43-Acre Gated Hacienda-Style Oasis with Mountain Views



Prime for Airbnb Retreat or RV Resort Development



OFFERING MEMORANDUM

EXECUTIVE SUMMARY

44 Forest Rd 321, Estancia, NM 87016 | 2



PROPERTY HIGHLIGHTS:

- » 43.71 Acres (1,904,181+ SF) of scenic, high-elevation land
- » Zoned RCP (Rural Community Preservation) flexible use potential
- » Fully gated with direct ingress/egress from southwestern boundary
- » Peak elevation of 5,800 ft with panoramic views of the Town of Tajique
- » **Power pole on-site** utilities ready for development
- » Includes a shed with fenced yard great for storage or staging
- » Potential second access via an undefined road
- » Just 2 minutes to Tajique Community Center, B&B, and Campground
- » Ideal for RV campground, glamping resort, rural Airbnb, or private estate
- » Located near NM-55 & Redman Rd (669 VPD) convenient yet secluded
- » Peaceful surroundings in a quiet rural community with clear skies and mountain air

PROPERTY DESCRIPTION:

Discover 43.71 breathtaking acres of gated high-desert land nestled just outside the scenic mountain village of Tajique. Zoned Rural Community Preservation (RCP), this expansive property offers a unique opportunity for a hacienda-style estate, RV campground, or eco-retreat Airbnb.

With panoramic views from a 5,800 ft peak, direct ingress/ egress from the southwestern boundary, and power lines running through, the property is primed for development.

Enjoy peace and privacy with a fully fenced perimeter, gated yard with shed, and potential second access via an undefined road.

Located less than 2 minutes from the Tajique Community Center, Casa Manzano B&B, and local campground, this site offers serenity with proximity to small-town charm and convenience. Embrace the potential of rural New Mexico living with untapped upside.

EXECUTIVE SUMMARY

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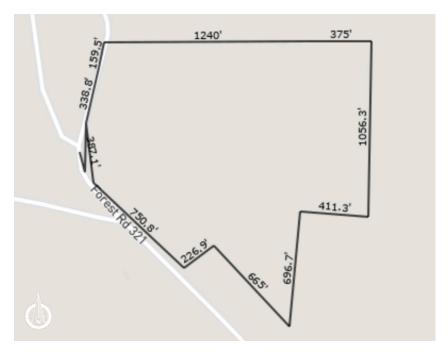


OFFERING DETAILS:

ADDRESS:	44 Forest Rd 321, Estancia, NM 87016
SALE PRICE:	\$280,000
LAND SIZE:	43.714 Acres / 1,904.181.84 SF
ZONING:	RCP RURAL COMMUNITY PRESERVATION DISTRICT
ZONING:	MX-L (Mixed Use - Low Intensity)
TRAFFIC:	NM 55 & Redman Rd Going North - 669 VPD Ingress/Egress from SouthWestern Property Line

KEY HIGHLIGHTS:

- » Property is fully gated
- » Includes a peak of 5800ft
- » Great Views of Town of Tajique
- » Under a Mile/ 2min to Town of Tajique Community Center, Casa Manzano B&B & Tajique Campground
- » Potential to have 2nd Access via Undefined Road
- » 1 Shed
- » Gated Yard Around Shed
- » Electrical Pole runs Through Property
- » Great for RV Campground, or Rural Hacienda Style AirBnb



Parcel boundary dimensions are estimated. Accuracy is not guaranteed.

AREA DEMOGRAPHICS (5-MILE RADIUS):

Population, 10 Mile Radius: 1,397

» Avg. HH Income, 10 Mile Radius: \$41,663

» Daytime Employees, 10 Mile Radius: 129

» NM 55 & Redman Rd Going North - 669 VPD

LAND PHOTOS

44 Forest Rd 321, Estancia, NM 87016 | **4**

BERKSHIRE HATHAWAY NM COMMERCIAL REAL ESTATE











LAND PHOTOS

44 Forest Rd 321, Estancia, NM 87016 | **5**

BERKSHIRE HATHAWAY NM COMMERCIAL REAL ESTATE











LOCATION MAP

44 Forest Rd 321, Estancia, NM 87016 | **6**



