

"LA DOLCE VITA" – COMMERCIAL/RESIDENTIAL DEVELOPMENT OPPORTUNITY

Taos Ski Valley Corridor | Taos, New Mexico

EXECUTIVE OVERVIEW

A premier commercial and multi-family development parcel situated along the high-traffic Taos Ski Valley corridor. Originally conceived and platted as Phase II of the adjacent Vida Feliz Condominiums, this shovel-ready parcel features engineered plans for 20 residential units/townhomes, flexible light commercial zoning, critical utility infrastructure in place, and panoramic Taos Mountain and Sangre de Cristo mountain views.

PROPERTY HIGHLIGHTS

- **Strategic Corridor Location:** Direct frontage, high visibility, and access on Comanche Road just off New Mexico Highway 150, situated directly in the primary path of commercial and resort growth heading toward Taos Ski Valley.
- **Established Development Node:** Sited immediately adjacent to Quail Ridge Condominiums & Tennis Center and Vida Feliz Condominiums.
- **Flexible Light Commercial Zoning:** Versatile zoning overlay accommodating hospitality, commercial retail/office, multi-family, or high-density residential development.
- **Engineered & Entitled Layout:** Final plan in place approved for 20 townhomes/condominium units, potentially reducing pre-development lead time and carrying costs.
- **Existing Water Asset:** Existing private well located directly on the property.
- **Community Utility Hookups:** Hookups to existing community water and community wastewater systems can be fully available to the buyer at closing.
- **Unobstructed 360-Degree Views:** Dramatic, protected panoramic vistas spanning Taos Mountain, the Sangre de Cristo range, and legendary Northern New Mexico sunset horizons across the valley floor.
- **Phase II Heritage:** Originally platted and designed as Phase II of the adjacent Vida Feliz development, providing an established precedent for site density and neighborhood integration.

PROPERTY SUMMARY SPECIFICATIONS

Specification	Detail / Status
Project Name	"La Dolce Vita" (Phase II Vida Feliz)
Zoning	Light Commercial (Ski Valley Road Corridor)
Location / Access	Comanche Rd just off NM Hwy 150, adjacent to Quail Ridge & Vida Feliz
Engineering / Capacity	Final plan in place for 20 Townhomes / Condominiums
Water Rights / Source	Existing on-site well + Community water hookup available
Wastewater / Sewer	Community wastewater hookup can be fully available to Buyer
Viewshed & Terrain	Unobstructed 360° Taos Mountain, Sangre de Cristo & sunset vistas