

# TURQUOISE TRAIL NORTH PHASE II

EXCLUSIVE LISTING | ±101 ACRES | SANTA FE, NEW MEXICO



Turquoise Trail North is the second phase of the Turquoise Trail community which is located in Santa Fe County, just outside of the Santa Fe city limits. Turquoise Trail North includes 290 platted residential lots on 37 acres (7.83 DUs), 64.4 acres of open space and 1.4 acres for commercial development.

This master planned new home community is adjacent to acres of parks and walking trails, and is conveniently located to shopping, employers and schools.

It is in close proximity to a Rail Runner station, State Highway 599 (Santa Fe by-pass) and Interstate 25 providing access to transit alternatives. The Rail Runner is a commuter train which runs between Santa Fe and Belen (approximately 100 miles). State Highway 599 carries traffic around Santa Fe to Los Alamos and Taos.

Turquoise Trail South (Phase I) has 185 home sites, with approximately 140 residences completed to date. Parks, walking trails, picnic areas and children's playground equipment are found throughout the community.

**LOCATION** Turquoise Trail North is located on the south side of New Mexico State Road 14, north of State Highway 599 and south of Interstate 25 in Santa Fe County, New Mexico.

**SIZE** 101.49 acres including a 1.4 acre commercial parcel and 64.4 acres of open space

**ENTITLED LOTS** 290 platted residential lots

**PRICE** \$2,500,000, cash at closing

**ZONING** The community is fully entitled with an approved residential/commercial master plan.

**UTILITIES** All offsite utility extensions and infrastructure are in place with utilities provided by City of Santa Fe. The City of Santa Fe Water Authority has confirmed water rights are available for the development. The sales price does not include the water rights necessary for the development of Phase II of Turquoise Trail.

**AMENITIES** The plat requires a significant amount of open space with numerous walking trails.

**DEVELOPMENT STATUS** Turquoise Trail North is an entitled and approved master plan. The entitlement includes a favorable affordable housing requirement. 15% of the houses must be sold to homebuyers meeting the affordable housing standards. This agreement pre-dates the current Santa Fe County requirement of 30%.

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. NM-SantaFe-168534-7.18.18



# TURQUOISE TRAIL NORTH INVESTMENT HIGHLIGHTS

This offering includes 290 individual platted home sites on 101.49 acres, including open space of 64.4 acres and 1.4 acres for commercial development which is located at the entrance to the development.

**ACCESS TO UTILITIES** Off-site infrastructure is complete with utility extensions. The City of Santa Fe Water Authority has confirmed water rights are available for the development. The sales price includes those water rights necessary for the development of Turquoise Trail North.

**MASTER-PLANNED OPPORTUNITY** Total approved density is 2.9 units per acre including 64.38 acres of open space. The density increases to 7.8 units when the open space is excluded. The plat includes 178 detached residential lots ranging in size from 40' x 100' to 38' x 80'. Additional parcels have been designed for duplex and triplex (attached housing) product. The attached product (112 homes) will be legally declared as part of the condominium regime and includes 12 live work units.

**AFFORDABLE HOUSING** The affordable housing requirement is subject to an affordable housing agreement with Santa Fe County that requires 43 homes (15%) be provided at an average sale price of approximately \$135,000. The specific lots and condominium units are specified in the agreement and mixed throughout the development.



## SANTA FE

Founded in 1607 by Spanish explorers, Santa Fe is located at 7,200 feet above sea level making it the highest, as well as, being the oldest state capitol city in the United States. With a population of 70,000 it's the 4th largest city in the State of New Mexico

Santa Fe is consistently ranked among America's top 10 tourist destinations in the United States. Visitors are drawn to Santa Fe by its beautiful landscape and its culture, art and traditions. Santa Fe enjoys four distinct seasons complimented by 300 days of sunshine.

Santa Fe's tourism appeal is year round, with a seemingly endless stream of festivals and events in the summer, and the city's year-round art, shopping, cultural and culinary attractions are enhanced by nearby skiing in the winter. The City hosts 1,500,000 tourists annually, with hundreds of thousands of additional uncounted day visitors from nearby cities like Albuquerque.

Santa Fe, centrally located along I-25 in northern New Mexico, is approximately 55 miles north of Albuquerque and 380 miles south of Denver. Santa Fe has a local commuter airport, but most air needs are provided through the Albuquerque International Sunport Airport which serves 6,000,000 passengers every year.

The renowned unique earth-tone, pueblo-style Adobe architecture, and the many galleries and art venues make this city well-known and respected for its authentic creative style. Santa Fe is also the third largest art market in the country. More art is sold in Santa Fe than any other city in the United States other than New York and Los Angeles.

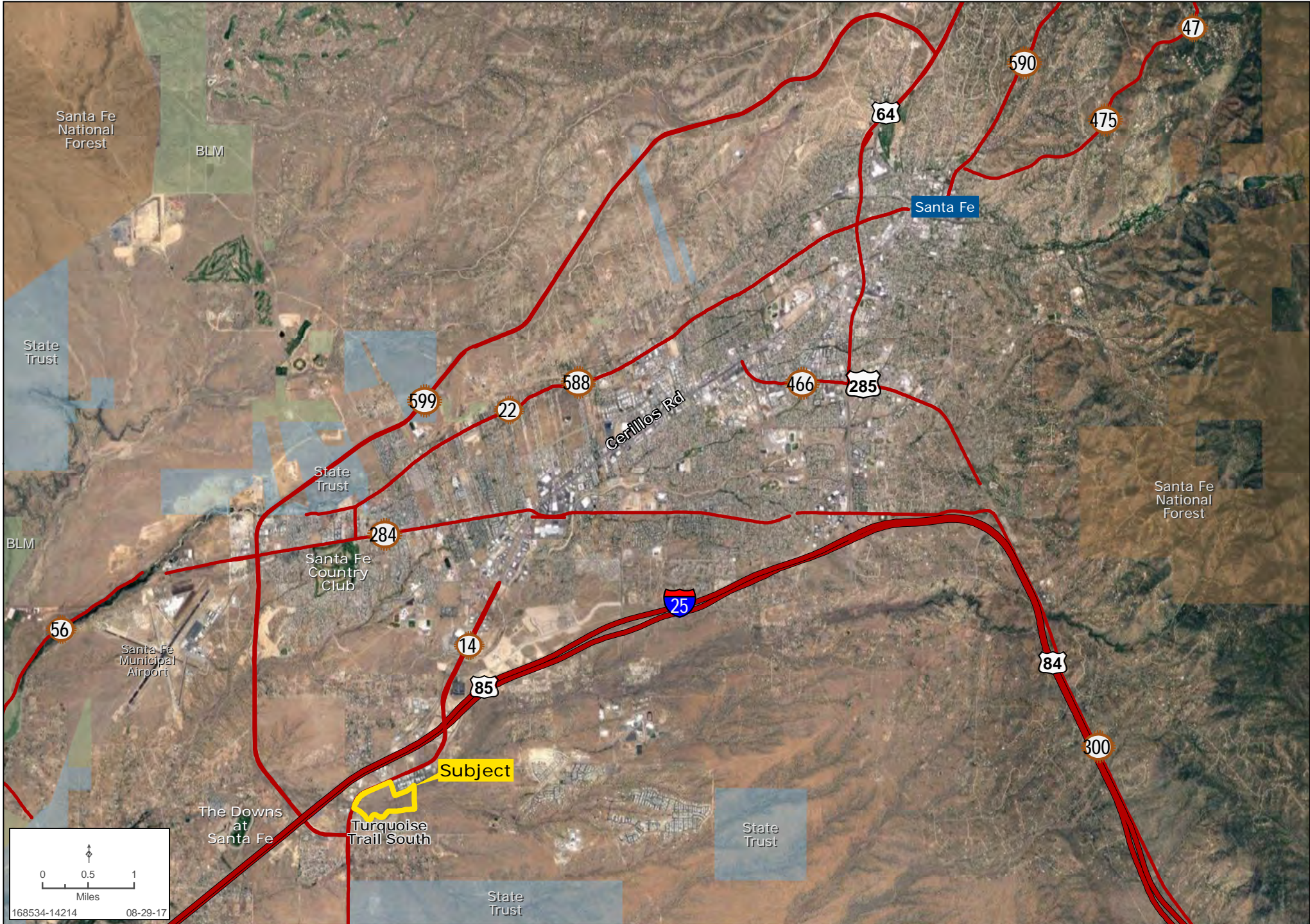
Tourism and state government employment are the cornerstone of Santa Fe's economy.

Santa Fe serves as home to many who commute to work daily at Los Alamos, National Laboratory about 45 minutes away which has limited housing alternatives. In addition, workers often commute from as far away as Albuquerque due to lack of affordable housing in the Santa Fe area. Turquoise Trail offers an affordable housing alternative.



# REGIONAL MAP

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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

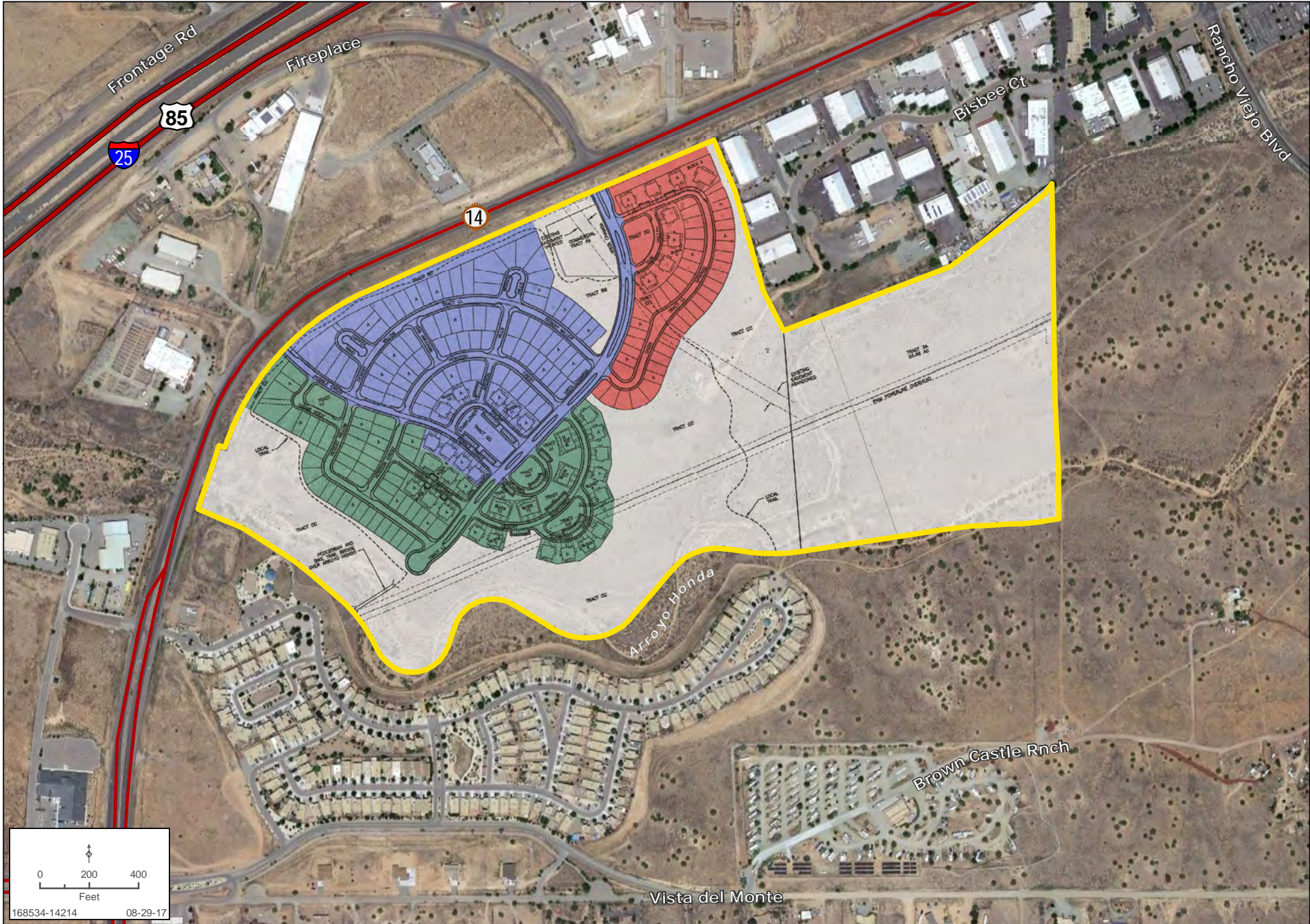
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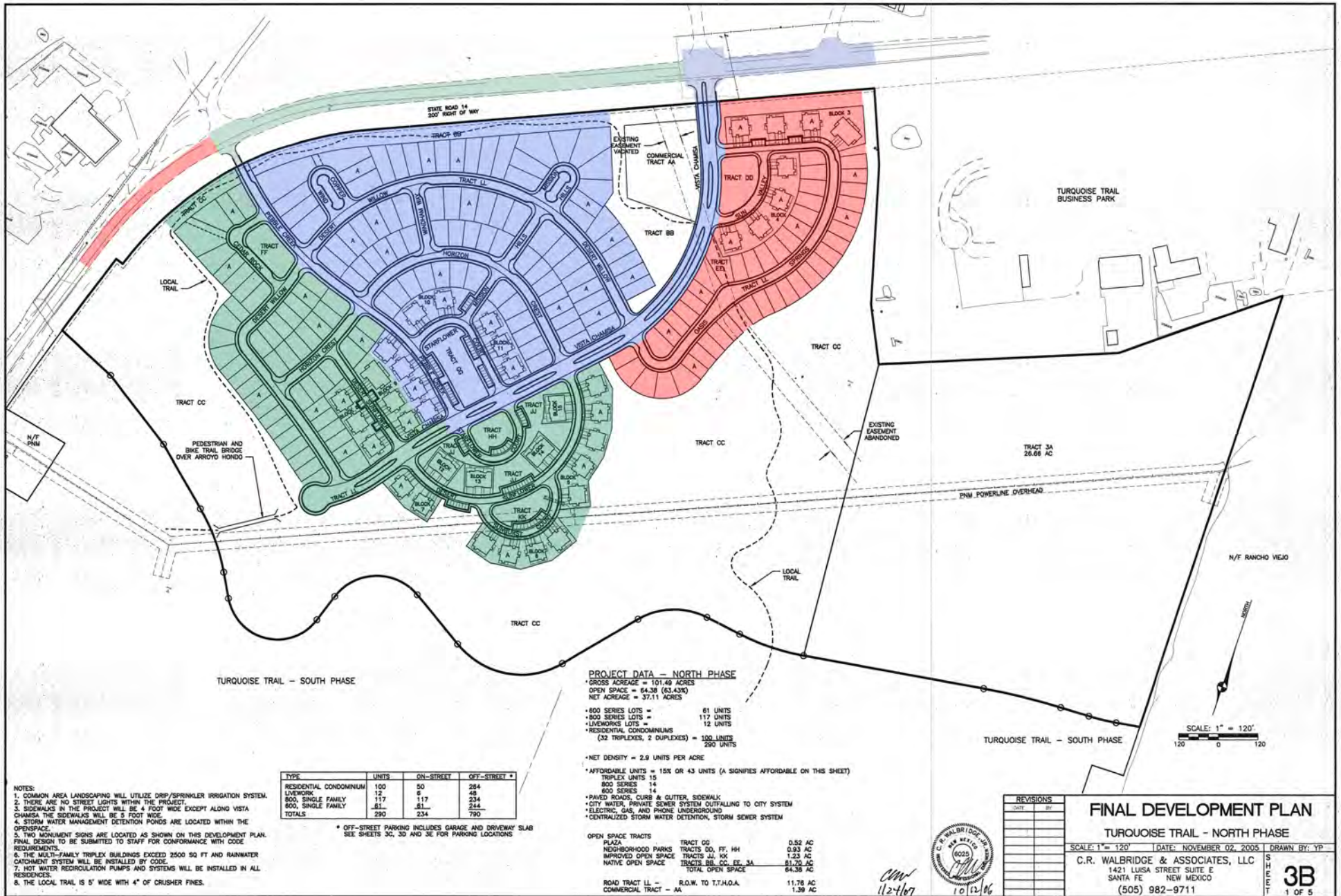
# CONCEPTUAL PLAN MAP

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# TURQUOISE TRAIL NORTH SITE PLAN



**PROJECT DATA - NORTH PHASE**

GROSS ACREAGE = 101.49 ACRES  
OPEN SPACE = 64.38 (63.43%)  
NET ACREAGE = 37.11 ACRES

• 800 SERIES LOTS = 61 UNITS  
• 800 SERIES LOTS = 117 UNITS  
• LIVENWORKS LOTS = 12 UNITS  
• RESIDENTIAL CONDOMINIUMS (32 TRIPLEXES, 2 DUPLICATIONS) = 100 UNITS  
290 UNITS

• NET DENSITY = 2.9 UNITS PER ACRE

• AFFORDABLE UNITS = 15% OR 43 UNITS (A SIGNIFIES AFFORDABLE ON THIS SHEET)  
TRIPLEX UNITS 15  
800 SERIES 14  
800 SERIES 14

• PAVED ROADS, CURB & GUTTER, SIDEWALK  
• CITY WATER, PRIVATE SEWER SYSTEM OUTFALLING TO CITY SYSTEM  
• ELECTRIC, GAS, AND PHONE UNDERGROUND  
• CENTRALIZED STORM WATER DETENTION, STORM SEWER SYSTEM

TYPE	UNITS	ON-STREET	OFF-STREET *
RESIDENTIAL CONDOMINIUM	100	50	284
LIVENWORK	12	6	48
800, SINGLE FAMILY	117	117	234
800, SINGLE FAMILY	81	81	244
TOTALS	290	234	790

\* OFF-STREET PARKING INCLUDES GARAGE AND DRIVEWAY SLAB  
SEE SHEETS 3C, 3D AND 3E FOR PARKING LOCATIONS

OPEN SPACE TRACTS	TRACTS	ACREAGE
PLAZA	TRACT OO, FF, HH	0.52 AC
NEIGHBORHOOD PARKS	TRACTS JJ, KK	0.93 AC
IMPROVED OPEN SPACE	TRACTS LL, MM, NN, OO, PP, QQ, RR, SS, TT, UU, VV, WW, XX, YY, ZZ	1.23 AC
NATIVE OPEN SPACE	TRACTS AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO, PP, QQ, RR, SS, TT, UU, VV, WW, XX, YY, ZZ	61.70 AC
TOTAL OPEN SPACE		64.38 AC
ROAD TRACT LL -	R.O.W. TO T.H.O.A.	11.78 AC
COMMERCIAL TRACT - AA		1.39 AC

- NOTES:
1. COMMON AREA LANDSCAPING WILL UTILIZE DRIP/SPRINKLER IRRIGATION SYSTEM.
  2. THERE ARE NO STREET LIGHTS WITHIN THE PROJECT.
  3. SIDEWALKS IN THE PROJECT WILL BE 4 FOOT WIDE EXCEPT ALONG VISTA CHANCA THE SIDEWALKS WILL BE 5 FOOT WIDE.
  4. STORM WATER MANAGEMENT DETENTION PONDS ARE LOCATED WITHIN THE OPENSPACE.
  5. TWO MONUMENT SIGNS ARE LOCATED AS SHOWN ON THIS DEVELOPMENT PLAN. FINAL DESIGN TO BE SUBMITTED TO STAFF FOR CONFORMANCE WITH CODE REQUIREMENTS.
  6. THE MULTI-FAMILY TRIPLEX BUILDINGS EXCEED 2500 SQ FT AND RAINWATER CATCHMENT SYSTEM WILL BE INSTALLED BY CODE.
  7. HOT WATER RECIRCULATION PUMPS AND SYSTEMS WILL BE INSTALLED IN ALL RESIDENCES.
  8. THE LOCAL TRAIL IS 5' WIDE WITH 4" OF CRUSHER FINES.

REVISIONS	DATE	BY

**FINAL DEVELOPMENT PLAN**

**TURQUOISE TRAIL - NORTH PHASE**

SCALE: 1" = 120' | DATE: NOVEMBER 02, 2006 | DRAWN BY: YP

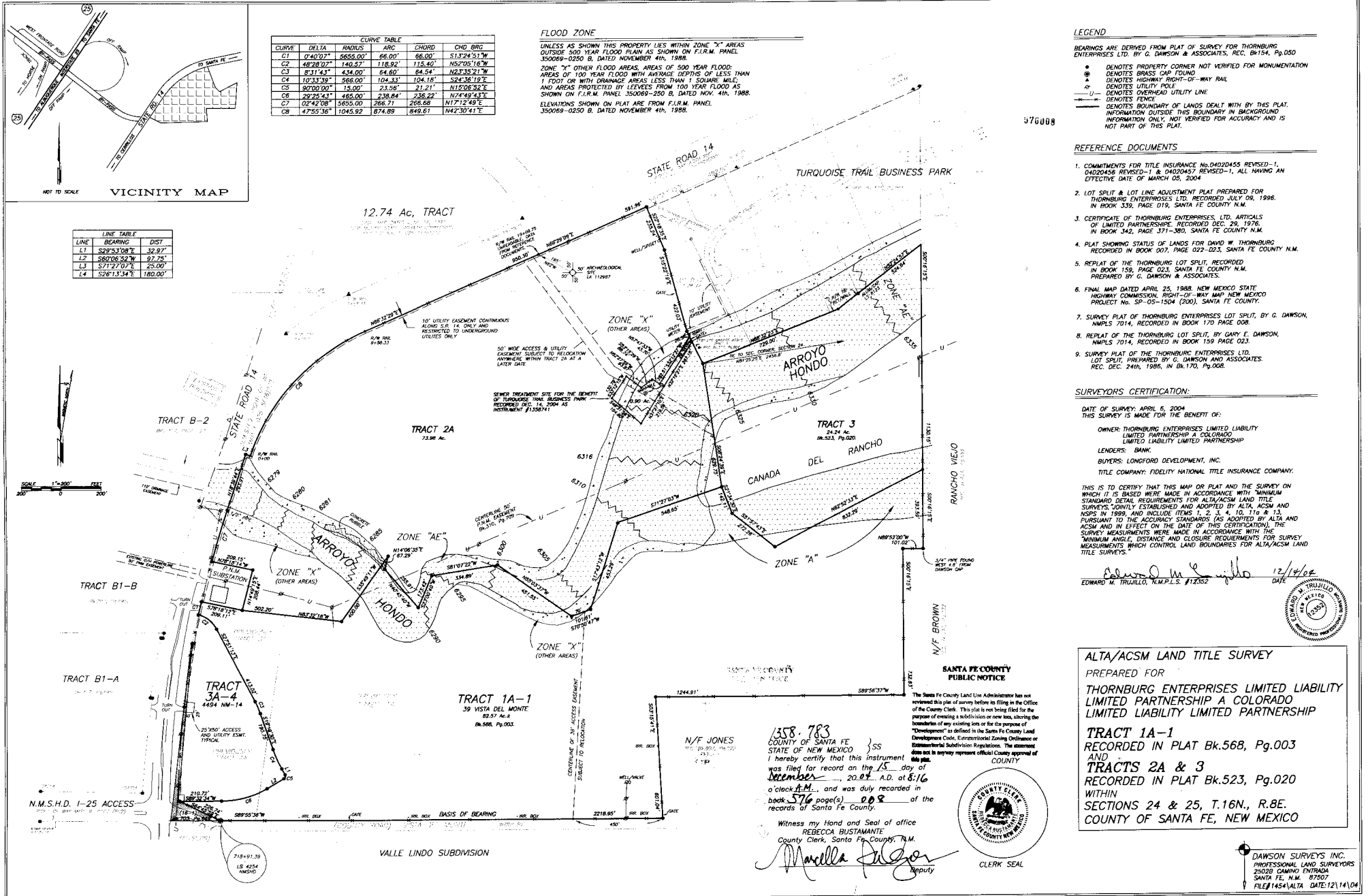
C.R. WALBRIDGE & ASSOCIATES, LLC  
1421 LUISA STREET SUITE E  
SANTA FE NEW MEXICO  
(505) 982-9711

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PC  
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**3B**  
1 OF 5



11/2/06

# TURQUOISE TRAIL NORTH ALTA SURVEY



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	0°40'07"	5655.02	66.00	66.00	S13°24'51"W
C2	48°28'07"	140.57	116.92	115.40	N62°05'16"W
C3	8°11'43"	434.00	64.60	64.54	N82°35'21"W
C4	10°33'39"	569.00	104.33	104.18	S24°36'12"E
C5	80°00'00"	15.00	21.98	21.21	N15°08'52"E
C6	29°26'43"	465.00	238.84	238.22	N74°49'43"E
C7	02°42'08"	5655.00	266.71	266.89	N17°12'49"E
C8	47°55'36"	1045.92	874.89	849.61	W42°30'41"E

**FLOOD ZONE**  
UNLESS AS SHOWN THIS PROPERTY LIES WITHIN ZONE "X" AREAS OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL 350069-0250 B, DATED NOVEMBER 4th, 1988.  
ZONE "X" OTHER FLOOD AREAS, AREAS OF 500 YEAR FLOOD: AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEEVEES FROM 100 YEAR FLOOD AS SHOWN ON F.I.R.M. PANEL 350069-250 B, DATED NOV. 4th, 1988.  
ELEVATIONS SHOWN ON PLAT ARE FROM F.I.R.M. PANEL 350069-0250 B, DATED NOVEMBER 4th, 1988.

- LEGEND**
- DENOTES PROPERTY CORNER NOT VERIFIED FOR MONUMENTATION
  - ⊙ DENOTES BRASS CAP FOUND
  - ⊙ DENOTES HIGHWAY RIGHT-OF-WAY RAIL
  - ⊙ DENOTES UTILITY POLE
  - U— DENOTES OVERHEAD UTILITY LINE
  - DENOTES FENCE
  - DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

- REFERENCE DOCUMENTS**
1. COMMITMENTS FOR TITLE INSURANCE No. 04020455 REVISED-1, 04020456 REVISED-1 & 04020457 REVISED-1, ALL HAVING AN EFFECTIVE DATE OF MARCH 05, 2004
  2. LOT SPLIT & LOT LINE ADJUSTMENT PLAT PREPARED FOR THORNBURG ENTERPRISES LTD. RECORDED JULY 09, 1998, IN BOOK 339, PAGE D19, SANTA FE COUNTY N.M.
  3. CERTIFICATE OF THORNBURG ENTERPRISES, LTD. ARTICLES OF LIMITED PARTNERSHIP, RECORDED DEC. 28, 1976, IN BOOK 342, PAGE 371-380, SANTA FE COUNTY N.M.
  4. PLAT SHOWING STATUS OF LANDS FOR DAVID W. THORNBURG RECORDED IN BOOK 007, PAGE 022-023, SANTA FE COUNTY N.M.
  5. REPLAT OF THE THORNBURG LOT SPLIT, RECORDED IN BOOK 159, PAGE 023, SANTA FE COUNTY N.M. PREPARED BY G. DAWSON & ASSOCIATES.
  6. FINAL MAP DATED APRIL 25, 1988, NEW MEXICO STATE HIGHWAY COMMISSION, RIGHT-OF-WAY MAP, NEW MEXICO PROJECT No. SP-05-1504 (200), SANTA FE COUNTY.
  7. SURVEY PLAT OF THORNBURG ENTERPRISES LOT SPLIT, BY G. DAWSON, NMPLS 7014, RECORDED IN BOOK 170 PAGE 008.
  8. REPLAT OF THE THORNBURG LOT SPLIT, BY GARY E. DAWSON, NMPLS 7014, RECORDED IN BOOK 159 PAGE 023.
  9. SURVEY PLAT OF THE THORNBURG ENTERPRISES LTD. LOT SPLIT, PREPARED BY G. DAWSON AND ASSOCIATES. REC. DEC. 24th, 1986, IN Bk.170, Pg.008.

**SURVEYORS CERTIFICATION:**

DATE OF SURVEY: APRIL 6, 2004  
THIS SURVEY IS MADE FOR THE BENEFIT OF:

OWNER: THORNBURG ENTERPRISES LIMITED LIABILITY PARTNERSHIP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP  
LENDERS: BANK  
BUYERS: LONGFORD DEVELOPMENT, INC.  
TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NCSL IN 1998, AND INCLUDE ITEMS 1, 2, 3, 4, 10, 11a & 13c PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION). THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

*Edward M. Trujillo* 12/14/04  
EDWARD M. TRUJILLO, N.M.P.L.S. #13522 DATE

**ALTA/ACSM LAND TITLE SURVEY**  
PREPARED FOR  
**THORNBURG ENTERPRISES LIMITED LIABILITY PARTNERSHIP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP**  
**TRACT 1A-1**  
**RECORDED IN PLAT Bk.568, Pg.003**  
**AND**  
**TRACTS 2A & 3**  
**RECORDED IN PLAT Bk.523, Pg.020**  
WITHIN  
**SECTIONS 24 & 25, T.16N., R.8E.**  
**COUNTY OF SANTA FE, NEW MEXICO**

1358, 783  
COUNTY OF SANTA FE } SS  
STATE OF NEW MEXICO }  
I hereby certify that this instrument was filed for record on the 15 day of December, 2004 A.D. at 8:16 o'clock A.M., and was duly recorded in Book 576 page(s) 008 of the records of Santa Fe County.

Witness my Hand and Seal of office  
REBECCA BUSTAMANTE  
County Clerk, Santa Fe County, N.M.

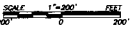
*Macella Jeger*  
Deputy

CLERK SEAL

**LINE TABLE**

LINE	BEARING	DIST
L1	S28°53'08"E	32.97'
L2	S60°06'52"W	97.75'
L3	S71°27'07"E	25.00'
L4	S28°13'34"E	180.00'

12.74 Ac. TRACT



VICINITY MAP

N.M.S.H.D. 1-25 ACCESS

VALLE LINDO SUBDIVISION

