

COMMERCIAL INVESTMENT OPPORTUNITY

KTAOS SOLAR CENTER

📍 Taos, New Mexico

A Rare Commercial Offering in Northern New Mexico

Offered at **\$3,000,000**

EXECUTIVE SUMMARY

Property Address

9 NM 150
El Prado, NM 87529

Acreage

≈ **3.2 acres**

County Commercial Zoning

Liquor License

Transferable Dispenser
License — Full Liquor Rights

Improvements & Infrastructure

Main Building

≈ **8,000 sq ft**

Restaurant / bar / venue / offices / studios
— fully equipped for hospitality operations

Heated Pavilion

≈ **3,200 sq ft**

Year-round event hall with stage and professional lighting system

Utilities

Private well and septic system

Immediate Income

Radio station leaseback @ **\$2,500/mo**
Venue/Bar/Restaurant @ **\$7,000/mo**

PROPERTY OVERVIEW

The KTAOS Solar Center is one of Taos' most recognized landmarks — a versatile commercial compound purpose-built for events, hospitality, and media use.

With highway frontage on NM 150 at the gateway to Taos Ski Valley, the property offers **unmatched visibility and infrastructure** for its size, making it a premier destination venue in Northern New Mexico.



Purpose-Built Event Facility

Restaurant / bar infrastructure ready for immediate operation



Heated 3,200 sq ft Pavilion

Year-round event hall with stage and professional lighting



Multiple Offices & Studios

2,200 sq ft office tenant area with flexible configurations



Scenic Mountain Views

Expansive parking, outdoor patios, and flat usable terrain



SITE & IMPROVEMENTS

Comprehensive breakdown of property components and infrastructure

Total Building Area

11,200 sq ft

Combined improved space across main building and pavilion, offering exceptional capacity for diverse commercial operations.

Highway Frontage

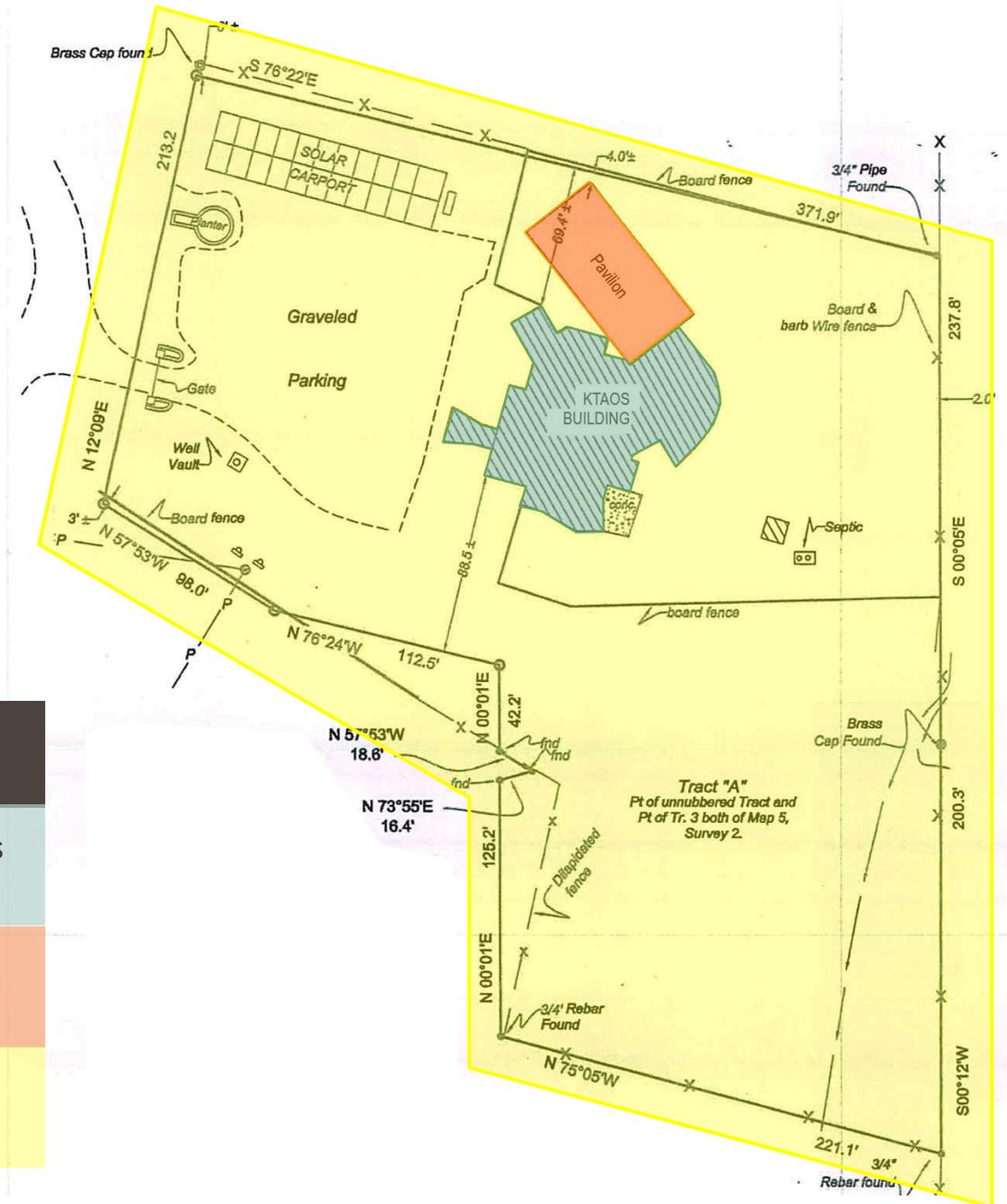
150 ft

Direct frontage on NM 150 — the primary corridor to Taos Ski Valley, ensuring maximum visibility and accessibility.

Highway 150



SITE & IMPROVEMENTS



Component	Size	Description
Main Building	≈ 8,000 sf	Restaurant / bar + offices / studios — turnkey operation
Heated Pavilion	≈ 3,200 sf	Year-round event hall with stage and lighting
Land	3.2 acres	County Commercial, flat site, mountain views

ZONING & PERMITTED USES

County Commercial Zoning provides exceptional operational flexibility

County Commercial

- ✓ Restaurants & Bars: Full-service dining and beverage operations
- ✓ Event Centers: Wedding venues, conference facilities, and special events
- ✓ Hospitality Lodging: Hotels, retreat centers, or boutique accommodations
- ✓ Retail & Studio: Commercial retail, art studios, or professional offices
- ✓ Manufacturing: Craft distillery or brewery (with permits)



Expansion Potential

Multiple revenue streams and development options on 3.2 acres of prime commercial land



Adaptive Use

Existing infrastructure supports diverse business models with minimal modification required



Investment Security

Flexible zoning protects and enhances long-term asset value

LIQUOR LICENSE

A valuable and scarce asset included in the sale



Spirits & Cocktails



Wine



Beer



New Mexico
Dispenser License

- ✓ Transferable to qualified buyer
- ✓ Full Liquor Rights — all beverage types
- ✓ Extremely Limited in Taos County

Value Proposition

This valuable license permits **full liquor service** and is **transferable** to a qualified buyer through the state application process.

Competitive Advantage

- ★ Immediate revenue generation capability
- ★ Enhanced event center profitability
- ★ Significant barrier to entry for competitors
- ★ Appreciating asset in limited supply market

Dispenser licenses are extremely limited in Taos County, adding substantial asset value and competitive advantage for future operations.



LEASEBACK INCOME

Double occupied investment property

Lease Terms

Occupant 1: Daleee KTAOS
\$7,000/month cash

Occupant 2: TCC KTAO/KLNN
\$2,500/month with option for advertising trade

Annual Income:
\$114,000 from day one of ownership

Daleee at the KTAOS Solar Center

Entertainment, events, bar, and restaurant



Taos Communications Corp: KTAO & KLNN Radio

Established local stations with significant community presence



LOCATION & ACCESS

Prime position on the gateway corridor to Taos Ski Valley

Highway Frontage

NM 150 Location

Direct frontage on the main corridor to Taos Ski Valley

Tourist Traffic

Steady flow of visitors and commuters year-round

Mountain Views

Direct line of sight to iconic Taos Mountain

Santa Fe
70 miles
≈ 1 hr 30 min



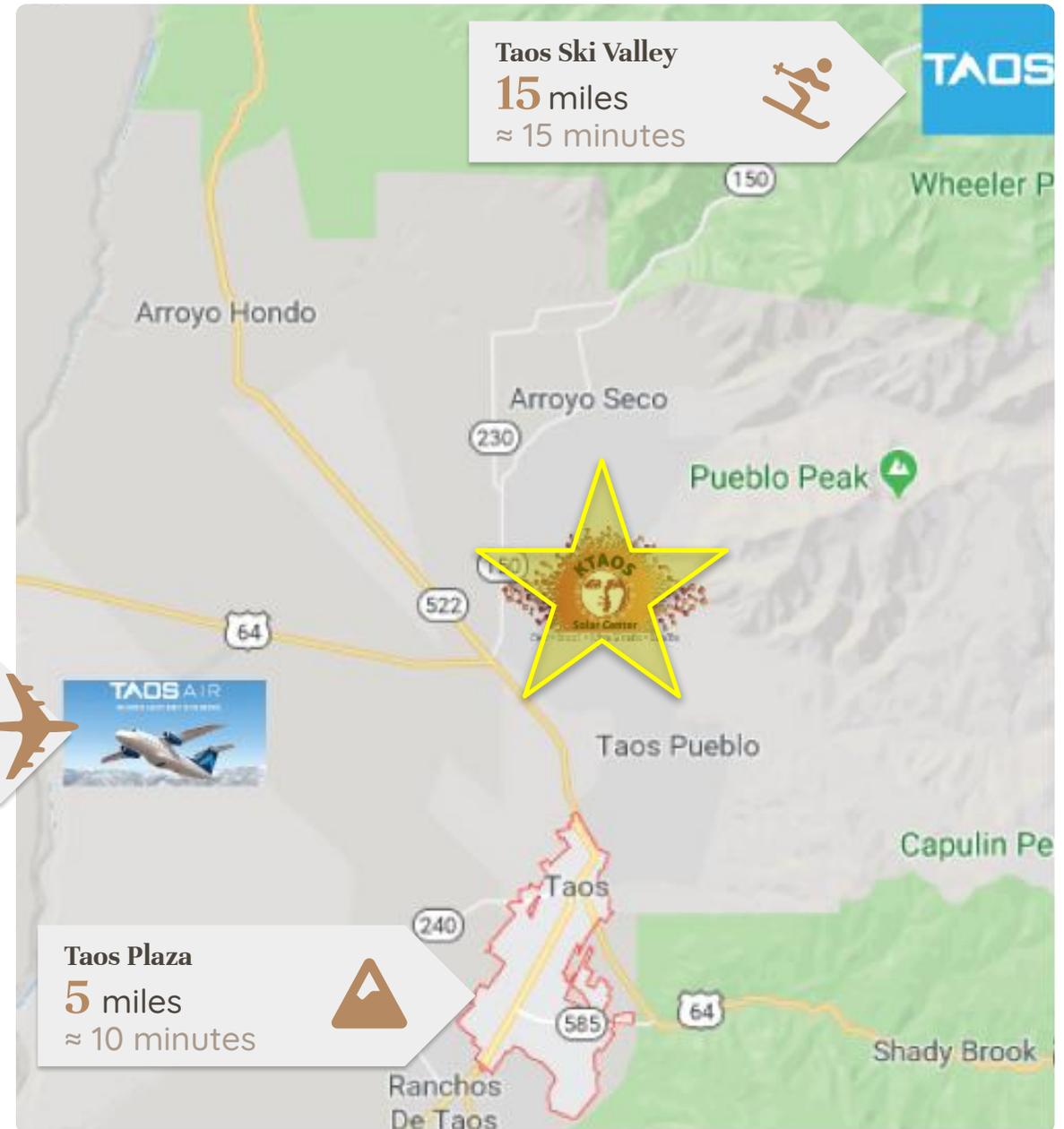
Albuquerque
135 miles
≈ 2 hr 30 min



Taos Regional Airport
4 miles
≈ 10 minutes



Taos Plaza
5 miles
≈ 10 minutes



MARKET CONTEXT

Tourism-driven economy with strong fundamentals



Tourism Drivers

- Outdoor recreation
- Arts & culture
- Culinary travel
- Event & festival tourism



Annual Visitor Spending

\$250M+

Tourism revenue in Taos County



Market Trend

Growing

Demand outpacing supply for venues

Market Supply Constraint

- Limited commercial inventory with liquor licenses
- Few properties with event infrastructure
- High barriers to new development

Investment Opportunity

- Strong long-term asset value appreciation
- Sustainable competitive advantage
- Multiple revenue stream potential

INVESTMENT HIGHLIGHTS



Prime Location

3.2 acres with highway frontage on NM 150 — the main corridor to Taos Ski Valley. Destination location with unmatched visibility and mountain views.



Improved Infrastructure

11,200 sq ft of improved space with restaurant/bar infrastructure, event pavilion, and utilities already in place.



Transferable Liquor License

Valuable Dispenser License included — extremely limited in Taos County, providing immediate competitive advantage.



Immediate Income

Double-occupied leaseback income. Daleee at \$7,000/month and KTAO+KLNN Radio at \$2,500/month. Brand recognition and built-in marketing platform.



Expansion Potential

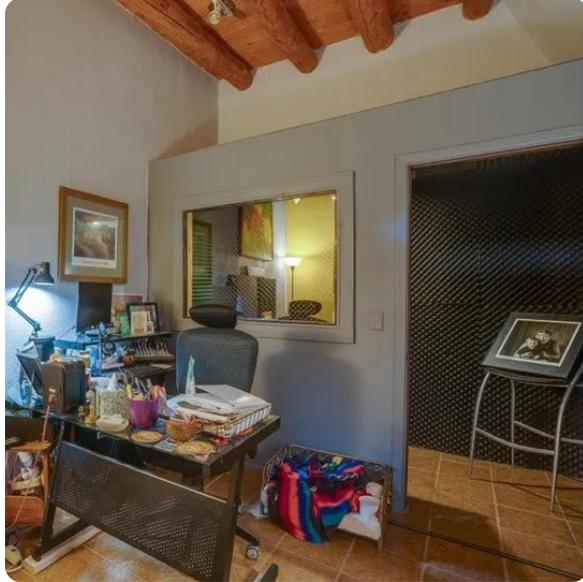
Flexible County Commercial zoning allows for hospitality, mixed-use, or additional revenue streams.



Market Position

Unique combination of location, infrastructure, and assets in a supply-constrained market with \$250M+ annual tourism.

INTERIOR PHOTOS



EXTERIOR PHOTOS



OFFERED AT \$3,000,000

CONTACT & NEXT STEPS

Shown by Appointment Only



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Schedule a Viewing



debbie@debbiefridayjagers.com

Email to schedule your private showing

Property Address:

9 NM 150, El Prado, NM 87529

Don't miss this rare opportunity to acquire a landmark commercial property in the heart of Taos.