



Coming soon: Wickenburg Ranch model homes, roundabout

By Janet DeTufo, Assistant Editor

Movement is expected to take place late summer and early fall when Wickenburg Ranch breaks ground on model homes and a roundabout on U.S. Highway 93.

M3Companies Bill Brownlee told Town Council on Monday night, he anticipates the construction of 20 model homes to commence in September or October and construction of the roundabout in August or September.

The roundabout, which will be used as an entrance to the southern portion of the development, is going to be located about three-quarters of a mile southeast of the U.S. Highway 93/89 interchange. A second roundabout, located north of the interchange, will be built at a later date and will serve as the development's entrance off of U.S. Highway 89.

Brownlee said the Wickenburg Ranch golf course, which has been playable since 2009 but has never been open to the public, could open between late fall and early spring. He hopes the development itself can open in February or March.

"We are very excited about the project and the annexation into the Town of Wickenburg," Brownlee said. "Being a part of Wickenburg is a great opportunity for the project and for the town. There will be a positive trickle-down effect for Wickenburg with immediate sales and property tax revenues."

Brownlee said M3Companies is in final discussions with builders for the model homes. He was not ready to disclose any information regarding which builders will be constructing the homes, but he expects there will be multiple home builders throughout the development. He said ultimately there would be custom builders as well.

"This project will also have an impact on other real estate projects in town because of the exposure the town will receive through our marketing campaign," Brownlee said.

"You will see a local, statewide and national marketing campaign with close to \$1 million spent within the first year. We will be promoting Wickenburg and the lifestyle in Wickenburg, he said."

Brownlee said the development will be employing between 75-100 people in the near future and he expects at least some of those individuals to be local. A CFD (Community Facilities District) discussion could also be initiated within the next 60 days.

Town Manager Josh Wright said there is not a set date as to when the Wickenburg Town Council will address a CFD. He said the Town has not yet received a CFD application from the developer.

"We have a clear policy in place that outlines the CFD process," Wright said. "Any discussion or action on a CFD is initiated through a developer's request for the council to consider forming a CFD."