

PRIME TAOS DEVELOPMENT OPPORTUNITY

NEC PASEO DEL PUEBLO SUR & CRUZ ALTA RD
723 Paseo Del Pueblo Sur Taos, NM 87571



**FOR SALE
OR LEASE**

AVAILABLE LAND
0.4 – 3.17 AC

RATE
See Broker for Pricing

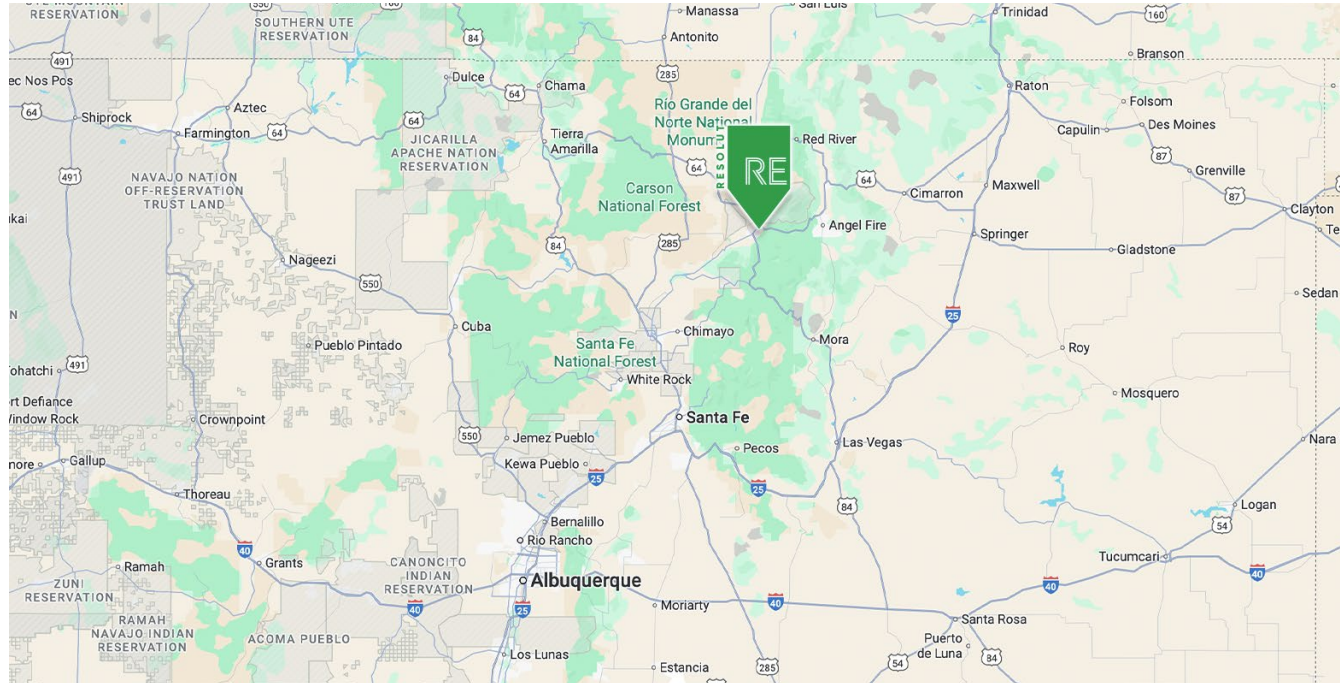
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PROPERTY HIGHLIGHTS

- Located on signalized intersection on main retail thoroughfare
- Surrounding national retail co-tenancy with Albertsons, Walmart, Walgreens, Starbucks, Whataburger & more!
- Prime development opportunity with options to purchase, ground lease or build-to-suit (can be transacted together or separately)
- Great opportunity for retail, drive-thru & hospitality in beautiful Taos



AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM

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DEMOGRAPHIC SNAPSHOT 2025



12,398
POPULATION
3-MILE RADIUS



\$100,657.00
AVG HH INCOME
3-MILE RADIUS



11,674
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Paseo del Pueblo Sur: 20,545 VPD

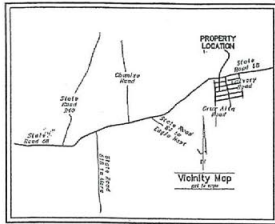
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LEGEND

- Denotes Point from previous surveys.
- Denotes spot elevation.
- Denotes utility as noted.
- P— Denotes overhead power.
- X— Denotes fence.

NOTE: The basis of Elevation is per GPS Unit Elevation (7028')
 Latitude: N, 36°23'26.8"
 Longitude: W 105°34'55.4"

NOTE: This Survey is based on Plat entitled "ALTA/ACSM Land Title Boundary Survey for Laurence L. And Jacquelyn E. Chase", by Aaron H. Garcia, NMPS 9979, filed in Cabinet E, Page 101-A, records of Taos County, New Mexico.

NOTE: The property described is located within the Town Of Taos area as shown on the Federal Emergency Management Agency flood Insurance rate map No. 350078 0475 C, dated January 5, 1999.

Surveyors Certification:

I hereby certify that this topographic survey is true and correct to the best of my knowledge and belief; this survey was completed by me in October 2006; this land survey meets the minimum requirements of the standards for land surveys in New Mexico.

Aaron H. Garcia

October 13, 2006

Aaron H. Garcia, NMPS 9979
 Professional Surveyor
 P.O. Box 1502
 Santa Fe, New Mexico 87504-1502
 PH: 505-982-5830



TOPOGRAPHIC SURVEY PLAT
 GEORGE VALAIIKA and WILLIAM VAL
 Located within the
 Fernando De Taos Grant,
 projected Section 20,
 Township 25 North, Range 13 East,
 Part Of Tract 17, Map 20,
 Survey 2 of the Taos 1941
 County Reassessment Survey,
 Taos County, New Mexico

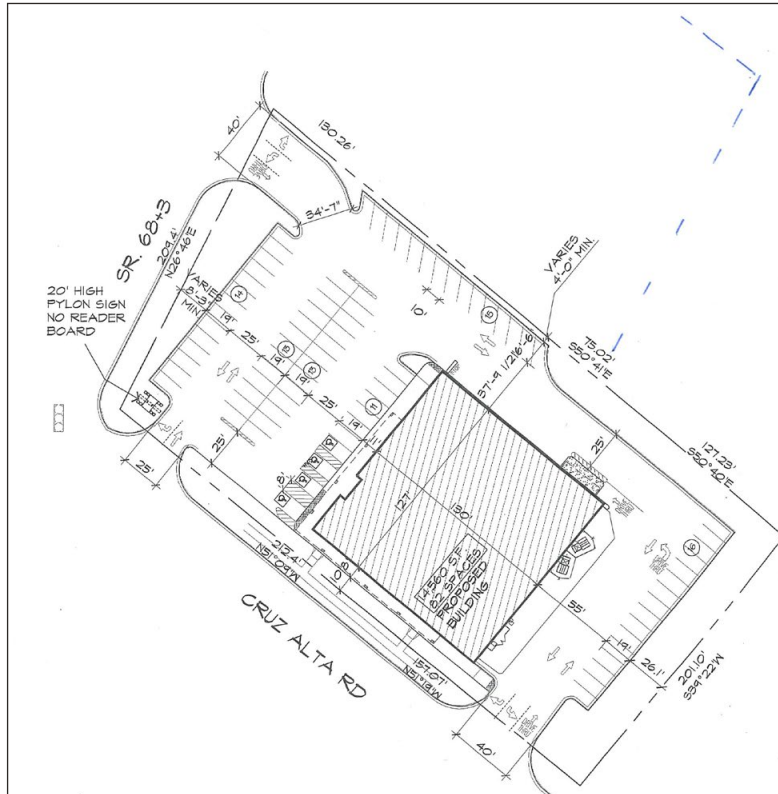
SCALE 1" = 50'
 GRAPHIC SCALE

Reduced from Original

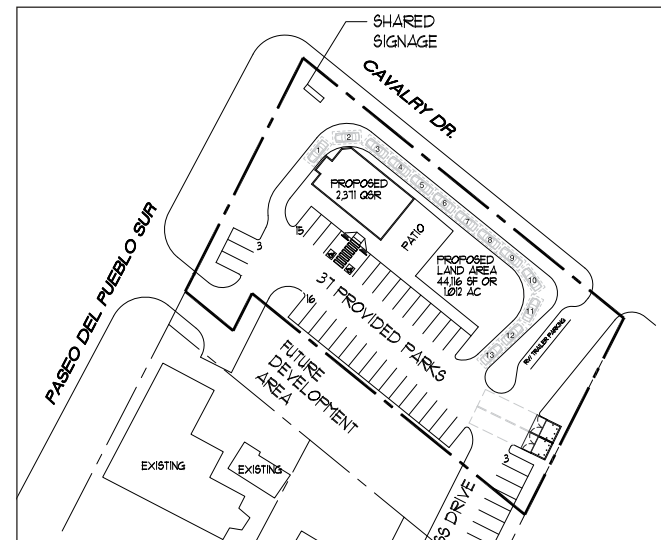
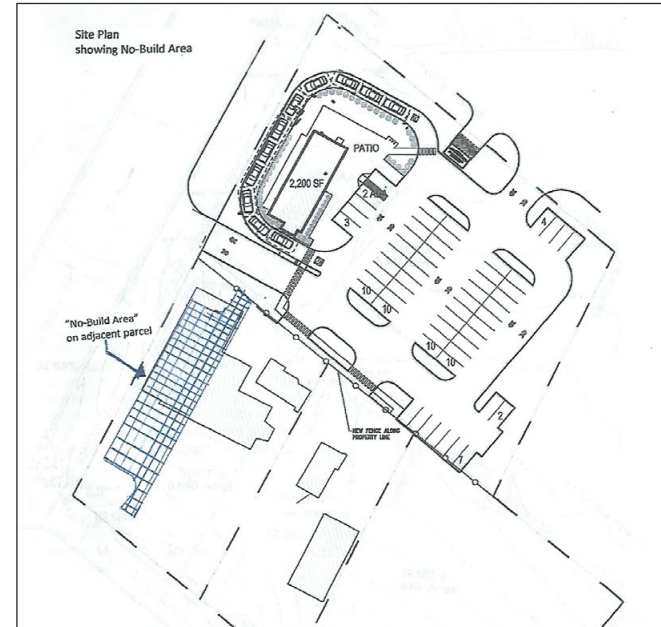
Not To Scale

TOPOGRAPHIC SURVEY P
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EXAMPLE RETAIL LAYOUTS



Versatile and flexible options for the 3.17 acres to include freestanding box retail, multi-tenant retail strip, drive-thru and hospitality opportunities. These examples showcase ideal layouts for a freestanding Jr. Box with sufficient parking and great visibility, as well as the two options for drive-thru buildings on the corner of Paseo del Pueblo Sur and Calvary Dr. Owner has the ability to sell, ground lease or build-to-suit for qualified tenants.



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