

SAGUARO RANCH

REPORTER

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



Limited Opportunities. Exceptional Momentum at Saguaro Ranch

There is a unique window right now to secure a homesite or luxury custom home at Saguaro Ranch, as interest continues to grow and availability remains limited.

Saguaro Ranch is entering an active phase, with new homes taking shape, infrastructure continuing to progress, and a select number of homesites currently available.

What makes the Ranch different is the pace and intention behind that progress. Each homesite is carefully positioned within the natural landscape, preserving the character of the Tortolita Mountains while creating a community centered on privacy, space, and thoughtful design.

Current opportunities include a limited number of homesites in Moonlight Canyon, a luxury custom home under construction, the final estate lot in Phase I, and two 40+ legacy homesites.



Each offers a different way to experience and become part of the Ranch.

We are seeing increased interest from buyers who are looking for more space, privacy, and a stronger connection to the land. With future releases planned thoughtfully and over time, what is available today represents a meaningful opportunity.

At Saguaro Ranch, preservation remains at the center of every decision. More than 80 percent of the land remains undisturbed, with over 17,000 saguaros shaping the landscape. Ownership here is not just about building a home, it is about being part of something long-term and intentional.

				
ESTATE LOT 68 - PG.4 Estate Lot 68 is one of the final opportunities in Phase I, offering 4.24 acres of elevated desert landscape, sweeping views, and a truly private setting to create a one-of-a-kind home.	HOMEOWNER'S PROFILE - PG. 2 We are pleased to introduce Lori Escalante, a Saguaro Ranch homeowner and respected construction professional, whose experience and appreciation for the land reflect the values of our community.	DEVELOPER'S CORNER - PG. 2 As Saguaro Ranch continues to grow, progress remains thoughtful and intentional, with new homes, infrastructure, and community connections developing in a way that respects the land.	LEGACY LIVING - PG. 3 Life at Saguaro Ranch is defined by space, privacy, and a connection to the desert, where each home and homesite is designed to complement the surrounding landscape.	MOONLIGHT CANYON - PG.3 Moonlight Canyon continues to offer a limited number of homesites and a featured custom home, each thoughtfully positioned to capture views, privacy, and the character of the land.



Scott Lundberg

Looking Ahead: Continued Vision and Growth at Saguaro Ranch

As we move into the second quarter of the year, I find myself reflecting on how far Saguaro Ranch has come and, more importantly, where we are headed. What continues to matter most to me is that we stay true to the original vision for this land.

We are seeing meaningful progress across the Ranch. New luxury custom homes are beginning to take shape, and the infrastructure within Moonlight Canyon is allowing each homesite to be developed with care and intention. It is exciting to watch these homes come to life, not just as structures, but as thoughtful responses to the land itself.



Homeowner's Spotlight Lori Escalante

Building Strong Foundations in Tucson

Saguaro Ranch is fortunate to host a diverse group of residents whose professional talents and experiences contribute to the broader Tucson community. In this edition, we are pleased to highlight Lori Escalante, owner of Escalante Concrete Construction, Inc., a respected concrete construction company serving Southern Arizona, and a homeowner in Saguaro Ranch.

With decades of experience in the construction industry, Lori and her team specialize in structural concrete work, including foundations, slabs, and flatwork for residential and commercial projects. Concrete is one of the most important elements of any structure, forming the literal foundation upon which homes and buildings are built. Through careful planning, skilled craftsmanship, and attention to detail, Escalante Concrete Construction has developed a reputation for reliability and quality throughout the Tucson area.

For Lori, construction is more than a profession; it is about helping bring projects to life from the ground up. Each new project begins with the work that often goes unseen but remains critical to the integrity of the entire structure. By focusing on precision, durability, and strong partnerships with builders and developers, Lori and her team have played an important role in many successful projects across the region.

As a resident of Saguaro Ranch, Lori appreciates the natural beauty, privacy, and thoughtful design that define the community. Like many owners, she values the connection between the built environment and the surrounding Sonoran Desert landscape.

We are proud to have Lori as part of the Saguaro Ranch community and look forward to continuing to highlight the many talented individuals who call the Ranch home.

Event Calendar

Our Spring lineup is here, and we can't wait to see you! Save the dates and join us. Events will pick back up in October.

APRIL
21 Taco Tuesday

MAY
5 Cinco de Mayo Fiesta



Hacienda Lot 1

Where Families Come Together Generational Living at Saguaro Ranch

As lifestyle priorities continue to evolve, generational living is emerging as one of the most sought-after residential trends in luxury communities. At Saguaro Ranch, this vision is taking shape through the introduction of Hacienda De Las Tortolita, an expansive 40+ acre homesites designed for legacy living.

These rare parcels offer the scale and flexibility to create family compounds where multiple generations can live together while maintaining privacy and exclusivity.

Set against the backdrop of preserved desert ridgelines and ancient saguaro forests, the Hacienda lots represent more than real estate; they represent long-term vision, connection, and the opportunity to create an enduring legacy.





Conceptual Rendering MC Lot 31



MC Lot 27



MC Lot 32



MC Lot 4

Featured Opportunities Across Moonlight Canyon

Saguaro Ranch continues to offer a range of exceptional home sites and residences within Tucson's exclusive gated community, each thoughtfully positioned to reflect architectural integrity and the preservation of the natural desert landscape.

- **Moonlight Canyon Lot #32:** Luxury Custom Home: Currently in the framing stage, this 1.02-acre contemporary desert residence is oriented toward expansive mountain views. Designed for seamless indoor-outdoor living, the home offers an early-buyer opportunity to select interior finishes and tailor the final design to their personal style.
- **Moonlight Canyon Lot #4:** At 2.64 acres, this is one of the larger homesites in Moonlight Canyon, offering a sense of scale and separation. With elevated positioning and panoramic city and mountain views, it is ideally suited for a signature estate designed in collaboration with a custom builder.
- **Moonlight Canyon Lot #9:** This 2.38-acre homesite is defined by its dramatic sunset exposures and natural hillside contours. The terrain lends itself to a terraced design, creating a residence that feels integrated into the desert while maximizing long-range views.
- **Moonlight Canyon Lot #26:** Spanning 1.47 acres, this site offers a balanced combination of usable space and privacy. Its layout supports a true estate configuration, with room for a main residence, detached casita, and thoughtfully designed outdoor living areas.
- **Moonlight Canyon Lot #27:** At 1.06 acres, this homesite offers a more intimate setting while still capturing expansive desert and mountain views. Its proportions are ideal for a refined custom home that emphasizes efficient design and strong indoor-outdoor connectivity.
- **Moonlight Canyon Lot #31:** This 1.04-acre property is framed by striking canyon features, creating a dramatic and private setting. The natural topography provides an architectural backdrop that enhances both privacy and visual impact.

Each opportunity reflects Saguaro Ranch's vision, where homes are designed to respond to the land rather than compete with it. Rooted in a commitment to privacy, exclusivity, and preservation, the community is thoughtfully shaped for those who value quiet, open space, and the undisturbed beauty of the Sonoran Desert. Through carefully maintained view corridors, limited density, and design standards that protect the natural terrain, Saguaro Ranch offers more than a place to build; it offers a way of living that honors the land and preserves its character for generations to come.

Hiking as a Way of Life at Saguaro Ranch

Residents enjoy access to hundreds of acres of preserved desert terrain, where trails wind through washes, ridgelines, and native vegetation.

Unlike traditional, man-made trail systems, hiking here unfolds naturally over time. Routes shaped by water flow and wildlife movement invite exploration while preserving the landscape’s integrity.

The Tortolita Mountains provide a uniquely accessible environment, with gradual elevation changes and expansive viewpoints that reward both casual walkers and experienced hikers. Seasonal shifts bring new experiences, from spring wildflowers to crisp winter skies and dramatic summer sunsets.

This connection to the land fosters both physical wellness and a deeper sense of place. For many residents, stepping outside is not just a walk; it is a daily opportunity to reconnect with nature, quiet, and perspective.



Estate Lot #68 – Commanding Views and Canyon Edge

Estate Lot #68 offers a distinctive 4.24-acre homesite defined by its elevated position along the canyon’s edge. Perched above the valley floor, the lot captures layered mountain vistas, natural rock outcroppings, and a sense of seclusion created by both its topography and the surrounding untouched desert. The setting is ideally suited for a residence that embraces the terrain, with opportunities for view-oriented design, terraced outdoor spaces, and dramatic architectural integration.

Beyond its natural character, the homesite is fully prepared for development with paved access and underground utilities already in place. Its size and configuration provide flexibility for a thoughtfully designed estate that prioritizes privacy, orientation, and connection to the landscape. Estate Lot #68 stands apart as a homesite where elevation, natural features, and design potential come together to create a truly refined desert retreat.



Sales Office Hours

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 DEVELOPER'S CORNER

From the beginning, this has never been about building as quickly as possible. It has always been about building the right way. Growth here is deliberate. Every decision we make is measured against one question: does it preserve what makes Saguaro Ranch special?

What I am most proud of is not just the homes, but the community that is forming. Through small gatherings, shared experiences, and time spent together, neighbors are becoming connected in a way that feels genuine and lasting. That sense of community is something you cannot force, it happens naturally when people value the same things.

Looking ahead, you will continue to see progress, but it will always be balanced with preservation. We are committed to protecting the quiet, the open space, and the integrity of the Tortolita Mountains that brought all of us here in the first place.

There is still more to come, and I truly believe the best is ahead for Saguaro Ranch.

Where Preservation Shapes Every Decision

At Saguaro Ranch, preservation is not a feature; it is the foundation. With approximately 80 percent of the land remaining undeveloped, the community reflects a long-term commitment to protecting the Sonoran Desert’s natural character.

This philosophy influences everything from architectural guidelines to infrastructure planning. Homes are positioned to follow natural contours, preserve views, and minimize disruption to native vegetation.

The result is a community where the land remains the defining element, and every home is carefully integrated to preserve the natural terrain, views, and sense of quiet that make Saguaro Ranch so distinctive.



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

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