



FLYING E RANCH

WICKENBURG • ARIZONA

Commercial/Mixed-Use Land

52.84 Acres | Wickenburg, Arizona | FOR SALE

SEC of U.S. 60 & Flying E Ranch Road



Exclusively Listed By:

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NAI Horizon



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Property Information

Location: SEC of US-60 & Flying E Ranch Road
Wickenburg, AZ

Size: 52.84 Gross Acres (Approximately 36 Net Acres)

Asking Price: \$2.50 Per Square Foot

Sale Conditions: 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.

Current Zoning: R1-35

Future Land Use: Mixed Use Commercial
(Retail, Office, Hospitality and High-Density Residential)

Utilities:

- Water: Town of Wickenburg
- Electric Provider: APS (Arizona Public Service)
- Sanitary Sewer: Town of Wickenburg
- Phone & High-Speed Internet: Cox Communications

Property Taxes: \$26.48 (2020)

Parcel #'s: 505-41-001A & 505-41-0070

Comments: Flying E Ranch is located on the western border of the Town of Wickenburg. The Property is pristine desert and has strategic proximity to the planned I-11 Corridor. This regional commercial/mixed-use property provides the excellent opportunity for future master plan community development related to Flying E Ranch. Flying E Ranch is 40 minutes from metro Phoenix. Preliminary estimate is Flying E Ranch proposed MPC rezone will allow approximately 2,000 to 2,500 homes on the site.

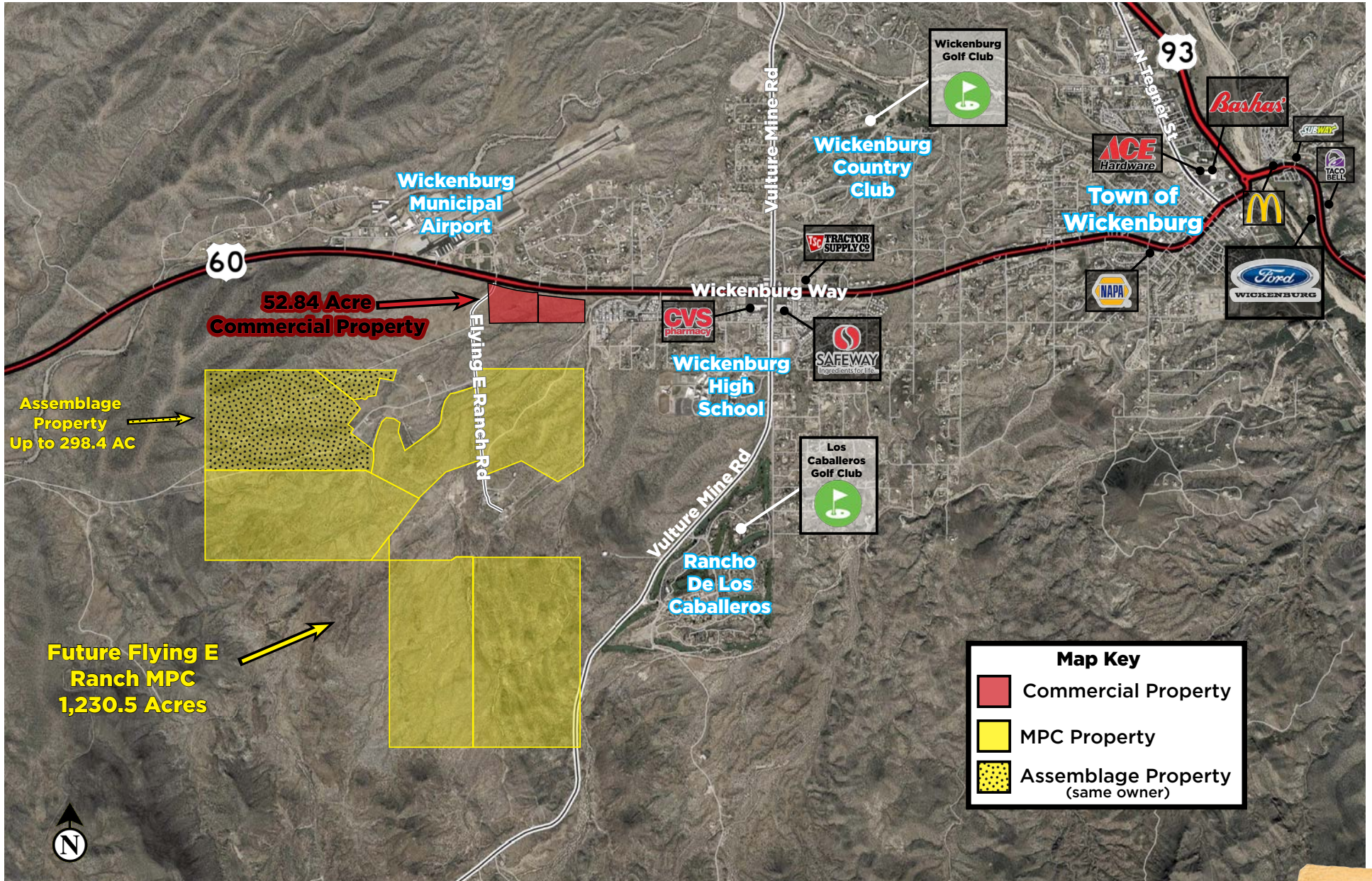




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Property Aerial

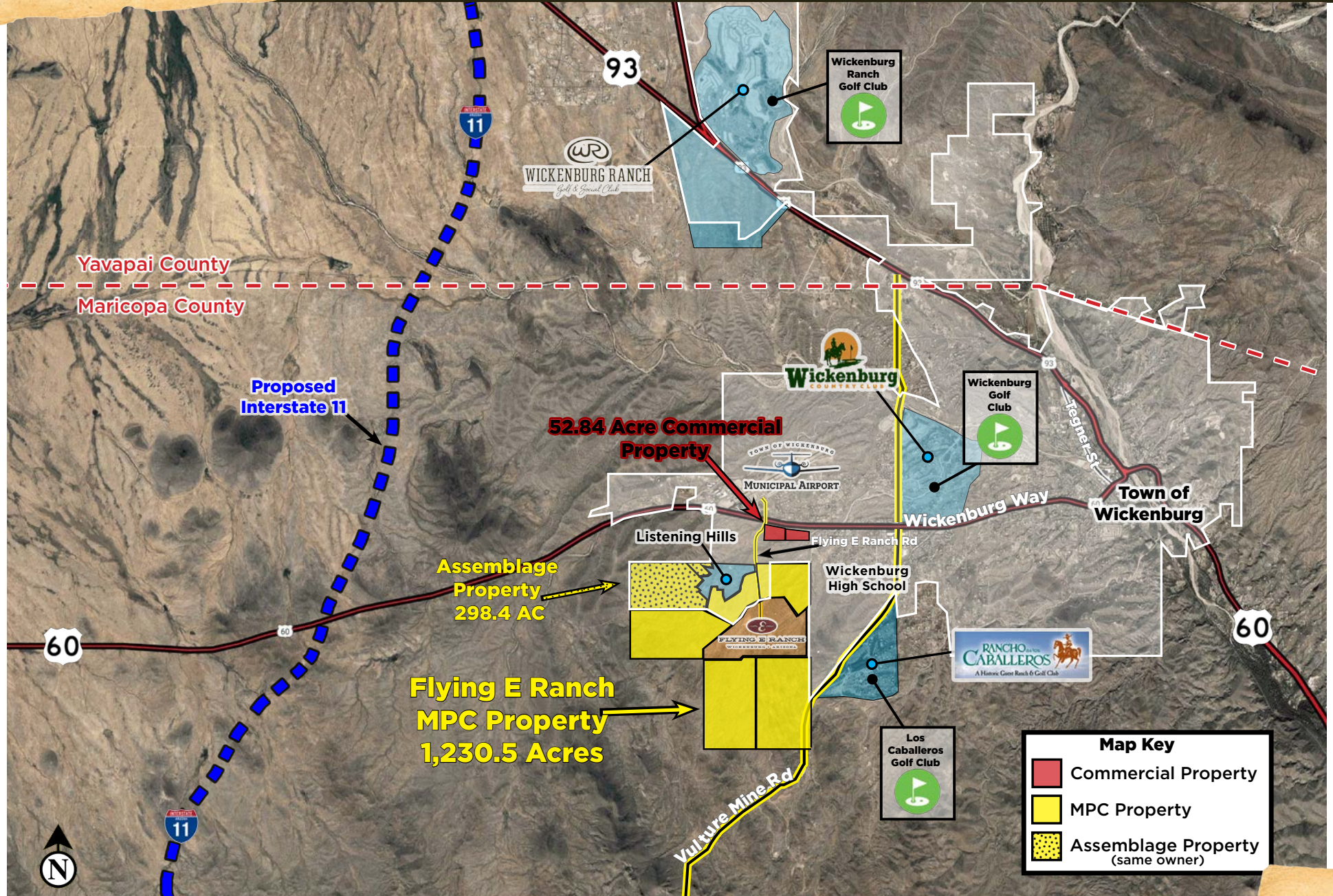




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Proximity Aerial





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Property History

Back in 1946, Lee Eyerly from Salem, Oregon purchased 3000 acres and established the original Flying E Ranch. Lee and his crew built the original lodge, eight guest ranch rooms, the picturesque “Oregon”-style barn, and a 3200-foot airstrip. Mr. Eyerly fashioned the Flying E brand with its distinctive wings to reflect his surname and his love for flying. The certified brand is still owned and used by the ranch today.

George and Vi Wellik first circled the ranch in their private plane in April 1949. “Looks like a motel in the middle of the desert” was Vi’s remark.

Concluding their stay at the Camelback Inn in Phoenix, George and Vi flipped a coin to decide whether to go back and visit the Flying E or continue on to their original destination, the Flying W in Bandera, Texas. A flip of a coin completely changed the lives of the Bellflower, California residents. George and Vi landed their private plane at the E, thus beginning their ranch legacy.

While still occupying their residence in California and with George continuing to run his tire and land developing businesses, the Welliks became frequent visitors to the Flying E and by 1952 found themselves in full ownership of the Arizona guest ranch.

A few changes have occurred over the years. George donated land to the town, and Wellik Field, named in his memory, now serves as the municipal airport of Wickenburg. The original airstrip is now a beautiful grass horse pasture. Various land parcels were also donated by the Wellik family to Wickenburg for city parks, schools, and the development of residential and industrial parcels. The ranch still maintains 20,000 acres to ride and roam.

The guest ranch still proudly operates the cow/calf operation, raising a few of the offspring from the original Murray Grey cows that Vi started breeding on the ranch in the mid-1980s. They mix with our modern-day Angus, Hereford, and Barzona stock.





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Wickenburg Overview

The oldest town north of Tucson & the 5th oldest in the state (Est. 1863)

Henry Wickenburg came to the area in search of gold. He was rewarded with the discovery of Vulture Mine (1863-1942), where over 340,000 ounces of gold and 260,000 ounces of silver were found. There are still relics around the area that stand as a tribute to these early adventurers, as well as a walking tour around Vulture City, which is adjacent to the present-day Vulture Mine.

Ranchers and farmers discovered the fertile flood plain of the Hassayampa River and settled in the area. The Hassayampa River Preserve lets you escape to a literal oasis in the desert with lush, stream-side habitat that include many endangered birds and animals. Together, with Henry Wickenburg and the miners, they helped found the young community of Wickenburg in 1863. The Town of Wickenburg was incorporated in 1909.

It was a rough start for the town with Indian wars, mine closures, desperados, drought, and a disastrous flood in 1890 when the Walnut Creek Dam burst. Despite these trials and tribulations, the town continued to grow. In 1895 the railroad arrived in town. The historic depot still stands today as the Wickenburg Chamber of Commerce building.

Today, Wickenburg is known for its clean air, wide-open space, team roping capital of the world, dude ranches, tourism, and medical services sector.





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Property Demographics

1 Mile Demographics



2020 Est.
Population
556



2020 Est.
Households
261



2020 Avg.
HH Income
\$69,921



Median
Home Value
\$319,444

3 Mile Demographics



2020 Est.
Population
4,431



2020 Est.
Households
2,155



2020 Avg.
HH Income
\$71,405



Median
Home Value
\$286,277

5 Mile Demographics



2020 Est.
Population
8,721



2020 Est.
Households
3,997



2020 Avg.
HH Income
\$67,638



Median
Home Value
\$278,788





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