



## DAYBREAK AT BENSCH RANCH FACT SHEET

Address: 12000 East Highway 69  
Bensch Ranch, Arizona 86333

Phone: 928-632-4100  
1-877-632-4100

Website: [www.daybreakatbr.com](http://www.daybreakatbr.com)

The Daybreak at Bensch Ranch development is a 577 acre gated community located in the foothills of Prescott Valley, elevation 4,100 ft. Mayer is one hour south of Flagstaff, Arizona and one hour north of the Arizona state capitol, Phoenix. The bustling Prescott Valley and the quaint town of Prescott is a short 20 minute drive from Bensch Ranch.

Because of its northern Arizona elevation, summer temperatures are considerably less than in Phoenix. Summer temperatures range from highs in the low- to mid-90's with low temperatures ranging from the low 70's to high 80's. Winter in the high country can find light snow covering to moderate temperatures ranging from a high in the 70's to lows in the 20's to 50's.

Custom home sites range in price from the \$49,000 to \$84,500 for a one acre to two acre sized lots. All utilities, including sewer, are underground. All custom home builders are welcome. Each home site was designed so that every home owner can enjoy sweeping views of gentle rolling hills and wide open spaces.

The Daybreak at Bensch Ranch development includes a 4,000 square foot clubhouse situated along the banks of the cottonwood lined Big Bug Creek. Clubhouse indoor amenities include exposed wood and iron beams, a floor-to-ceiling gas fireplace, a fully equipped kitchen and exercise room, his and hers showers and a meeting area. Outside, the clubhouse has a wrap around porch with covered deck, a 15 foot waterfall, stone picnic tables, a bar-b-q, and a pool with spa.



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The development includes 180 acres of open space and a 15-acre park in the heart of the community. A walking path along the seasonal flowing waters of Big Bug Creek allow residents to enjoy abundant wildlife including cardinals, red-tailed hawks, owls, quail, deer or nesting Blue Herons.

Concept home plans are available and builders can be recommended for prospective residents unsure as to the type of home they would like to build.

Building will take place in three separate phases with Phase I currently underway. An approximate total of six hundred homes will be built at the development.



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