

SAGUARO RANCH

REPORTER

D E S E R T L I V I N G . N A T U R A L L Y .



Moonlight Canyon: Lot 1 Residence

Introducing The Agency: Welcome to a New Era in Saguaro Ranch Real Estate

BREAKING NEWS: We are proud to announce a new partnership with **The Agency**, a globally recognized luxury real estate brokerage known for innovation and excellence. As the exclusive representative for Saguaro Ranch, The Agency introduces fresh marketing strategies, elevated property showcases, and a strong network of qualified buyers. Their boutique approach aligns seamlessly with our vision of world-class living and exceptional service.

At the forefront of this partnership is **Eddie Escobido III**, lead representative for The Agency at Saguaro Ranch. Eddie blends luxury real estate expertise with a deep connection to the land and

a concierge-level commitment to client care. His results-driven approach, combined with years of experience in Arizona’s high-end markets,



including Scottsdale, Tucson, Marana, and Las Vegas, make him an ideal guide for those seeking privacy, beauty, and serenity in the desert.

Eddie’s knowledge of estate and canyon properties ensures buyers experience the unmatched lifestyle that defines Saguaro Ranch. His personalized service goes beyond transactions, creating relationships grounded in trust, authenticity, and attention to detail.

Beyond real estate, Eddie is an active community leader. He teaches Realtor self-defense seminars, supports programs for individuals with developmental disabilities, and organizes environmental clean-up drives. These efforts reflect his belief that Saguaro Ranch is more than a home; it is a community built on legacy, nature, and connection.

Continued PG. 4



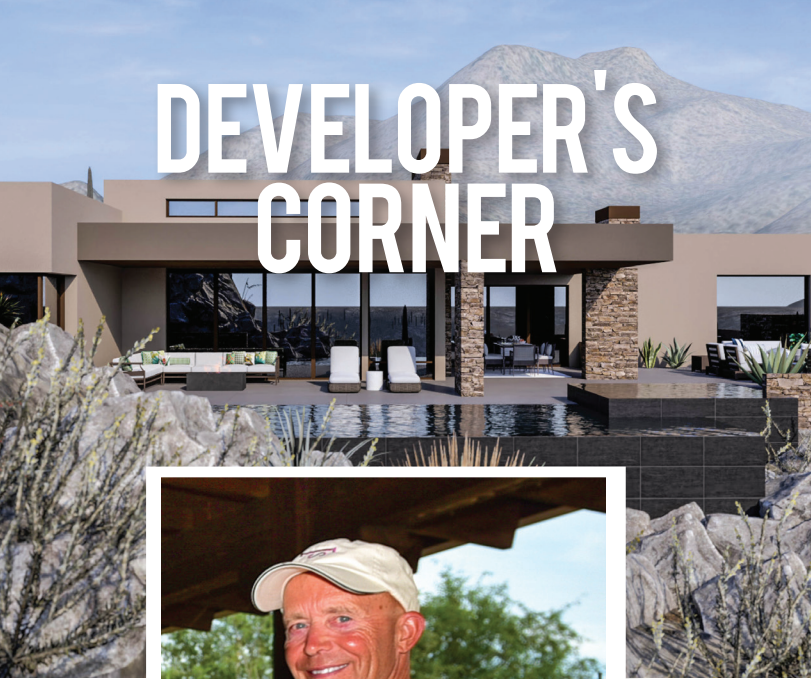
THE AGENCY - PG.4
The Agency brings global expertise, innovative marketing, and curated service to Saguaro Ranch, connecting discerning buyers with extraordinary desert properties that blend nature and luxury.

HOMEOWNER'S PROFILE - PG. 2
Douglas and Jennifer's Moonlight Canyon retreat embodies desert modern elegance, blending stargazing, serenity, and community connection, creating a home that inspires balance, beauty, and belonging daily.

DEVELOPER'S CORNER - PG. 2
Saguaro Ranch is expanding into 2026 with bold vision, new custom homes, community enhancements, and preserved landscapes, promising residents unmatched luxury within nature’s breathtaking desert sanctuary.

BUILDER'S CORNER - PG. 3
RB Custom Homes crafts residences shaped by terrain, sunlight, and mountain views, delivering authentic desert architecture that harmonizes natural beauty with enduring modern design excellence.

MOMENTUM - PG.3
With 19 homes completed and 10 under construction, Saguaro Ranch surges ahead, blending architectural brilliance, desert vistas, and community vibrancy into an unparalleled lifestyle.



DEVELOPER'S CORNER



Looking Ahead to 2026: Scott Lundberg Shares What's Coming Next

“As we turn the page on another successful year, we’re excited to begin new construction on several custom homes while continuing to expand utilities and roadwork across our final Moonlight Canyon lots. 2026 will also bring enhanced community spaces, stronger partnerships, and an even greater focus on preserving the natural landscape that defines Saguaro Ranch. The best is truly yet to come.”



Homeowner's Spotlight

Douglas Davis & Jennifer Bleakney. A Vision Realized in the Heart of Saguaro Ranch

When Douglas Davis and Jennifer Bleakney first set foot in Saguaro Ranch, they felt an instant connection, not just to the land but to the vision of a home that would reflect their values, passions, and lifestyle. Today, that vision has come to life in the form of a stunning residence nestled within Moonlight Canyon, surrounded by soaring saguaros, mountain silhouettes, and the quiet elegance of the Sonoran Desert.

Looking to relocate from a crowded beach city in Southern California, Douglas and Jennifer were drawn to the idea of a peaceful retreat that offered both privacy and proximity to Tucson's cultural and culinary scene. “We wanted a place where we could relax, entertain, all while being totally surrounded by endless views and peaceful nature,” Jennifer shares. “Saguaro Ranch was the only place that gave us all of that and more.”

Their home reflects a refined desert modern aesthetic, with clean lines, natural materials, and expansive glass that blurs the line between indoors and out. Designed in collaboration with a top architect and interior designer, the home features hand-picked stone, rich wood finishes, and curated art that tells the story of their travels and tastes.

For Douglas, a technology executive with a passion for golf, Saguaro Ranch is more than a residence; it's a retreat that blends luxury with authenticity. The community's thoughtful design preserves the natural desert environment while offering generous space and exclusivity, creating a sense of seclusion without isolation. The proximity to world-class golf at The Gallery and Dove Mountain enhances the lifestyle, providing access to courses that are as scenic as they are challenging. “The perfect combination of a private desert enclave with all of life's necessities just outside the tunnel”.

Now retired from a career in the semiconductor industry, Jennifer continues to apply her experience now as Chairman of the Board of a manufacturing services company based in Massachusetts. At home, Jennifer has created a space that reflects her balance of focus and inspiration. Thoughtfully designed areas include shaded patios perfect for early morning reflection, a stargazing deck to take advantage of the Dark Sky compliant community, a sleek negative-edge pool that overlooks the desert below, and open views that highlight the natural beauty of the desert. “It's a place where we feel both grounded and inspired every day,” she shares.

More than just homeowners, Douglas and Jennifer have become active members of the Saguaro Ranch community, participating in events at the clubhouse, supporting local artisans, and sharing their love of the land with visiting friends and family. They are especially enjoying the proximity of facilities to provide a healthy and fit lifestyle, with regular use of a 25-meter lap pool, pickle ball courts and fully equipped fitness center.

“Saguaro Ranch is not just where we built a house,” Jennifer notes. “It's where we've built a life.”

Event Calendar

We have an exciting lineup of community gatherings planned to bring neighbors together throughout the seasons. From festive celebrations to casual get-togethers, there's something for everyone. Be sure to save these dates and join us in making memories!

OCTOBER

- 25 Charity Gala – featuring Genesis Smith
- 29 Halloween Celebration

NOVEMBER

- 5 Community Relaunch Event
- 19 Friendsgiving Feast

DECEMBER

- 6 Annual Meeting & Christmas Party
- 17 Holiday Charity Event

JANUARY 2026

- 14 Welcome Back: Wine Down Wednesday
- 25 Sunday Brunch

FEBRUARY

- 8 Super Bowl Sunday Party
- 18 Galentine's Day
(for the ladies - bring a friend!)
Ash Wednesday menu with fish served

MARCH

- 04 Ribs, Brats & Beer Night
(for the gentlemen – bring a friend)
- 17 St. Patrick's Day Party (Think Green!)

APRIL

- 8 Wine & Mexican Food Pairing
- 21 Taco Tuesday

MAY

- 5 Cinco de Mayo Fiesta



Builder's Corner Winter Spotlight

RB Custom Homes: Desert Dreams with Vision and Purpose

At Saguaro Ranch, architecture and landscape exist in a delicate, beautiful balance. Few understand that better than Bob & John Bowron, founders of RB Custom Homes, whose team is now shaping some of the most distinctive new residences within the community.

This winter, we shine the spotlight on RB Custom Homes and their thoughtful, terrain-driven approach to construction. Known for blending refined design with rugged topography, RB's work at Saguaro Ranch reflects both precision craftsmanship and a deep appreciation for the Sonoran Desert's natural rhythms.

“It's not just about building homes,” says Bob Bowron, “it's about capturing a lifestyle that only Saguaro Ranch can offer, where design responds to sunlight, views, and the surrounding rock formations.”

Bob's vision is rooted in authenticity. Each home is tailored to its site, taking cues from elevation, mountain vistas, and native vegetation. The result is one-of-a-kind luxury homes that do not feel imposed on the land but are born from it.

As construction continues into early 2026, expect bold architecture, custom stonework, and warm modern interiors that reflect the enduring character of the Southwest.

With RB Custom Homes now a key part of the builder portfolio at Saguaro Ranch, the future of desert living has never looked more inspiring.



Rendering of Estate Lot 68



MC Lot 3



MC Lot 4

Momentum Through the Mountains

19 Homes Completed. 10 Under Construction

Energy is Building - The landscape is transforming into a dynamic community of stunning architectural works.

Saguaro Ranch is humming with activity as 19 homes are now complete and 10 more are actively under construction. The landscape is transforming into a dynamic community of stunning architectural works, each designed to reflect the natural beauty of the Tortolita Mountains. Both Moonlight Canyon and the Estate Lots are seeing major progress as infrastructure continues and residents settle into their new desert sanctuaries.

Lot Spotlight: Available Now: Your Dream Home Awaits in the Heart of the Sonoran Desert

- **MC 003:** The final spec home in Moonlight Canyon is now available, an elegant 2,934 sq. ft. Ron Robinette-designed residence, offering three bedrooms, a den, and sweeping Catalina and Tortolita Mountain views. Highlights include a custom wine cellar built into the mountain, ensuite bedrooms for privacy, and premium finishes throughout this move-in-ready estate.
- **MC 004:** Enjoy city lights, Catalina Mountain views, and ultimate privacy from this canyon-view lot, featuring a Ron Robinette-designed floor plan with predetermined lot development costs included. A rare opportunity to build amid stunning Sonoran Desert vistas.
- **MC 031:** Discover sweeping 60-mile views of four mountain ranges and sparkling city lights from this stunning Tortolita Mountains homesite in the exclusive Saguaro Ranch and Moonlight Canyon community.
- **MC 032: (Spec House coming soon)** - Capture iconic mountain and Mt. Lemmon views, creating the perfect setting for a modern design embraced by scenic desert surroundings.
- **Estate 068:** Set on 4.24 ultra-private acres, this extraordinary homesite, aptly named See Forever, Hawk Flight, or Serenity, offers unobstructed canyon, mountain, and desert views in every direction. It is the ideal setting for a one-of-a-kind desert retreat.
- **Coming Soon:** 40-Acre Hacienda Lots: Designed for Family compounds and Generational Living.

Saguaro Ranch is proud to announce the upcoming release of two exclusive 40-acre Hacienda De Las Tortolita lots, the largest, one-of-a-kind, and most coveted parcels in the region. Set against a breathtaking backdrop of desert ridgelines and ancient saguaro forests, these expansive homesites offer unparalleled privacy, freedom, and potential for custom estate compounds.

With multigenerational living on the rise, these lots are perfectly suited for families looking to create legacy properties where children, parents, and grandparents can live in harmony, each with their own space, yet connected by shared land and lifestyle.

These won't last long. Interest is already high, and the opportunity to secure this kind of space within the gates of Saguaro Ranch is rare. Stay tuned for official release details, or contact **The Agency** now for early inquiries.

Become a Member of the Saguaro Ranch Club:
Desert Luxury. Elevated Lifestyle

The Saguaro Ranch Club is more than an amenity; it's the beating heart of community life in one of Arizona's most exclusive enclaves. Surrounded by the majestic Tortolita Mountains, this private retreat offers members access to world-class facilities, curated events, and unforgettable experiences rooted in the serenity and beauty of the Sonoran Desert.

Why Join?

Membership at the Saguaro Ranch Club grants you full access to an impressive list of amenities designed for both relaxation and recreation. From sunrise workouts to starlit gatherings, the Club is where connections are made and memories are created.

Amenities include: A 25-yard lap pool and a jetted spa for unwinding or energizing your day. Rooftop fitness suite with panoramic Catalina Mountain views. Pickleball and bocce ball courts, corn-hole, and horseshoe pits. Members' wine lockers, catering kitchen, and swim-up bar. Club bar, billiards room, and cozy indoor/outdoor lounges. Outdoor firepits, amphitheater space, and yoga areas. More amenities are coming in 2026.



Whether you're hosting a private event, joining neighbors for a tasting night, or simply enjoying a quiet moment with the mountains as your backdrop, the Club elevates daily living into something extraordinary.

How to Join

Becoming a Club member is simple. With a one-time Initiation Fee and Annual Dues, members enjoy year-round access to facilities and all community-hosted events. Guest privileges and family use are also included under the generous membership structure.



Sales Office Updates & Hours:
Visit Us This Season

Our Clubhouse Office is open Monday through Friday,
9:00 AM to 3:00 PM.
Open Houses daily from 11:00 AM to 2:00 PM or by appointment.
Stop by to tour homes, view available lots, or
take in the breathtaking views.
Please feel free to contact Eddie at 520-501-4003
or eddie.escobido@theagencyre.com for more information.

Continued from **INTRODUCING THE AGENCY**



As Eddie notes, "Saguaro Ranch is private by nature and prestigious by design. It's more than a home, it's a legacy and I'm honored to help people write their next chapter here." Please feel free to contact him at 520-501-4003 or eddie.escobido@theagencyre.com.

Starry, Starry Nights – Winter Skies at
the Ranch: A Season of Celestial Wonder

With crisp air and clear skies, winter is ideal for stargazing. From Orion rising in the east to the glow of the Milky Way overhead, residents can enjoy an unparalleled view of the cosmos. Thanks to our compliance with Dark Sky standards, Saguaro Ranch remains one of the best places in Southern Arizona to connect with the stars.

So Close to Everything- Winter Edition

Events and Excursions Just Minutes Away - Looking to explore? Tucson's winter season is packed with options: holiday lights at Tohono Chul, farm-to-table feasts, art gallery strolls, and U of A lectures. Golfers can take advantage of mild weather with tee times at nearby courses, including the new prestigious ICON 63. Whether you're craving culture or fresh air, everything is just a short drive from your front door at Saguaro Ranch.



Where Privacy Meets Luxury – Learn More by Calling, Emailing, or Visiting Online.

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