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## **El Dorado Ranch Master Planned Community** San Felipe, Baja California Norte, Mexico

**PHOENIX** – Follow the road to El Dorado Ranch—and enter a place where the mesmerizing Sea of Cortez, proud 10,000-foot San Pedro Martir Mountains and sleepy fishing village of San Felipe grant visitors a blissful retreat. A place where the margaritas and succulent shrimp, scallops and seafood tacos taste flawless after a day of beach naps, boating, golf and strolls through town markets seemingly captured in a Jimmy Buffet song. Wander into Juanito’s Cantina for authentic cuisine and festive evenings mingling with the residents of this eclectic community.

Seems like a dream—but it’s the reality of this 35,000-acre, privately owned getaway in Baja California Norte, Mexico. And for Arizonans seeking escape both affordable and adventurous, El Dorado also offers proximity to home. The Ranch is a master-planned resort and vacation home community within a two-hour driving distance of the border.

“The timing is ideal for El Dorado Ranch and other developments that offer a new look at vacation and retirement lifestyles. On the one hand, you have a wave of baby boomers preparing to retire and on the other, you have young couples and families looking for viable vacation homes. Both groups are active and want top-quality options in their price range. Mexico is the new frontier for this trend. It mixes together adventure and relaxation,” said Pat Butler, CEO and chairman of Denver-based Club Acquisition Company (CAC), which owns and manages EL Dorado. CAC has recently expanded its corporate presence into Phoenix.

What’s more, for Arizonans weary of Rocky Point’s over-crowded beaches, high prices and increasing commercialism, El Dorado provides a unique alternative.

“Our research shows that Arizonans are putting their resources into second-home and retirement properties in Mexico real estate,” Butler said.

The Ranch spreads across 35 different residential neighborhoods, where travelers can rent

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or buy a seaside casita and soon, one of the beautiful golf course condominiums by the sea. Approximately 17,000 of the 35,000 total Ranch acres are slated for development—the remainder will be preserved in their natural state as “Green Space.” CAC has sold

more than 7,000 El Dorado Ranch water and mountain view single-family lots to date, and over 1,500 homes either are completed or are under construction.

Property owners at the Ranch have use of the company-owned, surrounding amenity centers including: The San Felipe Beach and Tennis Club; La Ventana del Mar golf course, Las Caras de México; miles of natural beachfront and on-site shops and restaurants

### **Environmental Care and Community Outreach Define El Dorado**

Butler has also enforced an environmentally responsible development strategy to protect the area's natural landscape and wildlife. For example, the first straw bale home was completed on the Ranch in 1995. Since then, more straw bale homes have been built there than anywhere else in North America.

“The Ranch is on the Upper Baja California Biosphere Reserve and Marine Sanctuary, and is protected by international treaties and laws. CAC has crafted an ecologically sustainable development at El Dorado, which has the largest solar residential community in North America,” Butler said.

The Ranch also continues to serve as the largest employer in the San Felipe area, emphasizing community support and teamwork as a primary part of its current and future vision.

### **Such a Deal**

Buying or building a dream vacation or second home in Mexico is more affordable and accessible than it has ever been for Americans. U.S. dollars will go six to eight times further in Mexico—which translates into owning resort property for as little as one-third of the prices found in the states.

Buyers can easily obtain title insurance for their properties through U.S.-based companies such as Stewart Title Guaranty Company.

CAC is inviting the Valley's consumer and Realtor markets to learn about and join this phenomenon through outreach and education efforts in greater Phoenix and other parts of Arizona. El Dorado Ranch offers opportunities to tour the currently available inventory.

For more information on visiting El Dorado Ranch, contact the Customer Relations Office at 1-866-SEA-BAJA.

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