

2023



**Mechem Corridor Metropolitan
Redevelopment Designation Report**

Adopted 12/12/2023

Prepared by:

SITES
SOUTHWEST



RESOLUTION NO. 2023-42

**METROPOLITAN REDEVELOPMENT AREA DESIGNATION:
MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO
THE METROPOLITAN REDEVELOPMENT CODE,
AND DESIGNATING THE MECHEM CORRIDOR METROPOLITAN
REDEVELOPMENT AREA.**

WHEREAS, Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code (Sections 3-60A-1 through 3-60A-48 NMSA 1978) states: "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determine the area to be a blighted area and designated the area as appropriate for a metropolitan redevelopment project."; and

WHEREAS, the Village of Ruidoso ("Village") have engaged in a study of blighted areas within the Mechem Drive corridor, and have submitted their findings and recommendations concerning the area detailed in the Designation Report which was included in packets for the December 12, 2023, Village Council meeting, a copy of which is attached hereto as Exhibit B; and

WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code, the Village Council caused to be published in the Ruidoso News, a newspaper of general circulation, a notice containing a general description of the proposed Metropolitan Redevelopment Area and the date, time and place where the Village Council will hold a public hearing to consider the adoption of this resolution; and

WHEREAS, the boundaries of the Mechem Corridor Metropolitan Redevelopment Area are explicitly delineated on Exhibit A; and

WHEREAS, the Village Council has considered the findings and determinations of the Designation Report and all comments made at the public hearing concerning the conditions that exist in the proposed Metropolitan Redevelopment Area.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY that:

1. The Village Council finds and determines that within the Mechem Corridor there are deteriorated structures, sites and other declining improvements, unsafe conditions, long term consequences of obsolete and impractical planning and platting, a high demand for housing, and low levels of commercial activity in certain locations that substantially impair and arrest the sound growth and economic well being of the area and the Village.
2. The Village Council finds and determines that this blighted area would benefit from a metropolitan redevelopment project or projects, that the designation of a metropolitan

redevelopment area is appropriate in the interests of public health, safety, and welfare, and it hereby designates a Mechem Corridor Metropolitan Redevelopment Area.

3. The Village Council hereby designates the boundaries of the Mechem Corridor Metropolitan Redevelopment Area to be as delineated on Exhibit A.

4. If any section paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Village Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

PASSED, APPROVED AND ADOPTED, this 12th day of December, 2023.



Jini S. Turri, MMC, Municipal Clerk

Exhibit A: NfRA Boundary
Exhibit B: MRA Designation Report

Lynn D. Crawford, Mayor

CONTENTS

Introduction	1	Existing Conditions Assessment	6
Identified Conditions.....	1	Village Policy	6
Summary of Conditions.....	3	Land Use & Zoning	6
Study Area and Recommended MR Designation Boundary	4	Physical Conditions.....	8
		Economic Conditions and Trends	10
		Summary of Findings.....	15

Introduction

This Designation Report evaluates the Village of Ruidoso's Mechem Corridor for potential as a Metropolitan Redevelopment Area (MRA) and recommends an appropriate designation boundary based on relevant conditions. The Sudderth Corridor, adjacent to Mechem Drive, was similarly designated as an MRA in 2021 and has benefited from increased public and private investment.

An MRA aims to promote economic development by enabling the Village to acquire property, invest in business improvements, and provide incentives to stimulate productive use of the properties in these areas. An MRA also enables the use of tax increment financing and metropolitan redevelopment bonds to finance public improvements. This is accomplished by a Metropolitan Redevelopment Plan (MR Plan) which lays out how the Village can use various tools and strategies to improve the area's economic strength.

Before utilizing MRA tools and adopting an MR Plan, however, the Village of Ruidoso must adopt this Designation Report, which identifies deteriorated and economically stagnant areas and establishes a Metropolitan Redevelopment Designation Area.

Identified Conditions

Mechem Drive is located along State Road 48, a county highway that runs north-south through Ruidoso. It is a crucial commercial and transportation corridor for tourists and Village residents. As a main thoroughfare across Ruidoso, the physical and economic conditions along Mechem have significantly diminished the well-being of Village residents and visitors. The analysis in the following report shows that the following conditions exist that inhibit new development and redevelopment and have substantially impaired the sound growth and economic health of the Village of Ruidoso.

NEW MEXICO METROPOLITAN REDEVELOPMENT DESIGNATION AREA REQUIREMENTS

The New Mexico Metropolitan Redevelopment Code (§3-60A-1 to 3- 60A-48 NMSA 1978) provides municipalities in New Mexico with the powers to correct conditions in areas or neighborhoods which “substantially impair or arrest the sound and orderly development” within the city. These powers can help to stimulate successful development in areas that are idle; however, the municipality may only use these powers within designated Metropolitan Redevelopment Areas (MRAs) with adopted Metropolitan Redevelopment Plans (MR Plans).

Designation of an MRA is based on findings of “slum or blight” conditions, as defined in the Metropolitan Redevelopment Code (§3-60S-8). The criteria set by the Code for a “blighted” area include both physical and economic conditions. As defined in the Code,

‘Blighted area’ means an area within the area of operation other than a slum area that, because of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or lack of adequate housing facilities in the area or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors, substantially impairs or arrests the sound growth and economic health and well-being of a municipality or locale within a municipality or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use.

Deteriorated or deteriorating structures, including many vacant buildings

The Village of Ruidoso depends on thriving commercial districts to support its tourism-based economy. Village residents also rely on the Mechem corridor to meet their personal needs. Within the corridor are vacant and occupied structures deteriorating because of a lack of investment. Even some occupied buildings have deteriorating facades and foundations. Signs of deterioration include boarded-up windows, peeling paint, crumbling or poorly patched stucco, crumbling foundations, and deteriorated wood features.

Lack of adequate housing.

Area stakeholders identified inadequate housing as a significant factor inhibiting existing business growth and investment in new businesses along the main commercial corridors. Businesses desire a mix of higher-density housing targeted towards attracting and retaining a workforce. A more diverse housing mix could contribute to a healthier commercial district. Recent code changes by the Village have created the opportunity for housing in this commercial corridor.

Deterioration of site or other improvements.

Deterioration of site or other improvements include crumbling asphalt parking lots, neglected landscaping, weeds, deteriorating retaining walls, and cracked and broken sidewalks and steps. This combination of deterioration on privately owned properties and public infrastructure contributes to the neglected appearance of the corridor.

Diversity of ownership.

Diverse ownership of the properties within the study area, while typical of a commercial district like this one, make coordinated redevelopment efforts difficult without a lead entity, like the Village, who can adopt policy for the entire area.

Predominance of defective or inadequate street layout.

Due to the history of growth in Ruidoso, the corridor is designed to function as a rural access route and a major arterial. These conflicting layouts have contributed to a lack of safe, sustainable, and cohesive development. Insufficient sidewalks and other Complete Street features reduce the accessibility of the corridor as a safe route for pedestrians and tourists in nearby neighborhoods and lodgings.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

The variation in lot sizes, in addition to current setback requirements and steep slopes, reduces the usefulness of parcels along this vital commercial corridor. The costs associated with accommodating the problems with lot layouts and physical barriers to development discourage investment along Mechem.

Summary of Conditions

The area surrounding Mechem Drive is an essential commercial district made up of businesses, residential areas, and lodging options that support tourism-based economic activities while also meeting the everyday needs of residents. The area encompasses nearly 4 miles of the national scenic Billy the Kid Highway and is a main thoroughfare across Ruidoso. The economic health of this corridor is vital to the Village of Ruidoso and the surrounding region.

As it exists today, Mechem Drive is a main arterial route for the flow of goods, services, visitors, and residents in Ruidoso. The road developed as the Village's road users and needs changed. As a result, the route reflects the design of a low-density corridor built to move visitors through town, but also serves as a main artery for full-time residents. The appeal of developing along Mechem is diminished by the conflicting road designs that produce disjointed uses and unsafe physical conditions. There is evidence of financial burdens created by area conditions discouraging private investment, like the physical terrain, vacant buildings and lots, and businesses for sale.

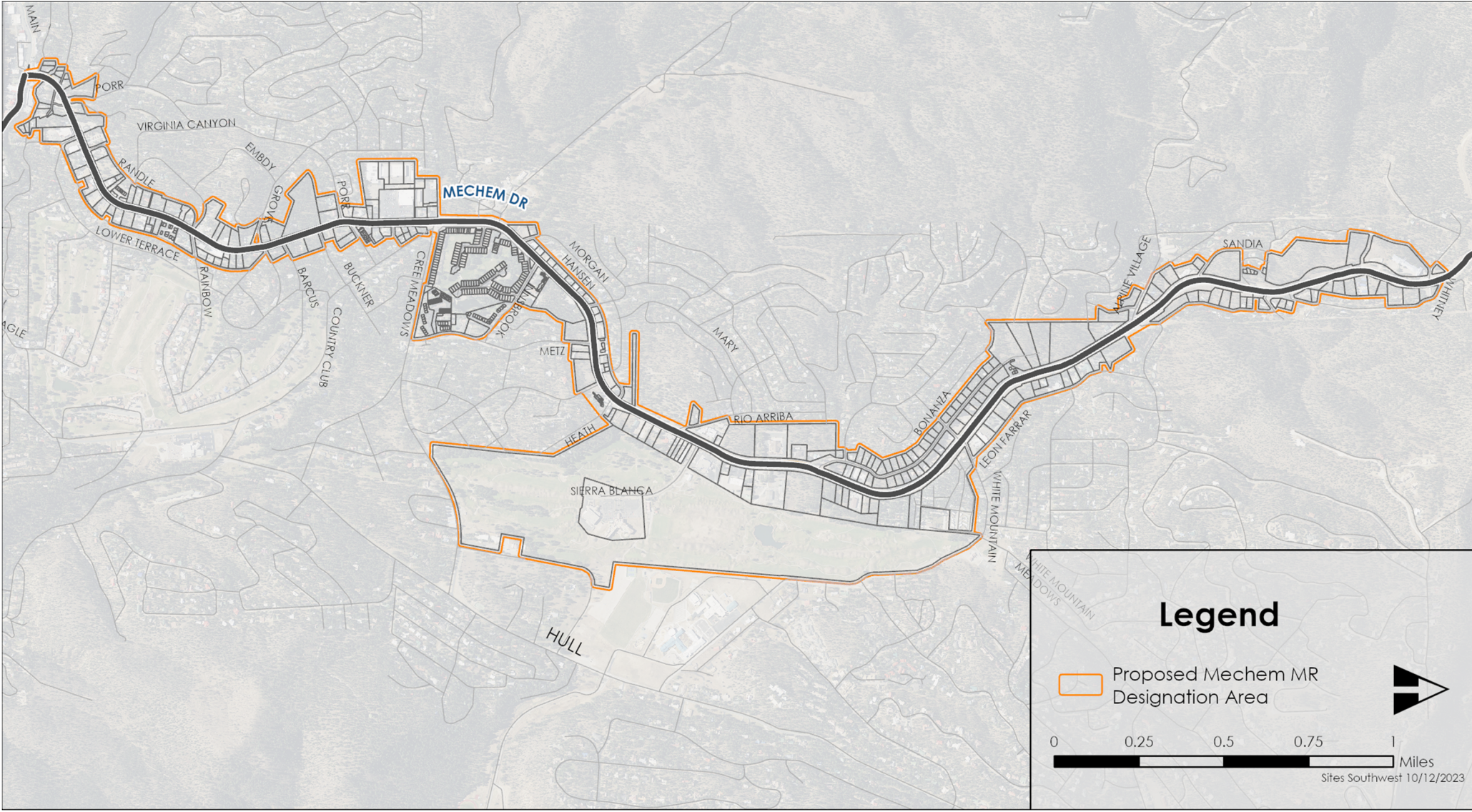
The Village can support the Mechem corridor through public improvements, tourism promotion, and economic development activities. Village policies and programs support local businesses, a diverse local economy, affordable housing development, attractive land use patterns, code compliance, building renovation, and property redevelopment. The redevelopment of Mechem Drive is an opportunity to attract more diverse businesses and develop affordable housing that can support economic stability in the Village.



Study Area and Recommended MR Designation Boundary

The study area and recommended Metropolitan Redevelopment Designation Boundary includes properties on both sides of Mechem Drive and extends from the hill at Mechem Drive and Whitney Drive on the north to meet the boundary of the Sudderth MRA on the south. The study area and recommended boundary are shown in Figure 1

Figure 1. MRA Boundary Map



Existing Conditions Assessment

Village Policy

Creating an MRA and developing a Metropolitan Redevelopment Plan meets a Village of Ruidoso Strategic Plan (2022-2023) goal to strategize the most influential economic development methods to enhance economic vitality in Ruidoso.

The plan and subsequent actions will help meet Comprehensive Plan (2019) Goal 3.2 to “support local retailers and expand the market,” and Goal 5.2 to “prevent property from experiencing extended periods of vacancy or neglect.”

Additionally, the MRA designation is consistent with the Village’s Affordable Housing Plan (2015), which identified developmental partnerships with public and private entities as a critical strategy to address the severe lack of affordable housing in Ruidoso.

The Village of Ruidoso has recognized the development potential of Mechem Drive to meet their urgent housing needs. To promote affordability and development along the corridor, the Village has set the following housing and economic development goals:

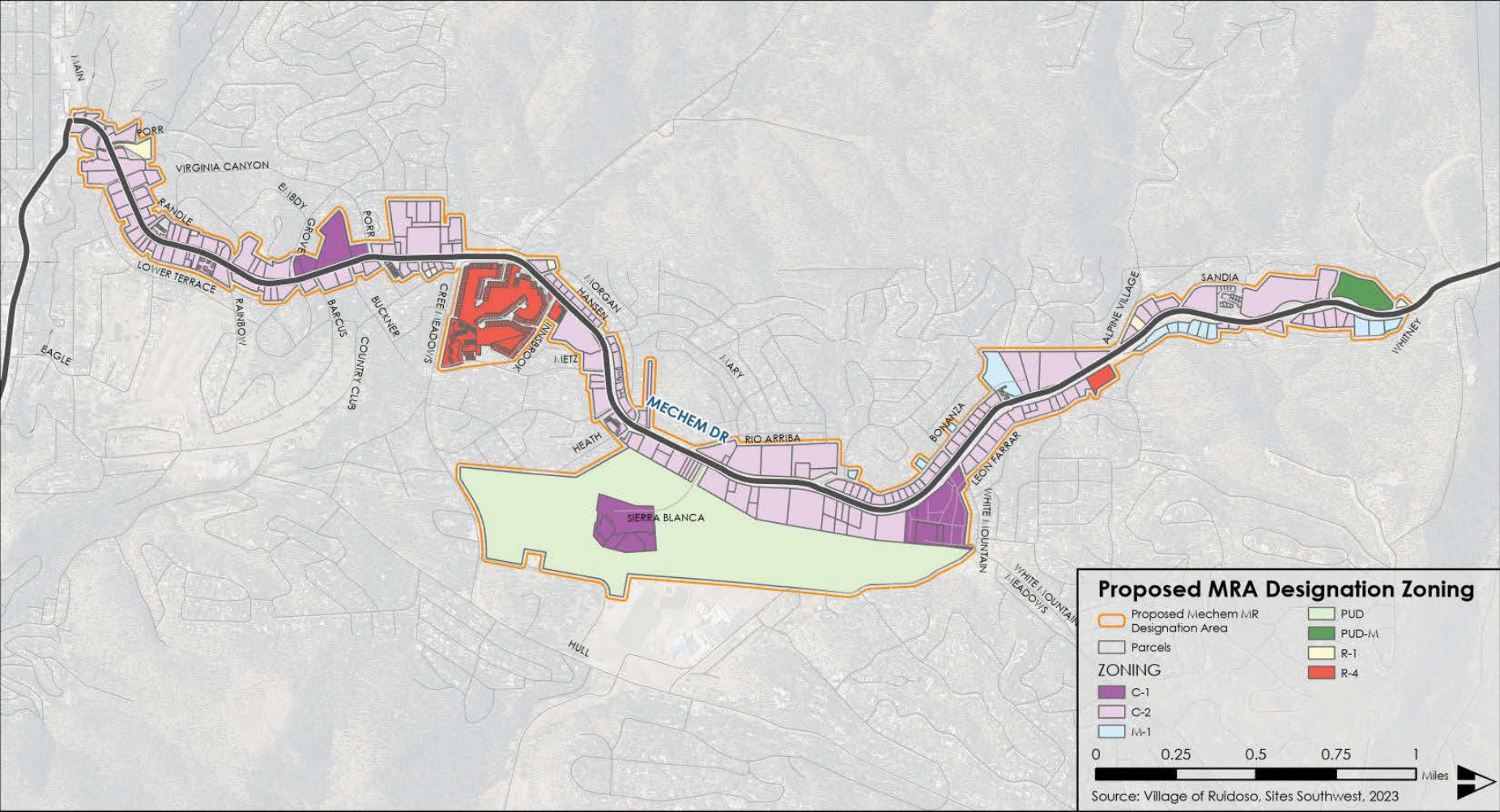
- Enhance the Mechem Drive Corridor area as a mixed-income community by providing a permanent mix of affordable and market-rate homes.
- Promote the development of affordable multi-family rental housing for households with families, seniors, special needs, and workforce populations.
- Enhance the Mechem Drive Corridor area as a thriving commercial and mixed-use district that provides goods and services to Ruidoso residents, visitors, and residents of the region.

Land Use & Zoning

The study area is primarily zoned for commercial use, as shown in Figure 2. Most of the corridor is zoned C-1 and C-2, allowing for community-scale commercial uses. The parcel at the north end of the corridor, the Swiss Chalet Hotel, is zoned PUD, Planned Unit Development. Some parcels in the northern part of the corridor are zoned M-1, which allows for a low-density mobile home district. There is also R-4 zoning in the middle of the corridor, reflecting the highly dense residential district at Innsbrook Village which is made up of several vacation rental properties. Another PUD zoning district, the Village-owned golf course, is located along Mechem. A handful of R-1 parcels are located along or contiguous to the corridor.

Land uses are predominantly commercial. The comprehensive plan recommends commercial districts allow residential uses to facilitate mixed-use development and apartments. The Village has adopted amendments to its commercial district zoning and is proposing additional amendments to encourage higher-density residential development within the corridor.

Figure 2. Zoning Map



Physical Conditions

Building and Site Conditions

A field survey was conducted in September 2023 to document existing conditions along the Mechem corridor, which is bounded on the north by the Swiss Chalet Hotel at Whitney Drive and Mechem Drive and on the south by the intersection at Sudderth Drive and Mechem Drive.

Photo documentation was supplemented with notes on occupancy, general building conditions, and site conditions on a parcel map of the study area. The field survey documented conditions that could be observed from the street. Many properties along the corridor, including occupied buildings, are for sale or rent. Other businesses have closed, but the properties are not for sale.

The site survey identified the following conditions:

- Deteriorated site conditions, such as parking lots, retaining walls, weeds, and other site features in poor condition
- Deteriorated or broken sidewalks making it difficult for pedestrians to access or pass by the site
- Deteriorated or dilapidated buildings based on external appearance.
- Vacant land and buildings

A total of 370 properties with addresses are in the study area.

- 289 properties are in good condition.
- 80 properties have some level of site deterioration. These include properties where improvements within the public right of way, such as sidewalks, need attention.
- 17 properties are deteriorated or dilapidated.

Some of the properties have more than one of these conditions. The property is identified by its most serious condition, from minor site deterioration to dilapidation. The results of the conditions inventory are shown in Figure 4 and Figure 5.

Following the maps are photographs that illustrate the deteriorated buildings and sites and closed businesses along the corridor.

Deteriorated Building Conditions



Deteriorated Site Conditions



Economic Conditions and Trends

Ruidoso is a well-established tourist destination. While most businesses provide goods and services to visitors, new businesses have expanded from lodging, retail, and services to developing and producing products sold throughout the West and Southwest. Several businesses along the Mechem corridor support full-time residents.

The Village’s Comprehensive Plan, completed in 2019, emphasized the economic health of the Village. The success of businesses along Mechem Drive is vital to the Village economy.

Demographics and Income

Population

In 2021, the total population of Ruidoso was 7,636, declining from 2020. The Village has experienced a steady decline since 2000. The population increased by nearly 2% from 2017 to 2020 but decreased in 2021. Some of this decline can be attributed to a decrease in affordable, long-term rentals, as residents leave the Village searching for more affordable permanent housing.

The Village has seen a change in its population makeup by age. There is an overwhelming increase in the number of young adults and working-age residents in the 20 to 44 age range. While this increase in working-age residents is an opportunity for economic and workforce development, two-thirds of the Village workforce commutes into the Village from elsewhere.

Race and ethnicity. Ruidoso’s population is predominantly White, over 90%. However, the population is becoming more diverse as the Village’s Hispanic population has increased by 30% since 2017. This is reflective of surrounding communities becoming increasingly diverse.

Families. Of the 3,508 households in Ruidoso, nearly 60% are families. The number of working-age families has decreased and threatens the available workforce.

Selected Demographics	Ruidoso	New Mexico
Total population	7,636	2,109,366
<i>Under 18 Years Old</i>	18.6%	23%
<i>65 Years and Older</i>	27.9%	17.5%
Median Age	50.6	38.3
Total Households	3,508	797,596
<i>Family households</i>	59%	62%
<i>Non-family households</i>	41%	38%
Median Household Income	\$45,414	\$54,020

Source: US Census, American Community Survey, 2021

Population by Age	2011	2021	Percent Change
Total population	8092	7636	-6%
Under 5 years	5.3%	5.1%	-10%
5 to 9 years	4.1%	4.9%	12%
10 to 14 years	9.1%	5.5%	-43%
15 to 19 years	5.3%	4.4%	-23%
20 to 24 years	1.1%	3.9%	223%
25 to 34 years	7.2%	9.2%	21%
35 to 44 years	11.7%	13.3%	7%
45 to 54 years	14.3%	8.3%	-45%
55 to 59 years	7.5%	7.4%	-7%
60 to 64 years	9.1%	10.2%	5%
65 to 74 years	16.2%	16.4%	-5%
75 to 84 years	6.8%	10.7%	49%
85 years and over	2.3%	0.8%	-67%

Source: US Census, American Community Survey, 2021

Income and Employment

The median household income in 2021 was \$45,414, below the state and national averages.

This can be attributed to the high percentage of lower-wage jobs in the Village, like in the retail and service industries which make up nearly 30% of jobs. Business owners explained that younger employees usually take lower-paying jobs, but then must leave Ruidoso once they want a higher-paying one.

Top 5 Industries by Employment	Percentage	Employees
Retail trade	18.1%	581
Health care and social assistance	14.0%	450
Construction	12.2%	391
Accommodation and food services	9.1%	292
Public administration	7.1%	228

Source: US Census, American Community Survey, 2021

Poverty Levels. In 2021, the poverty level was 9.4% and 4.2% for families with children, an overall decrease from the previous year.

Housing Burden. HUD defines housing affordability as housing costs not exceeding 30% of a household’s monthly income. In 2021, nearly 30% of homeowners with a mortgage and 52% of renters were cost-burdened.

Educational attainment

Over 90% of adults in Ruidoso have a high school diploma or higher, and nearly 30% have a bachelor’s degree or higher. In 2021, the average earnings for an individual with a high school diploma was \$26,579, and \$57,813 for a bachelor’s degree.

The younger population in Ruidoso is becoming more educated. As the younger population in Ruidoso steadily increased, the number of millennials with bachelor’s degrees or higher nearly doubled in the last ten years.

Educational Attainment by Age Group	2011	2021
Population 25 years and over		
High school graduate or higher	89.2	89.3
Bachelor's degree or higher	32.4	28.9
Population 25 to 34 years		
High school graduate or higher	89.1	100
Bachelor's degree or higher	8.1	3.3
Population 35 to 44 years		
High school graduate or higher	88	96.4
Bachelor's degree or higher	28	51.1
Population 45 to 64 years		
High school graduate or higher	93.1	77.7
Bachelor's degree or higher	34.6	26.5
Population 65 years and over		
High school graduate or higher	84.9	93.1
Bachelor's degree or higher	38.5	28.8

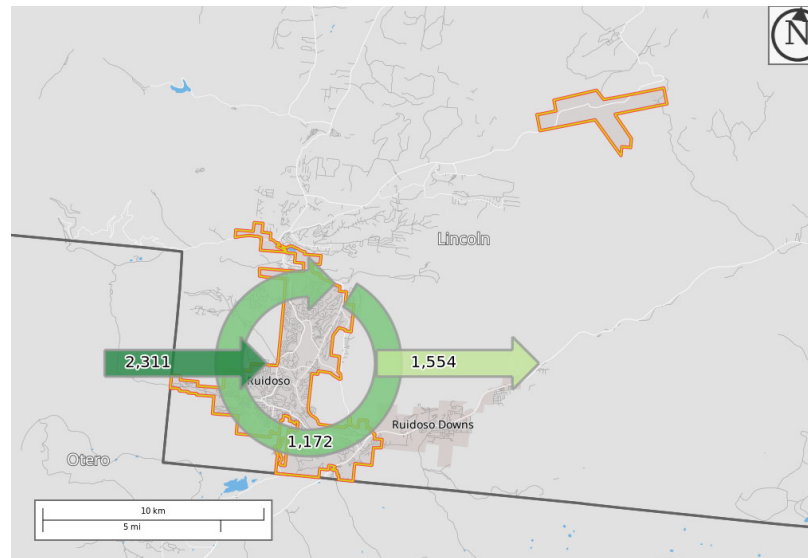
Source: US Census, American Community Survey, 2021

Commuting Patterns

Census Journey to Work data shows that in 2020, two-thirds of Ruidoso’s workforce commuted into the Village for work. At the same time, half of working-age residents work outside of the Village. Some of this commuting is between Ruidoso and neighboring Ruidoso Downs. However, people commuting to Ruidoso for work come from as far away as Alamogordo and Roswell, with smaller numbers coming from other communities in Lincoln and Otero counties.

The percentage of workers commuting into Ruidoso has increased slightly since 2016. The percentage of Ruidoso residents working outside of the Village has also increased.

Agriculture, Forestry, Fishing and Hunting, Mining, Oil and Gas, and Arts, Entertainment, and Recreation are the industry sectors with the most residents who commute out of the Village to work. Retail Trade, Accommodations, and Food Services are the industries with the most workers who commute into the Village.



Source: US Census, OntheMap

In-Area Labor Force Efficiency (All Jobs)

	2020		2019		2018		2017		2016	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Living in the Selection Area	2,726	100.0%	2,742	100.0%	2,750	100.0%	2,648	100.0%	2,571	100.0%
Living and Employed in the Selection Area	1,172	43.0%	1,297	47.3%	1,269	46.1%	1,258	47.5%	1,271	49.4%
Living in the Selection Area but Employed Outside	1,554	57.0%	1,445	52.7%	1,481	53.9%	1,390	52.5%	1,300	50.6%

In-Area Employment Efficiency (All Jobs)

	2020		2019		2018		2017		2016	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	3,483	100.0%	3,736	100.0%	3,613	100.0%	3,521	100.0%	3,564	100.0%
Employed and Living in the Selection Area	1,172	33.6%	1,297	34.7%	1,269	35.1%	1,258	35.7%	1,271	35.7%
Employed in the Selection Area but Living Outside	2,311	66.4%	2,439	65.3%	2,344	64.9%	2,263	64.3%	2,293	64.3%

Source: US Census, OntheMap

Tourism

Ruidoso's population can increase to 30,000 people during peak weekends as a tourist destination. The tourist season, primarily in the summer and winter months, draws in 1.9 million visitors to Ruidoso annually. Despite its economic benefits, tourism strains resources, including housing. The temporary nature of tourism constricts the housing available to full-time residents: more than half of the homes in Ruidoso are seasonal and, therefore, not available to residents who live in the Village full-time. Additionally, business owners expressed their gratitude for and dependence on the tourism season to remain open. Employees, on whom business owners depend during the tourist season, often travel from outside of Ruidoso due to the lack of affordable housing.

Business Environment in the Study Area

The Mechem corridor contains several business types that accommodate the needs of both tourists and residents.

The north end of the corridor is characterized by sloping hills that are challenging to develop. Of the few businesses at this end of the area, there is a hotel, a ski shop, and private office space. Several retail shopping centers and office spaces for professional services are along the corridor. A notable number of specialist services are located along the corridor, especially accountants, attorneys, and real estate offices. Significant government offices, including the New Mexico State's Environmental Department and the USDA Forest Service, are also located along Mechem. There are concentrations of contractors for services like flooring, cabinetry, and electricians. The corridor's southern end, the intersection of Mechem and Sudderth Drive, is densely populated with tourist-oriented businesses. Lodging, like vacation rentals and RV parks, occupy most parcels. The proximity to the businesses along Sudderth and Midtown is highly attractive to visitors.

Signs of distress and indicators of lower-than-desired levels of commercial activity occur in pockets throughout the corridor, including vacant buildings and businesses that have closed or are

looking to sell. There is also vacant land, some of which is undevelopable because of the steep terrain. Many properties are for sale or rent, and properties tend to stay on the market for months or years. Characteristics that indicate lower-than-expected levels of commercial activity include:

- Property for sale or rent, especially considering the length of time on the market
- Vacant buildings and closed businesses

Of the 370 properties with addresses in the study area, 13 properties are for sale or rent, including 7 currently occupied, 6 vacant or the business has closed, and 77 vacant parcels.

Three active businesses are currently for sale, including the Ruidoso Bowling Center, Enchanted Hideaway Cabins & Cottages, and Ruidoso Laser Car Wash.

Vacant or Closed Businesses



Summary of Findings

The study area meets the Metropolitan Redevelopment Area designation criteria as required by the Metropolitan Redevelopment Code [NM Stat § 3-60A (2020)].

The area may be designated “blighted” by the presence of the following conditions of blight:

- A substantial number of buildings are deteriorated or deteriorating.
- Deterioration is present on both private sites and public property.
- Low levels of commercial activity and redevelopment exist in key areas.
- A lack of adequate housing exists.
- Diversity of ownership restricts coordinated redevelopment efforts
- Inadequate street layout threatens safety, commercial viability
- Faulty lot layout prevents corridor accessibility and usefulness.

Research into the study area has additionally determined that conditions of blight substantially impair or arrest sound growth, economic health, and well-being. The presence of blight in this area inhibits commercial and economic activity; discourages residential occupancy and the development or provision of adequate housing; and exacerbates residential and commercial vacancy rates.

In its present condition and use, blighted conditions and the associated negative impacts constitute a burden to public welfare.

The prevention and elimination of blighted conditions through MRA tools and incentives can be an effective strategy to encourage sound development, tax revenues, and area vibrancy. The addition of housing along the corridor would help revitalize commercial nodes by increasing the market area population as well as meeting the critical housing needs of the Village.

Applicable Metropolitan Redevelopment Code

Findings and Declarations of Necessity - NM Stat § 3-60A-2 (2021)

It is found and declared that there exist in the state slum areas and blighted areas that constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially to the spread of disease and crime, constitutes an economic and social burden, substantially impairs or arrests the sound and orderly development of many areas of the state and retards the maintenance and expansion of necessary housing accommodations; that economic and commercial activities are lessened in those areas by the slum or blighted conditions, and the effects of these conditions include less employment in the area, lower property values, less gross receipts tax revenue and reduced use of buildings, residential dwellings and other facilities in the area; that the prevention and elimination of slum areas and blighted areas and the prevention and elimination of conditions that impair sound

and orderly development is a matter of state policy and concern in order that the state shall not continue to be endangered by these areas that contribute little to the tax income of the state and its local governments and that consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization or other forms of public protection, services and facilities.

Definitions of Blighted Area - NM Stat § 3-60A-4-F (2021)

'Blighted area' means an area within the area of operation other than a slum area that, because of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or lack of adequate housing facilities in the area or obsolete or impractical planning and platting or an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment or any combination of such factors, substantially impairs or arrests the sound growth and economic health and well-being of a municipality or locale within a municipality or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use.



Whether Buying Or Selling, Give Us A Call!
 Don's Call: (575) 867-4114
 Nancy's Call: (575) 867-0511
 email: nancy_don@coldwell.com

Office: (575) 257-5311

COLDWELL BANKER SDC

THE ENCHANTED HIDEAWAY CABINS & COTTAGES! SUPER CABIN OPERATION FOR SALE!

ENCHANTED HIDEAWAY CABINS & COTTAGES is a great cabin operation opportunity for the new cabin & RV spaces. 9 units w/ a total of 44 cabins, 11 bath, group gathering, laundry, handicap & golf cart included. Camp parking. RV space rent for \$100-\$400/mo, more RV space could be installed. Managers live in the 2nd home built & offer help to manage cabin operations. Great opportunity to be in the newest 1,000-acre built & on the property ourselves or keep the existing Managers to manage it as they are doing a great job! Located in the heart of Redwood, minutes to shopping, restaurants, downtown, a public golf course, along Redwood Creek State Park & Center, best of the city, creek, hiking, biking & some amazing mountain views in the heart of mountains of Redwood. Come enjoy our gorgeous weather & all the great wildlife! Go to website to see how this business will make you \$999,000. #129907. No Agent fee.

OPPORTUNITY

RUIDOSO BOWLING CENTER! Located on Mechem w/ 170' highway frontage. Building is approx. 11,234 sq. ft on approx. 0.859 acre. Full service bowling-entertainment facility w/ 10 lanes - Brunswick, A-2 pinsetters & Kegel lane machines w/ updated Qubica scoring system w/ auto bumpers. Includes bar, pro shop, café, & game area. Ample parking, heated slab entry & 30+ yrs of operation. \$1,950,000. #129907