

# For Sale

# Residential Development Opportunity

LOCATED ON THE GROWING WEST SIDE OF SANTA FE

Hwy. 599 & Los Suenos Trail | Santa Fe, NM 87507



**SALE PRICE** \$2,892,000

**AVAILABLE** ±324.94 Acres

## ZONING

- RES-E, 1 Dwelling per 2.5 acres

## PROPERTY HIGHLIGHTS

- One of the few subdivisions available in Santa Fe County
- Close to Hwy. 599
- Great opportunity for a master-planned residential development
- 360 degree mountain & desert views
- Located in a growing area:
  - ±355 Units - Madera Apartments
  - ±240 Units - South Meadows Apartments
  - ±59 Lots - Kates Way
  - ±23 Lots - Caja del Oro Grant Rd.
  - ±100 Lots - Hwy. 599 & Caja el Oro Grant Rd.
  - ±21 Acres - The Shops @ South Meadows & 599

got space

**NAI SunVista**

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 [sunvista.com](http://sunvista.com)



FOR MORE INFORMATION:

**Carlos Garcia**  
[carlos@sunvista.com](mailto:carlos@sunvista.com)  
505 670 3181

**Joel Cumplido**  
[joel@sunvista.com](mailto:joel@sunvista.com)  
505 670 3328



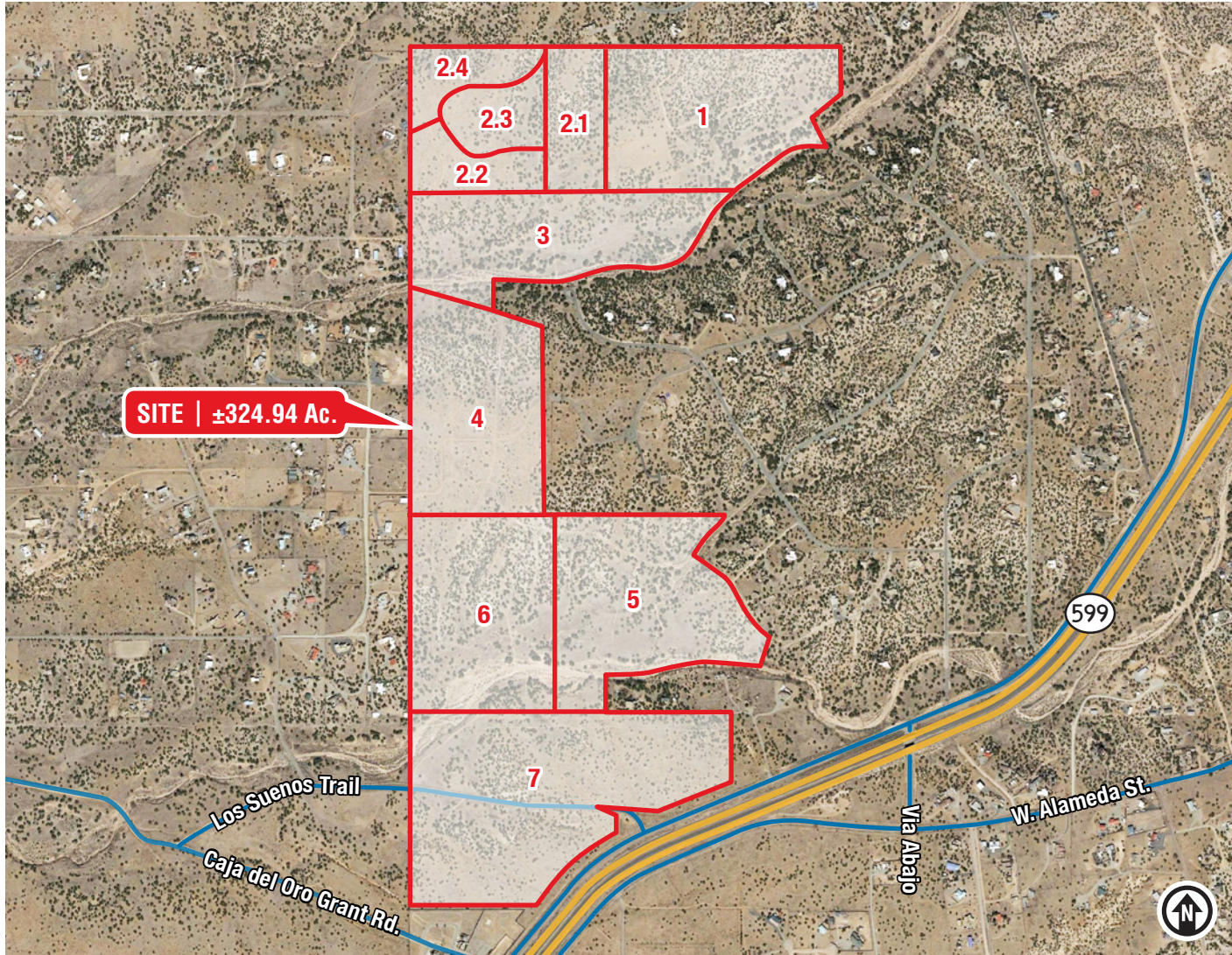
# For Sale

# Residential Development Opportunity

LOCATED ON THE GROWING WEST SIDE OF SANTA FE

Hwy. 599 & Los Suenos Trail | Santa Fe, NM 87507

## SITE



	ADDRESS	ACRES
<b>1</b>	33 Camino Del Prado	±43.25
<b>2.1</b>	5 La Lomita	±13.17
<b>2.2</b>	7 La Lomita	±10.0
<b>2.3</b>	10 La Lomita	±10.0
<b>2.4</b>	21 La Lomita	±10.0
<b>3</b>	Paseo Pacifico	±39.32
<b>4</b>	Santa Rita Ranch Rd.	±43.2
<b>5</b>	Camino Benevidez	±43.25
<b>6</b>	Los Suenos Trail	±43.25
<b>7</b>	W Alameda St.	±69.5

**NA SunVista** 505 988 8081 [sunvista.com](http://sunvista.com)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

**Carlos Garcia**  
[carlos@sunvista.com](mailto:carlos@sunvista.com)  
505 670 3181

**Joel Cumplido**  
[joel@sunvista.com](mailto:joel@sunvista.com)  
505 670 3328



# For Sale

# Residential Development Opportunity




LOCATED ON THE GROWING WEST SIDE OF SANTA FE

Hwy. 599 & Los Suenos Trail | Santa Fe, NM 87507

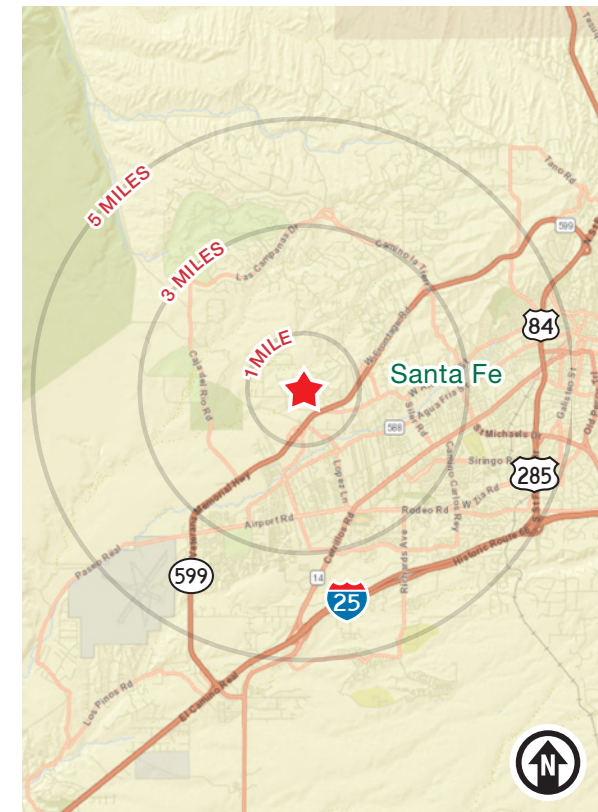
## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2021</b>		<b>2021</b>		<b>2021</b>	
Population	2,004		41,541		78,653	
Households	738		15,824		33,401	
Families	486		9,529		18,284	
Average Household Size	2.72		2.62		2.32	
Owner Occupied Housing Units	601		11,261		22,851	
Renter Occupied Housing Units	137		4,563		10,550	
Median Age	37.2		35.6		40.6	
<b>Trends: 2021-2026 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
<b>Households by Income</b>	Number	Percent	Number	Percent	Number	Percent
<\$15,000	63	8.5%	1,679	10.6%	3,536	10.6%
\$15,000 - \$24,999	46	6.2%	1,313	8.3%	2,938	8.8%
\$25,000 - \$34,999	45	6.1%	2,092	13.2%	3,848	11.5%
\$35,000 - \$49,999	135	18.3%	2,496	15.8%	4,630	13.9%
\$50,000 - \$74,999	187	25.3%	3,279	20.7%	6,332	19.0%
\$75,000 - \$99,999	89	12.1%	1,919	12.1%	4,452	13.3%
\$100,000 - \$149,999	59	8.0%	1,605	10.1%	3,980	11.9%
\$150,000 - \$199,999	49	6.6%	762	4.8%	1,904	5.7%
\$200,000+	66	8.9%	679	4.3%	1,782	5.3%
Median Household Income	\$58,022		\$51,671		\$55,041	
Average Household Income	\$88,759		\$71,261		\$77,430	
Per Capita Income	\$33,076		\$27,182		\$32,602	

## LOCATION

2021 Demographics	1 mile	3 mile	5 mile
Total Population 	2,004	41,541	78,653
Average HH Income 	\$88,759	\$71,261	\$77,430
Daytime Employment 	221	17,665	53,106

2021 Forecasted by Esri



**NA SunVista** 505 988 8081 [sunvista.com](http://sunvista.com)

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

FOR MORE INFORMATION:

**Carlos Garcia**  
carlos@sunvista.com  
505 670 3181

**Joel Cumplido**  
joel@sunvista.com  
505 670 3328

## Santa Fe | The City Different and the State Capital

The oldest capital city in the United States and the oldest city in New Mexico, **Santa Fe** is well-known as a center for arts that reflects the multicultural character of the city. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the climate and related outdoor activities (such as skiing in years of adequate snowfall; hiking in other seasons) plus cultural activities of the city and the region. Most tourist activity takes place in the historic downtown, especially on and around the Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government since the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market, which takes place each year during the second full weekend of July.

### Santa Fe by the Numbers (ESRI 2021 Demographics)



**FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES**

#### SANTA FE ART REPORT CARD

A half-mile stretch of Santa Fe's Canyon Road has **more than 100 galleries**, boutiques and restaurants "making it the world's densest concentration of art galleries," according to the *Four Seasons website*

**Santa Fe is the third-largest art market in the United States, after New York and Los Angeles.**

### SANTA FE ACCOLADES

**One of 2 cities recognized worldwide for the Best Food/Beverage Destination Experience** by World Food Travel Association 2018  
**#3 Best Small City in U.S. to Live** Apartment Therapy 2018  
**Top Destination for Millennial Travelers** HomeToGo 2019  
**#2 Top 10 Small Cities in the US** by Conde Nast Traveler 2019  
**One of the Best Cities for Outdoor Lovers** MarketWatch 2019  
**One of the Greenest Cities in the U.S.** CubeSmart Self Storage 2019  
**Top Ten Best Places to Get a Fresh Start** Livability 2019  
**#3 Top Cities for Women Entrepreneurs** Pennygeeks 2019  
**Best Most Romantic Destination in the U.S.** CBS Local 2019  
**Best Up & Coming Housing Market in NM** from Insurify 2019



**19 minutes:**  
average commute



**SKI SANTA FE**  
averages  
**225 inches of snow** a year.

