

RANCHO SAHUARITA

IT'S ALL IN YOUR BACKYARD

2023 Press Kit





Welcome to Rancho Sahuarita

Rancho Sahuarita has provided residents with a vibrant, connected lifestyle since the first house went under contract more than 20 years ago. Considered to be among the most successful master-planned communities in the U.S., Rancho Sahuarita is today home to more than 18,000 residents.

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About Rancho Sahuarita

Community Overview

Rancho Sahuarita is a growing master-planned community comprised of residential, commercial, educational, industrial, and recreational uses.

With homes from the \$200s, Rancho Sahuarita is an affordable, lifestyle-focused community.

Rancho Sahuarita Community Quick Facts

- First home closed in 2002
- Located in Pima County, Town of Sahuarita
- 9 Miles South of Tucson, Arizona
- 5,800+ Homes Sold
- More than 10,000 Homes Planned
- 1.5 Million Sq. Ft. Sahuarita Town Center Planned

Rancho Sahuarita Community Amenity Highlights

- 15-acre Sahuarita Lake Park
- Several area parks and neighborhood parks
- 17+ miles of paved walking and biking trails
- 30,000 sq. ft. clubhouse
- 6,000 sq. ft. fitness facility
- Award-winning Splash Park with water slides, lap pool, spa and shaded Tot Lagoon
- 220+ events for residents annually
- 40+ free group fitness classes weekly

Rancho Resort Quick Facts

Highly Amenitized Active Adult Community

- 500+ Homes Developed
- 100 Acres Remain for Future Development
- 200+ Community Events for Active Adults

Pioneering Education & Opportunity for Children in Rancho Sahuarita

Sahuarita is home to a premier school district and has been recognized by WalletHub for both Education and Safety.

Rancho Sahuarita and the Sahuarita Unified School District (SUSD) are partners in pioneering education and opportunities for students.

Sahuarita Unified School District (SUSD) Quick Facts

- 9 schools
- 88% graduation rate
- 19:1 student/teacher ratio
- 21 interscholastic sports
- 180 courses
- 47 electives

Area Demographics

Sahuarita, AZ 85629	1 Mile	3 Mile	5 Mile	7 Mile
Estimated Population	2,433	21,825	30,818	45,403
Estimated Households	840	7,673	12,239	20,413
Estimated Households With	389	3,358	4,022	4,640
Children	(46.3%)	(43.8%)	(32.9%)	(22.7%)
Estimated Average Household	\$87,089	\$83,542	\$74,493	\$71,634
Income	\$80,442	\$78,643	\$69,058	\$65,645
Estimated Median Household	34.6	34.2	39.8	47.8

Sahuarita Town Center

The community is also home to the Rancho Sahuarita Marketplace and the Sahuarita Town Center, both of which include commercial spaces available for leasing or sale.

The Sahuarita Town Center Features:

- A variety of retail, medical, restaurant, and other service providers
- A full municipal complex, educational facilities,
- a fire station and multiple churches

The Rancho Sahuarita Story: A Lifetime Legacy

The Founder of Rancho Sahuarita, Bob Sharpe, acquired 3,000 acres of farmland in Sahuarita, Arizona with a dream of creating a place that thousands of families would be proud to call home. Today, Rancho Sahuarita continues to focus on fulfilling its mission of creating a better life for people through community development and the built environment.

Humble Beginnings

Rancho Sahuarita founder Bob Sharpe recalled being delighted by building and creating from the very beginning, with childhood memories of playing with Lincoln Logs and Tinker Toys. A true industrial entrepreneur, Sharpe was well ahead of himself at the time, developing a keen sense of vision that would one day make him one of the country's most successful developers.

Flash forward to the 1990s, and Sharpe began his journey as a champion for communities people could call home. Starting with his signature tree-lined streets and sidewalks along neighborhoods in Southern Arizona, and leading into active membership in the Urban Land Institute, holding many leadership positions (including trustee, Program Committee member, chair of the Community Development Council, Terwilliger Center Board Member, and ULI Arizona Advisory Board Member) along with his role as Governor of the ULI Foundation — he soon would build the technique and tenacity that would lay the foundation for something greater, something for everyone.

Bringing Life to Rancho Sahuarita

Sharpe founded the Rancho Resort community in 2000, followed by the Rancho Sahuarita community in 2001. This tremendous milestone allowed him the opportunity to create the same sense of home he created in his early neighborhoods on a far larger scale. Sharpe envisioned an area where families could come together and experience a better quality of life at an affordable price.

Laying a Promising Foundation for Others

With a personal motto that quickly became the rallying force behind Sharpe, he moved through each day with the credo of “Today is a Good Day.” Even though the odds against him seemed impossible to overcome, he approached each day with

gratitude, acknowledging he was blessed to have a new day; a day to help others, and a day to make a difference. As part of this morale, Sharpe distributed more than 10,000 “Today is a Good Day” stickers and established the “Today is a Good Day Foundation,” touching thousands of people through his inspirational outlook on life.

Today, more than 20 years after the first home closed, thousands of families call Rancho Sahuarita home. Rancho Sahuarita resounds as a thriving master plan community of more than 18,000 residents and 5,700 homes. Rancho Sahuarita stands strong and continues to grow in stride with Sharpe’s vision and honor, which will guide development into the future.

Over the past few decades, that farmland just south of Tucson has transformed into an award-winning, highly-amenitized, master-planned community in Southern Arizona.

The Future of Rancho Sahuarita

Rancho Sahuarita continues to expand, most notably through the launch of its newest neighborhoods Entrada Del Pueblo, Entrada Del Rio, and Entrada La Coraza which continue to grow and evolve with new homes and amenities

Rancho Sahuarita Leadership



Jeremy Sharpe

**President, Sharpe & Associates, Inc.
Managing Partner, Rancho Sahuarita**

Jeremy Sharpe is the President of Arizona-based real estate development and management firm, Sharpe & Associates, Inc., as well as Managing Partner of the award-winning master planned community Rancho Sahuarita.

As President of Sharpe and Associates, Inc., Jeremy Sharpe strives each day to embody the principles he learned from his father, visionary real-estate developer Bob Sharpe. These include creativity and resilience in the face of adverse events, taking care of

the small things that accrue into big successes, a work ethic that embodies both competitiveness and integrity, and a respect for the value of relationships.

Sharpe and Associates, Inc., and its family of companies, is a four-decade-old second-generation family business focused on the development and management of real estate investments and projects, including master planned communities, land development, commercial investments and community management. One of the company's most awarded projects, Rancho Sahuarita, is a 3,000 acre master planned community located in Southern Arizona. In addition to leading Sharpe & Associates, Inc., Jeremy leads the ongoing operations and development of Rancho Sahuarita.

Responsibilities

Jeremy's responsibilities as President of Sharpe & Associates, Inc. include overseeing a portfolio of commercial assets, residential development and construction operations, a water company and a community management company.

As Managing Partner of Rancho Sahuarita, Jeremy is galvanized by the company and family mission: To create a better life for others.

Rancho Sahuarita, which today is home to more than 18,000 residents, is considered to be among the most successful developments of its kind in the U.S. For 20 years it has offered residents a vibrant, connected lifestyle.

Civic Life

In addition to managing a thriving family business, Jeremy has always made time for an extensive and productive civic life. Currently, Jeremy serves as a board member for the Banner Health Foundation, where he is leading the effort to build a \$3,000,000 PLayer Zone at Diamond Children's Medical Center. He is also a board member of the Jewish Philanthropies of Southern Arizona. Civically, he is engaged in the Southern Arizona Leadership Council, Sun Corridor inc. and various industry related associations.

Awards, Distinctions & Involvement

- *Biz Tucson* Magazine; "2022 Next Gen Leaders"
- "Blue Cross Blue Shield Best Place to Work" Award, 2019
- *Urban Land* magazine *40 Under 40 in Real Estate*, class of 2016
- Founding member of *ULI NEXT*
- Governor, ULI Foundation
- Former Honorary Commander, 355th Medical Operations Squadron, Davis-Monthan Air Force Base
- Member, Board Of Directors, Banner Health Foundation & Banner Alzheimer's Foundation
- Board Member, Jewish Philanthropies of Southern Arizona
- Board of Directors, Fred Lewis Foundation for Youth Handball

Community Awards & Recognition



2019 • Rancho Sahuarita Management Company Wins Blue Cross Blue Shield of Arizona Best Place to Work Award

The prestigious Blue Cross Blue Shield of Arizona Best Place to Work Award, presented by the Tucson Metro Chamber of Commerce as part of their annual Copper Cactus Awards, recognizes companies that demonstrate offering an outstanding work environment and resulting employee morale. [More info](#)



2015 • Town of Sahuarita Named the 29th Best Place to Live by Money Magazine

The prestigious Blue Cross Blue Shield of Arizona Best Place to Work Award, presented by the Tucson Metro Chamber of Commerce as part of their annual Copper Cactus Awards, recognizes companies that demonstrate offering an outstanding work environment and resulting employee morale. [More info](#)



2014 • Metropolitan Pima Alliance's Project of the Decade

Rancho Sahuarita founder Bob Sharpe accepted the first-ever Project of the Decade award from Metropolitan Pima Alliance in recognition of the challenges that were overcome during its creation, and for the impact Rancho Sahuarita has made on Sahuarita and Southern Arizona. [More info](#)









2012 • Sahuarita Town Center Received Common Ground Award

The Sahuarita Town Center was honored on November 30, 2012, as the leading project for Community Building in the Greater Tucson region by the Metropolitan Pima Alliance in 2012. The Common Ground Award aims to “recognize community leaders, projects, and events that create a successful collaboration for the overall benefit of the community.” [More info](#)

Community Partnerships

From collaborating on various efforts with the Sahuarita Unified School District and the Town of Sahuarita to partnerships with the local Food Bank and other non-profits, Rancho Sahuarita is proud to be a part of making the Sahuarita community a better place.

Rancho Sahuarita has built a strong and vibrant community through collaboration with multiple partners and stakeholders over the years.

 <p>Town of Sahuarita</p>	 <p>Sahuarita Unified School District</p>	 <p>COX</p>
 <p>Rural Metro Fire</p>	 <p>Sahuarita-Green Valley Family Support Network</p>	 <p>Sahuarita Food Bank</p>

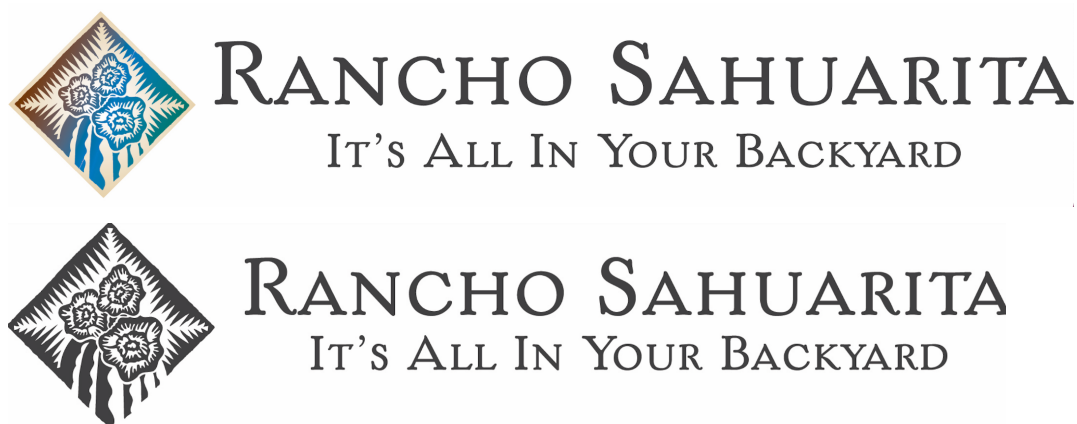
Community Branding

Brand Standards for Rancho Sahuarita

[Link to Rancho Sahuarita Brand Standards Package](#)

Rancho Sahuarita Primary Logo

[Link to Rancho Sahuarita High-Resolution Logos](#)



Rancho Sahuarita Brand Assets

[Link to Rancho Sahuarita Brand Assets](#)

Downloadable B-roll & Imagery

[Link to Rancho Sahuarita High-Resolution B-Roll & Imagery](#)

Recent Community Press Releases

May 30, 2023

[Southern Arizona Master-Planned Community Focuses on Adding Value to Homeownership](#)

As national 30-year fixed home loan interest rates continue to hover around the 6-7% mark, the issue of housing affordability remains top of mind for new homebuyers and communities. While things are currently looking slightly in favor of buyers in southern Ariz., the combination of a high median home price (\$359,900) with high interest rates can still squash the dream of owning a home for many.

May 5, 2023

[Rancho Sahuarita Self Storage & RV Now Open in Rancho Sahuarita](#)

[Rancho Sahuarita Self Storage & RV](#) has opened for business in the Rancho Sahuarita masterplan, and will hold an Open House on Thursday, May 11th from 3:00 - 6:00 p.m. The new facility, located at 14233 S. Rancho Sahuarita Blvd. in Sahuarita, Arizona, offers both climate-controlled and drive-up units in a variety of sizes. All units are ground level with wide driveways and ease of access.

March 17, 2023

[Rancho Sahuarita to Host a Grand Opening Celebration for Newest Neighborhood, Entrada Del Pueblo](#)

[Rancho Sahuarita](#) is hosting a Grand Opening Celebration for the newest neighborhood in the master-planned community, [Entrada Del Pueblo](#) on March 25, 2023, from 10 am to 2 pm located at the Builders' Sales Centers.

The celebration will be available to the public and will offer a mix of family-friendly festivities, giveaways, entertainment, and the ability to view stunning model homes. Those who stop by all five Builders' Sales Centers as well as Club Rancho Sahuarita during the celebration and check-in will be entered to win a special spring kick-off prize.

November 27, 2022

Sahuarita Unified School District Once Again Earns Funding Support from Local Residents

Sahuarita voters have approved two budget override contributions for Sahuarita Unified School District (SUSD), making the recent election their fifth consecutive vote in support of thriving classrooms.

The relationship between Rancho Sahuarita and the SUSD has always been a symbiotic one. Rancho Sahuarita's leadership, including District Superintendent Manuel Valenzuela, Rancho Sahuarita Managing Partner Jeremy Sharpe, and other civic leaders applauded this decision by voters.

November 15, 2022

Rancho Sahuarita Continues Commitment to Creating a Better Life for Military Families in the Community

One of three families awarded [Operation Homefront's Permanent Homes for Veterans](#) program path to home ownership will be planting roots in the military-friendly community of Rancho Sahuarita.

Army Sgt. Charles Haney, who medically retired from the military in 2009 after five years of service including a deployment to Iraq, and his family received a brand new, energy-efficient home in the Entrada Del Rio neighborhood of Rancho Sahuarita.

"This home means so much to me and my family," said Haney. "It will help ensure my children have the opportunity at a better life and brighter future."

Recent Community Press Coverage

[Rancho Sahuarita Self Storage & RV Opens](#)

(Biz Tucson, May 9, 2023)

[Rancho Sahuarita, Master Planned Community, Residents Give Back During the 2022 Holiday Season](#)

(Real Estate Daily News, Jan 27, 2023)

[Rancho Sahuarita Remains Committed to Supporting the Sahuarita Unified School District](#)

(Real Estate Daily News, Dec 15, 2022)

[Rancho Sahuarita Continues Commitment to Creating a Better Life for Military Families in the Community](#)

(Real Estate Daily News, Nov 23, 2022)

Community Timeline & Highlights



1993 • 3,000 Acres Acquired

Rancho Sahuarita founder Bob Sharpe acquired 3,000 acres of farmland in Sahuarita, Arizona with a dream of creating a place that thousands of families would be proud to call home.



1994 • Town of Sahuarita Founded

Named for the Saguaro cactus, the most recognizable symbol of the Southern Arizona region, the Town of Sahuarita (roughly translated “Little Saguaro”) is founded.

[More info](#)



1996 • Entitlements Approved

The town of Sahuarita conveys rights of way and other approvals. Sharpe & Associates further advances development plans for new neighborhoods.



2000 • Rancho Resort Opens

Rancho Resort, an active adult community, opens within the Rancho Sahuarita Master Plan, featuring a clubhouse, walking and cycling paths, and a number of other amenities.



2001 • Sahuarita Lake and Club Rancho Sahuarita Break Ground

The only lake of its kind in the region, Sahuarita Lake will become the setting for many of Rancho Sahuarita’s events, as well as many events that are open to the rest of the Sahuarita community. It is encircled today by a 15-acre park with trails, green space, and an open-air amphitheater.

[More info](#)



2002 • First Home Closed in Rancho

With the economy emerging from its first recession in nearly ten years, Rancho Sahuarita closes on its first home, demonstrating the remarkable resilience of the community.



2008 • Named Best-Selling Community in Arizona

Rancho Sahuarita is named the best-selling master-planned community in Arizona, and the fifth best-selling community in the country.

[More info](#)



2011 • Rancho Sahuarita Celebrates 5,000 Homes Closed

Less than 10 years after closing on the community's first home, Rancho Sahuarita celebrates 5,000 homes closed.



2012 • Sahuarita Town Center Receives Common Ground Award

The Sahuarita Town Center was honored on November 30, 2012, as the leading project for Community Building in the Greater Tucson region by the Metropolitan Pima Alliance in 2012. The Common Ground Award aims to “recognize community leaders, projects, and events that create a successful collaboration for the overall benefit of the community.”

[More info](#)



2014 • Rancho Sahuarita named Metro Pima Alliance's “Project of the Decade”

Rancho Sahuarita founder Bob Sharpe accepted the first-ever Project of the Decade award from Metropolitan Pima Alliance in recognition of the challenges that were overcome during its creation, and for the impact Rancho Sahuarita has made on Sahuarita and Southern Arizona.

[More info](#)



2015 • Town of Sahuarita Named the 29th Best Place to Live by Money Magazine

“Sahuarita isn’t just one of Arizona’s fastest growing communities. It’s one of the fastest-growing in the country. The population has swelled from 3,200 in 2000 to over 25,000 today.

“Yet despite the influx of new residents, Sahuarita has retained a generous supply of open space.”

[More info](#)



2017 • Construction Begins on New Neighborhoods

Construction begins on the infrastructure that will allow for the opening of Rancho Sahuarita’s newest neighborhoods, Entrada la Villita and Entrada del Rio. Together, the two neighborhoods will be comprised of over 500 new home residential lots and will allow for more new families to move into the community in the coming years.

[More info](#)



2017 • Inaugural Rancho Sahuarita Cancer Walk Raises Over 365 Thousand Dollars for National Brain Tumor Society

On Saturday, March 4th, Rancho Sahuarita hosted its first “Rancho Sahuarita Cancer Walk” event, with the purpose of raising awareness and funds to benefit cancer research. Over 800 people participated, while hundreds more showed support by donating to support the cause.

[More info](#)



2018 • Entrada La Villita Neighborhood Opens

On Saturday, February 24, 2018, Richmond American Homes and Rancho Sahuarita hosted the official Grand Opening of Entrada La Villita, the newest community in Rancho Sahuarita’s masterplan.

[More info](#)



2019 • Northwest Healthcare Breaks Ground on Hospital in Sahuarita Town Center

The morning of April 16th, 2019, Northwest Healthcare hosted a private groundbreaking ceremony, to commemorate the start of construction on the new hospital.

The facility, which is part of the provider's "No Boundaries" expansion strategy, will be a key economic driver and service for families of the area, bringing 18 hospital beds, and 150 high-paying jobs to the region.

[More info](#)



2019 • Rancho Sahuarita Management Company Wins Blue Cross Blue Shield of Arizona Best Place to Work Award

The prestigious Blue Cross Blue Shield of Arizona Best Place to Work Award, presented by the Tucson Metro Chamber of Commerce as part of their annual Copper Cactus Awards, recognizes companies that demonstrate offering an outstanding work environment and resulting employee morale.

[More info](#)



2019 • Entrada Del Rio Neighborhood Opens

Rancho Sahuarita's newest neighborhood, Entrada Del Rio, opened to prospective homebuyers in March 2019, featuring new home offerings from Richmond American Homes and Lennar.

[More info](#)



2022 • Rancho Sahuarita Celebrates 20 Years Creating A Better Life For Residents

20 years after the first shovel hit the ground, more than 18,000 residents now call Rancho Sahuarita home.

[More info](#)

Community Fact Sheet

Amenity Facts

- **Splash Park at Club Rancho Sahuarita:** One of the largest private splash parks in the region, the Splash Park features over 300 feet of water slides and the famous “Big Bucket”, which dumps water onto the heads of laughing children every few minutes. The Splash Park is open each summer from Memorial Day to Labor Day, and is the source of countless hours of fun and enjoyment for families at Rancho Sahuarita.
- **Saguaro Club:** Saguaro Club is a one-of-a-kind, membership-based club that is exclusively for 55+ residents of Rancho Sahuarita, Rancho Resort and Sonora by Del Webb.

The [Saguaro Club](#) provides active adults in Rancho Sahuarita with the chance to interact with fellow community members and experience a range of different events and programs, including excursions, movies under the stars, private swim parties, cooking demonstrations, private happy hours, mixers and more.

- **Club Rancho Sahuarita:** A multipurpose recreation center that is open to residents and their guests, [Club Rancho Sahuarita](#) offers more than 200 annual events and a variety of health and wellness programs.

Club Rancho Sahuarita features a full fitness facility (with cardio and strength equipment, free weights and more), meeting rooms, children’s facilities, athletic courts, a playground and Activities Lawn, mini putt-putt course, a full lap pool, the Anza Sports Bar and a Splash Park complete with water slides.

- **Flamingo Splash Pad:** The Flamingo Splash Pad is one of the most noteworthy [water features](#) in a community with many. Located at Parque Del Rio, near the entrance into the community, the splash pad features a series of water jets and two 12-ft tall pink flamingos poised to delight children with buckets of water dumped from their bills.
- **More than 17 miles of pedestrian trails** for safe walking and cycling
- [12 Neighborhood Parks](#), including

-
- Two large neighborhood parks: **Parque Del Rio** and **Parque Del Presidio** – each complete with pools, spas, playgrounds and sport courts
 - The Parque Del Rio is also home to the two newest amenities in Rancho Sahuarita – the Flamingo Splash Pad and Armed Forces Tribute
 - Nine “pocket” parks featuring green spaces, plus play equipment and picnic areas at select parks
 - One “Bark Park” for dogs, with separate areas for both large and small dogs
 - All parks and trails are easily accessible through each neighborhood in the community
- **Sahuarita Lake and Sahuarita Lake Park**
 - Sahuarita lake is a public, fishing-friendly lake located in the center of Rancho Sahuarita, right next to Club Rancho Sahuarita.
 - The lake, the only of its kind in the region, is encircled by a 15-acre park with trails, green space, and an open-air amphitheater.
 - Sahuarita Lake is the setting for many of Rancho Sahuarita’s events, as well as many events that are open to the rest of the Sahuarita community. Over the years, Sahuarita Lake has hosted a triathlon, boating competition, fishing festival, and canoe days.
 - On any given day, Sahuarita Lake is surrounded by anglers of all ages, people taking walks, and others going for brisk jogs around the water’s edge.
 - **Safari Trail:** The Safari Trail, featuring a collection of life-size bronze statues of elephants, giraffes, gorillas and other exotic animals, affords residents and visitors the opportunity to explore the magical wonders of an African safari without leaving home.
 - **Anza Trail:** A segment of the Juan Bautista de Anza National Historic Trail, as designated by the National Parks Service.
 - **Wilderness Trail:** This trail winds through the Rancho Sahuarita community, connecting pocket parks and other trails.
 - **Armed Forces Tribute:** The [Armed Forces Tribute](#) at Rancho Sahuarita was officially unveiled on July 4, 2018, honoring the dedicated men and women who have sacrificed the comforts of home, celebrated shared patriotic ideals and admirably faced every hardship they have committed to. The impressive monument is located just inside the Entrada Del Rio neighborhood.

Rancho Sahuarita New Home Builders



Meet the Homebuilders that Create Spaces Where Stories are Born

There are many things that make Rancho Sahuarita a place of belonging, vibrant living, and well-being. And while [community events](#) and [amenities](#) are central to that, the community's homebuilders help ensure that the houses our residents walk into at the end of the day feel like homes.

Current home builders include Meritage Homes, KB Home, Centex, and Richmond American Homes, and each offers design and quality construction that lends themselves to respite and enjoyment.

Rancho Sahuarita's relationship with these homebuilders goes back many years.

Current New Home Builders in Rancho Sahuarita

Richmond American Homes

Richmond American Homes has played an integral part in fulfilling each of our three new and upcoming neighborhoods.

- 3, 4, and 5-bedroom floorplans
- Single- and 2-story homes
- Entrada Del Pueblo
- Entrada La Coraza
- Entrada Del Rio

[More info](#)

Meritage Homes

Meritage has contributed to Entrada Del Rio and Entrada Del Pueblo, offering residents around a dozen floorplans.

- 11 floorplans with 2 - 5 bedrooms
- Single- and 2-story homes
- Entrada Del Rio
- Entrada La Coraza
- Entrada Del Pueblo

[More info](#)

KB Home

The Entrada Del Rio & Entrada Del Pueblo neighborhoods are made more lovely by the care and hard work of KB Home.

- 3- and 4-bedroom options
- Entrada Del Rio
- Entrada Del Pueblo

[More info](#)

Centex

Entrada La Coraza and Entrada Del Pueblo would not be complete without the contribution of this fine home builder.

- 8 floorplans with 3 - 5 bedrooms
- Single- and 2-story homes
- Entrada Del Pueblo
- Entrada La Coraza

[More info](#)

Coming soon: Lennar

- Entrada Del Pueblo

(opening in 2023)