FOR SALE SEQ Este Es Rd. & Paseo del Pueblo Sur | Taos, NM 87571

Hospitality Development Site

PRIME RETAIL LAND ALONG TAOS' MAIN CORRIDOER

Sale Price $199,000

Available

- Land: ±1.540 Acres

Property Highlights

- Motivated seller
- Level site—ready for development
- Paseo del Pueblo Sur— excellent frontage, visibility and access
- Ideally-suited for retail, hospitality, medical or office development
- Located on Taos' main retail corridor
- Taos is known around the world for arts, culture, heritage, and winter sports
- Close proximity to Holy Cross Hospitals, schools, major hotel and conference center, community recreation complex, and national retail
- Located within Town of Taos Hotel Development Zone
- Located near new hotel development

got space

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AN NAI Global OFFICE OF THE YEAR

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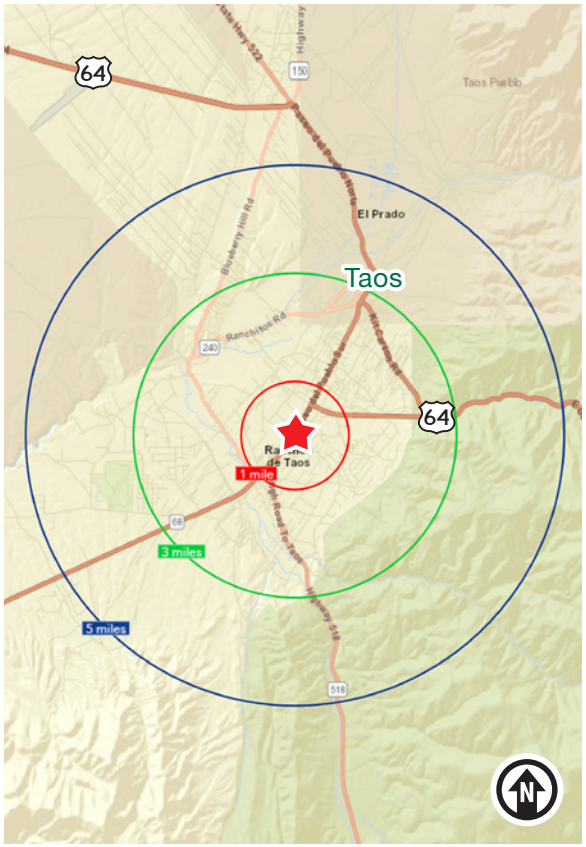
2020 Demographics	1 mile	3 mile	5 mile
Total Population	1,566	13,362	16,953
Average HH Income	$53,803	$51,083	$52,005
Daytime Employment	2,252	8,367	9,534

2020 Forecasted by Esri



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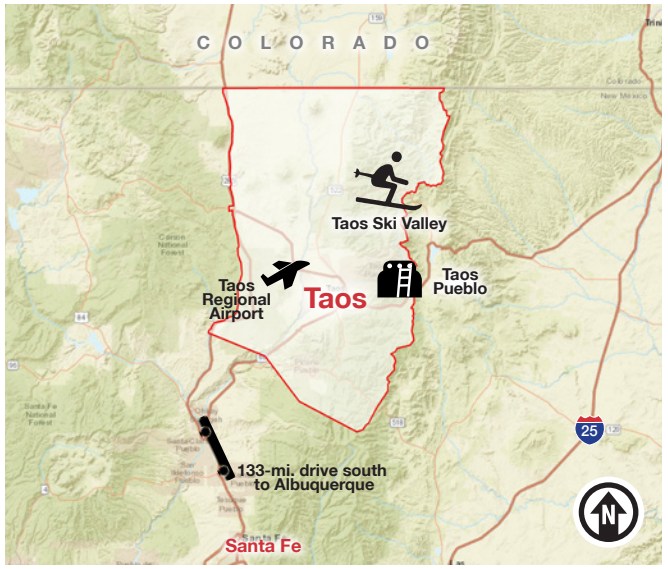
Trade Area Analysis

TOWN OF
Taos

Taos | New Mexico

Taos is located amid the awe-inspiring Sangre de Cristo Mountains of the southern Rockies with impressive features both new and historic. Taking full advantage of the high mountain terrain, Taos Ski Valley is a winter enthusiasts' haven and is undergoing a $350 million total upgrade to remain one of America's premier ski vacation destinations. The Taos airport is expanding to increase aircraft size and all-weather capabilities, sparking new retail and commercial growth. Additionally, outdoor enthusiasts flock to the area to take advantage of the Rio Grande del Norte National Monument. The challenging landscape is comprised of open plains, steep canyons and rivers alike, with vistas that capture the imagination of all. Taos Pueblo is one of the most significant historical and cultural landmarks in the world. It is also the only Native American community declared both a National Historic Landmark and a World Heritage Site, attracting 100,000 visitors annually.



Village of Taos by the numbers *(ESRI 2020 Demographics)*

Highest	32,560	14,684	$53,722	$30,242	1,522	13,388
Town in the State (Taos Ski Valley)	MSA Population	Households	Average Household Income	Median Disposable Income	Total Businesses	Total Employees

"North America's 4th **BEST SKI TOWN**", *USA Today (2020)* | "One of the 10 Best Road Trips in the U.S.", *Smarter Travel (2020)*

TAOS SKI VALLEY FUN FACTS

Average Annual Snowfall
Taos Ski Valley ***321"***
Town of Taos ***35"***

Taos Ski Valley is home to the world-renowned Ernie Blake Snowsports School

16 lifts • 112 runs
±260,000 visitors/year

Interesting Things About Taos

- Oldest continuously-inhabited community in the U.S. (more than 1,000 years)
- Taos Pueblo, a UNESCO World Heritage site, draws 100,000 visitors a year.
- In the 1800s, Taos Ski Valley was a small copper mining town named "Twining".
- Taos boasts 285 sunny days per year and a comfort index of 69/100 (U.S avg: 44)
- Ranked in "The Top 20 places that Americans are Dreaming About Right Now", *Forbes (2020)*
- An ongoing low-frequency noise, audible only to some, is thought to originate somewhere near this town and is consequently sometimes known as the Taos Hum.

The Kachina lift serves the highest elevation of any triple chair on the North American continent , to a peak elevation at of 12,481 ft.

Taos Ski Valley is the first ski resort in the world to receive B Corporation certification, meeting rigorous standards of social and environmental performance, accountability, and transparency.

TAOS AIRPORT: 5,800-ft. runway, no commercial service

SANTA FE AIRPORT: 1 hour, 15-min. drive

ALBUQUERQUE AIRPORT: 2 hours, 30-min. drive, shuttles to Taos

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