

Juture Master Planned Community 1,183.14 Acres | Wickenburg, Arizona | FOR SALE

FLYING~E~RANCH

DUDE & CATTLE RAN

<u>Click to View</u> <u>Drone Video</u>



MIHorizon

Exclusively Listed By:

Lane G. Neville Executive Vice President 602 393 6726 lane.neville@naihorizon.com Cole Neville Senior Associate 602 393 6606 cole.neville@naihorizon.com



$\boldsymbol{\mathscr{J}}$ roperty Information

allow approximately 2,000 to 2,500 homes on the site.

Location: Size:	South of the SEC of US-60 & Flying E Ranch Road Wickenburg, AZ 1,183.14 Acres	Utilities:	 Water: Town of Wickenburg Electric Provider: APS (Arizona Public Service) Sanitary Sewer: Town of Wickenburg Phone & High-Speed Internet: Cox Communications
Asking Price:	Call for Pricing The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer.	Property Taxes:	\$21,113.82 (2020)
0		Parcel #'s:	505-41-003A, 505-41-004A, 505-41-002C, 505-41-002F, 505-41-002D, 505-41-002E and (505-41-195 thru 505-41-255 – 60 platted lots)
Sale Conditions:			
		Comments:	Flying E Ranch is located on the western border of the Town of Wickenburg. The Property is pristine desert and
Current Zoning:	RU-43 (Maricopa County)		has strategic proximity to the planned I-11 Corridor. The Property provides the excellent opportunity for future master plan community which will require General Plan Amendment, Re-Zoning and Annexation into the Town of Wickenburg. Flying E Ranch is 40 minutes from metro Phoenix. Preliminary estimate is potential rezone will
Future Land Use:	Potential Rezone to Master Plan Community and Annexation into Town of Wickenburg		



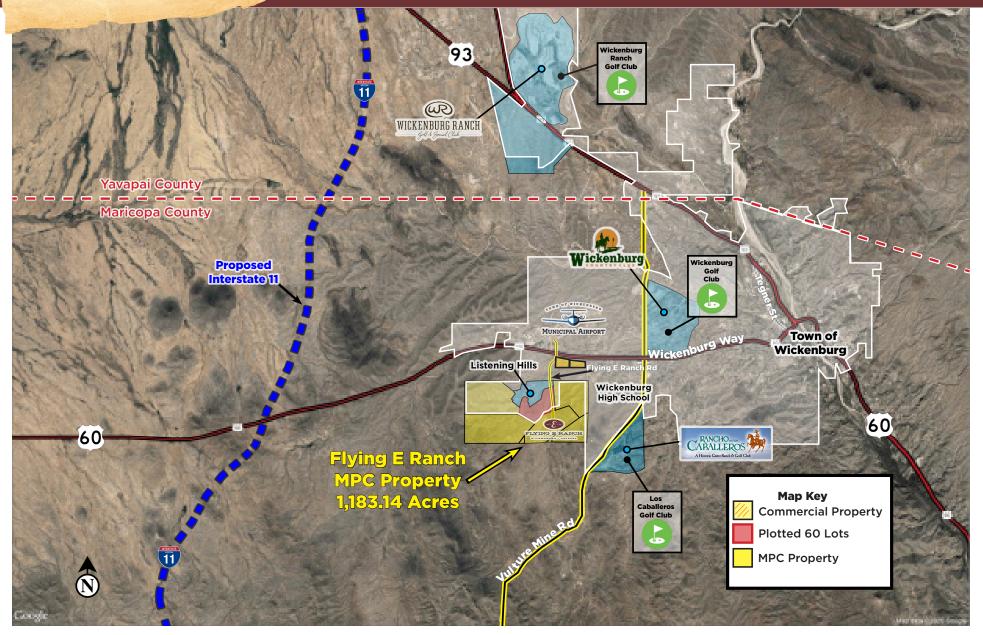


$oldsymbol{\mathscr{J}}$ roperty Photos





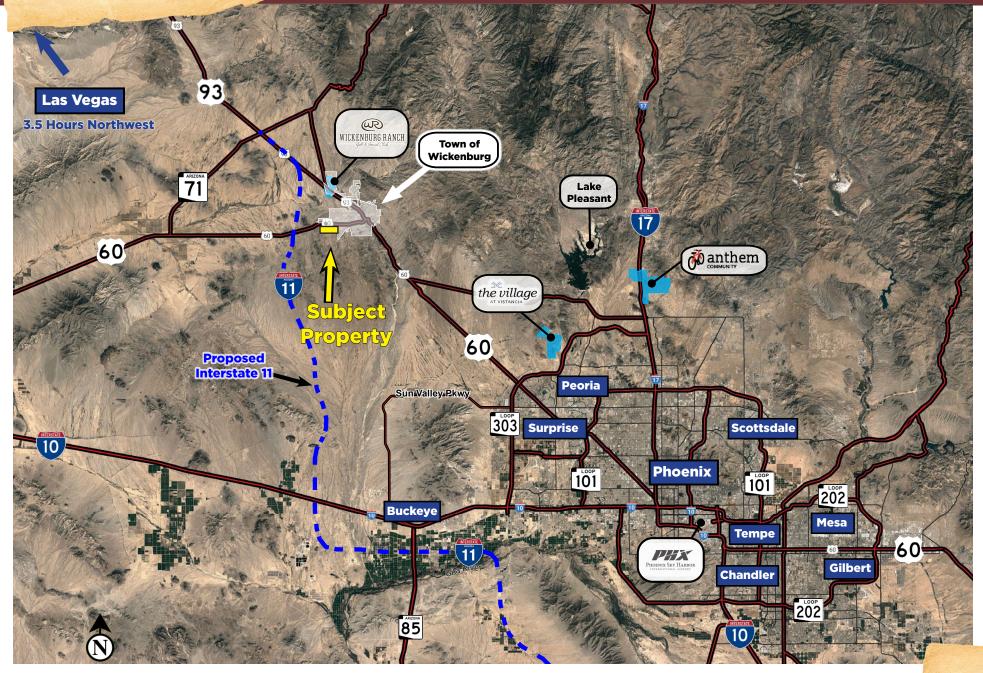
$oldsymbol{\mathscr{T}}$ roximity Aerial





FLYING E RANCH WICKENBURG · ARIZONA

${oldsymbol{\mathcal{R}eg}}$ ional Context Aerial





For More Information Contact:

Lane G. Neville

Executive Vice President 602 393 6726 lane.neville@naihorizon.com

Cole Neville

Senior Associate 602 393 6606 cole.neville@naihorizon.com

NAHorizon

2944 N 44th St, Suite 200 Phoenix, AZ 85018 602 955 4000 naihorizon.com

Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the property(ies) as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of, the provisions contained therein and are qualified in their entirety by the actual documents to which hey relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Horizon, and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice. December 2020.