

For Sale



Centrally-Located Retail Pad Site

ACROSS FROM ENTRANCE TO NEW GROCERY STORE



SALE PRICE

\$695,000

AVAILABLE

Tract B: ±1.5 Ac. Pad Site

ZONING

- Non-Residential Land

HIGHLIGHTS

- Located at entrance to new grocery-anchored shopping center
- Shape and grade well suited to maximize acreage
- Utilities to site
- Next to Taco Bell and KFC

LOCATION

NWC Paseo del Cañon E. & Gusdorf Rd.

±1.5-Acre Pad Site

NWQ Paseo del Cañon E. & Gusdorf Rd. | Taos, NM 87571

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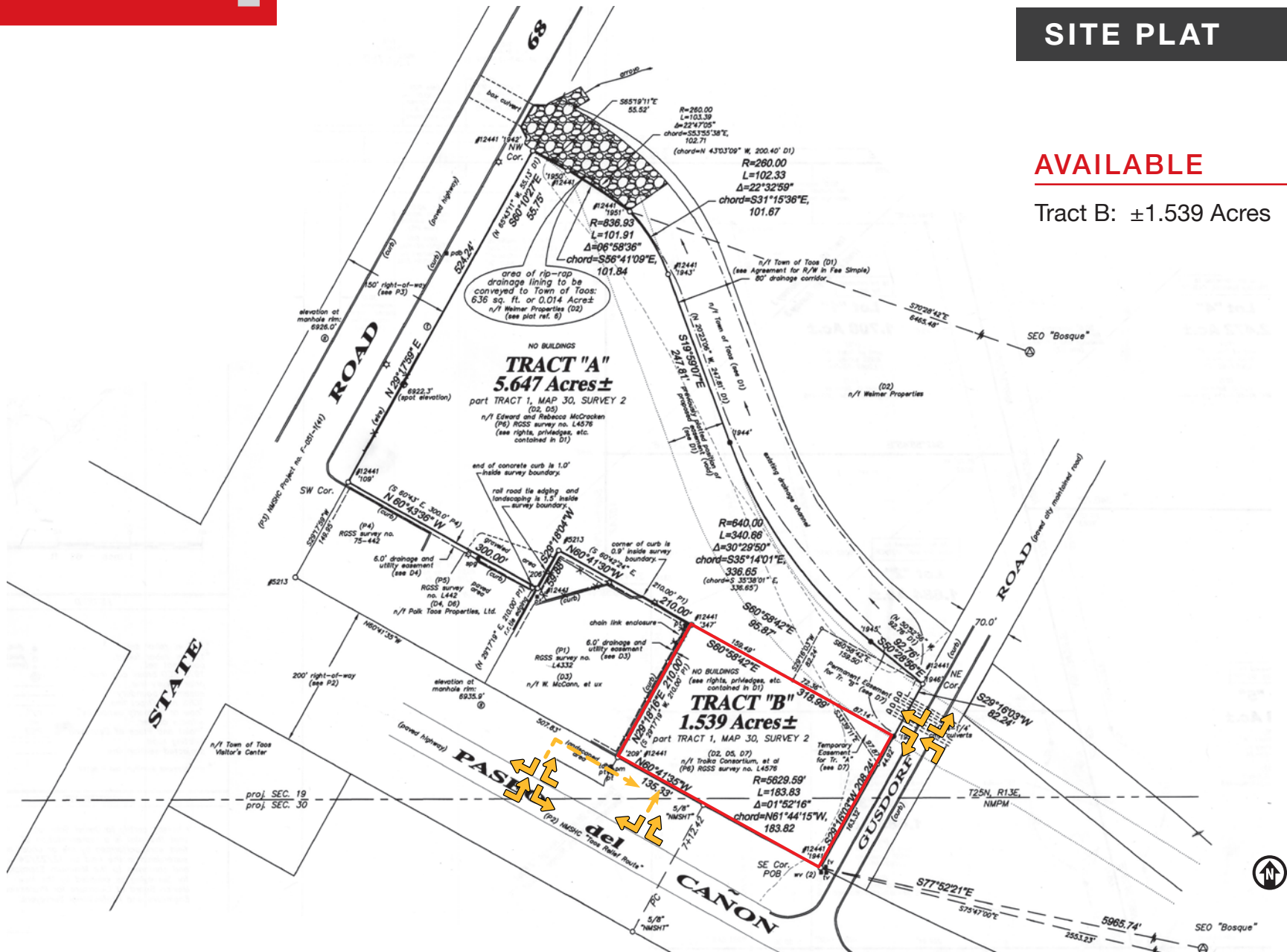
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SITE PLAT

AVAILABLE

Tract B: ±1.539 Acres



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Taos

TRADE AREA ANALYSIS

TAOS | NEW MEXICO

Taos is located amid the awe-inspiring Sangre de Cristo Mountains with impressive features both new and historic. Taking full advantage of the high mountain terrain, Taos Ski Valley is a winter enthusiasts' haven and remains one of America's premier ski vacation destinations. The Taos airport can accommodate larger aircraft size and all-weather capabilities, sparking 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. 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.



36,074
Taos MSA
Population



TAOS BY THE NUMBERS (ESRI 2026 Demographics)



7,357
Town Population



3,461
Households



\$87,309
Avg. Household Income



\$47,576
Md. Disposable Income



844
Total Businesses



7,983
Total Employees

Taos named as one of the **"Top 10 Ski Towns in North America"** - USA Today 2024

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 1800's, 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. average 44/100)
- Selected as "One of the 10 Best Road Trips in the U.S." by Smarter Travel in 2020



Taos Air Service Facts

Taos Airport: 8,600' Runway
Santa Fe Airport: 75 Minute Drive
Albuquerque Airport: 2.5 Hour Drive



Taos Ski Valley Facts

Avg. Annual Snowfall: • 16 lifts
Taos Ski Valley 321" • 112 runs
Town of Taos 35" • 260,000 Visitors/Year

