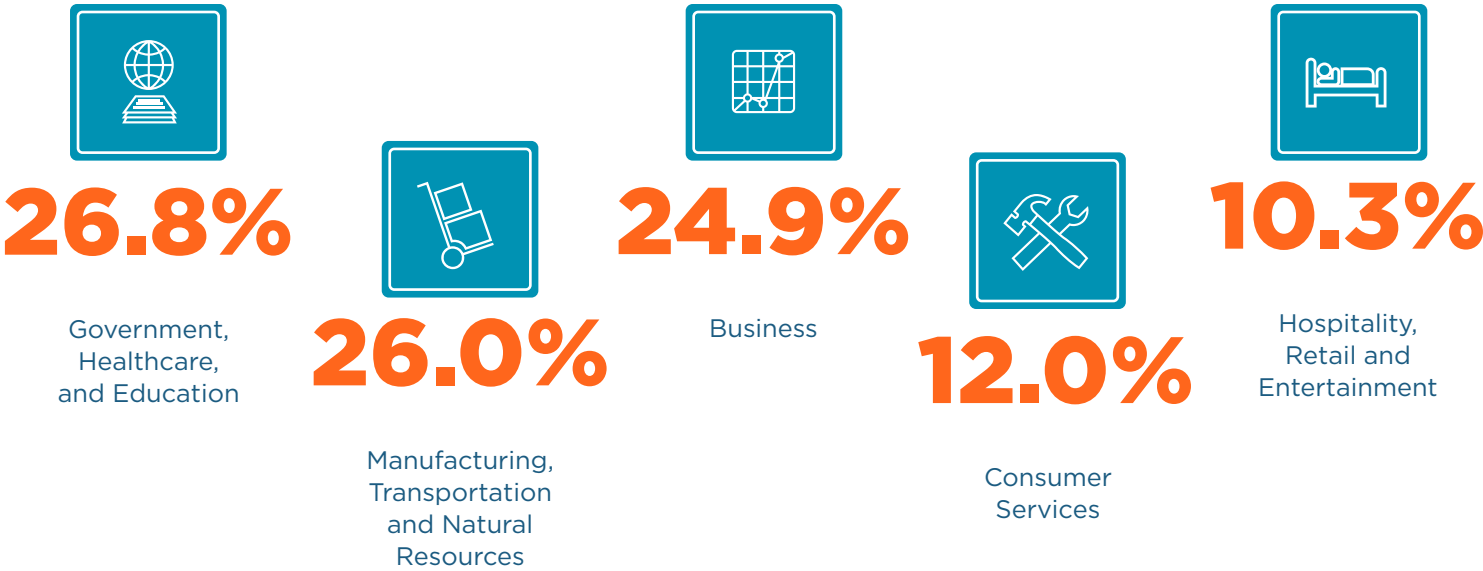
GREATER PHOENIX POPULATION GROWTH



Metro Phoenix is slated to increase by over 400,000 people in the next 5 years.

400,000

OCCUPATIONAL COMPOSITION



LOCATION OVERVIEW | MORRISTOWN



210
RESIDENTS



\$85,823
MEDIAN
HOUSEHOLD
INCOME



42.3%
BACHELOR'S
DEGREE OR HIGHER

LOCATION OVERVIEW | WICKENBURG

WICKENBURG OVERVIEW

Wickenburg is one hour northwest of Phoenix and one hour southwest of Prescott. Its high Sonoran desert setting, relaxing lifestyle, rich arts and cultural resources make Wickenburg a destination for visitors, new residents and employers. The town boasts a rich history that lives on today. In 1863, Henry Wickenburg discovered gold in the area where townsfolk had established their homes and businesses. Incorporated in 1909, many of the town's historic buildings are from the heyday of the Vulture Mine, the richest gold producer in Arizona history. In the early 1900s, local ranchers began ushering in tourists who wanted to experience the American west. Wickenburg became the "Dude Ranch Capital of the World" and is now approaching another status as the "Team Roping Capital of Arizona."

ECONOMIC ACTIVITIES

Wickenburg is the trading area for the Hassayampa Valley region. This area touts a diversified economy based on tourism, second-home residents and behavioral health and other medical facilities including the award-winning Wickenburg Community Hospital and Surgical Center. The community is the center of a 30,000-person trade area, and is also home to companies producing products for national and international markets. Wickenburg has an in-town business airpark and an outlying area for a proposed rail-based park. It is located on Highways 60 and 93 as well as the proposed I-11 route connecting Phoenix and Las Vegas.

SCENIC ATTRACTIONS

Wickenburg has something to offer everyone, including guest ranches, brand name motels, quaint family-run bed & breakfast inns, unique shops, art and cultural attractions and a historic downtown area where many of the heritage events are held annually. Outdoor destinations include the Hassayampa River Preserve, managed by Maricopa County Parks & Recreation Department, and a riparian habitat where bird watching and hiking are offered. The Wickenburg area offers biking, golfing, team roping and jeep trails. Historic sites include Vulture Mine, Saguaro Movie Theatre, Garcia Little Red Schoolhouse, Robson's Ranch & Mining Camp and more than 25 structures on the National Historic Register. Visitors can enjoy a self-guided walking tour of historic buildings, outdoor art and bronze statues. The Webb Center for the Performing Arts brings in national entertainment from November through April in a 600 seat state-of-the-art center. The Desert Caballeros Western Museum is a national destination for western art and annually hosts Cowgirl Up!, a who's who of today's western women artists.

SOURCE: AZ COMMERCE AUTHORITY

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MORRISTOWN, AZ

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