

INFORMATION FOR PROSPECTIVE PURCHASERS · SEPTEMBER 2026

ORGAN MOUNTAIN ALPENGLOW

Thirteen homesites on Dripping Springs Road.
Bordering the Organ Mountains–Desert Peaks National Monument.

13 LOTS · 11 AVAILABLE

26.023± ACRES

1.00 – 3.70 ACRES

FROM \$140,000



THE PROPERTY

The last residential lots before the Monument.

Organ Mountain Alpenglow is a thirteen-lot residential subdivision on Dripping Springs Road in unincorporated Doña Ana County, southeast of Las Cruces, New Mexico, comprising approximately 26.023 acres.

The subdivision borders the Organ Mountains–Desert Peaks National Monument. The Monument covers roughly 496,000 acres of federal land administered by the Bureau of Land Management, and was established by presidential proclamation in 2014. For the lots that adjoin it, the back boundary is Monument land — open country that is not in anyone's inventory to develop later.

Dripping Springs Road runs east out of Las Cruces and ends at the Dripping Springs Natural Area, the Monument's principal visitor area on the west side of the Organ Mountains.



The Organ Mountains from the subdivision after a January snow.

UTILITIES AND INFRASTRUCTURE

Under construction, with completion anticipated in early 2027.

Water	Moongate Water Company
Natural gas	City of Las Cruces
Electric	El Paso Electric, underground
Wastewater	Individual on-site septic system required on each lot, permitted through the New Mexico Environment Department
Access	Frontage on Dripping Springs Road, with a single interior subdivision road, Alpenglow Circle
Status	Under construction. See the notices on the final page.

PROTECTIVE COVENANTS

What your neighbor can build is the point.

A view lot is worth what the covenants protect. The Declaration of Protective Covenants that will be recorded will run with the land and bind every lot in the subdivision. The following is a tentative summary of principal provisions only and is not an exhaustive list.

Single story	Every dwelling is single-story. No second-floor window overlooks a neighboring courtyard, and no neighboring roofline takes a ridge from the lot behind it.
Height limit	25 feet maximum for a dwelling. Low and horizontal, in keeping with how building has always worked on this ground.
Minimum size	2,400 square feet of conditioned space, so the subdivision cannot fill in with small speculative construction.
Dark-sky lighting	Exterior lighting must be shielded and directed downward. The reason to live at the edge of a national monument is as much what happens after sunset as before it.
No short-term rentals	Single-family residential use only. No nightly or weekly rental, at any time.
Detached structures	No detached accessory buildings other than on Lots 3 and 11. Recreational vehicles, boats, and trailers may not be stored on a lot unless garaged or screened from the street and from adjoining lots.

This summary is provided for convenience only and is not a substitute for the instrument itself. The Declaration of Protective Covenants remains in draft and has not been recorded. Its provisions may change before recording, and the Declaration as recorded will govern in all respects.

AVAILABILITY

The lots.

Thirteen lots, of which eleven are available, ranging from 1.00 to 3.70 acres. Acreages are as shown on the preliminary plat. View descriptions are the seller's general characterization of each lot and are not a representation that any view will remain unchanged.

LOT	ACRES	PRICE	NOTES	
1	1.58	\$160,000	Available	Unobstructed north views; east views.
2	1.15	\$180,000	Available	Unobstructed north views; east views.
3	4.70	Not available		
4	1.30	\$240,000	Available	Unobstructed east views.
5	1.06	\$250,000	Available	Unobstructed east views.
6	1.08	\$250,000	Available	Unobstructed east views.
7	1.20	\$240,000	Available	Unobstructed east views.
8	1.22	Not available		
9	1.00	\$160,000	Available	Unobstructed south views; east views.
10	1.17	\$160,000	Available	Unobstructed south views; east views.
11	3.70	\$180,000	Available	Unobstructed north views; east views. One of only two lots on which an accessory dwelling unit may be applied for, subject to County approval.
12	3.55	\$180,000	Available	Unobstructed north views; east views.
13	2.16	\$140,000	Available	Unobstructed north views; east views.

Prices and availability are stated as of September 2026 and are subject to change or withdrawal without notice. Confirm current status before making an offer.

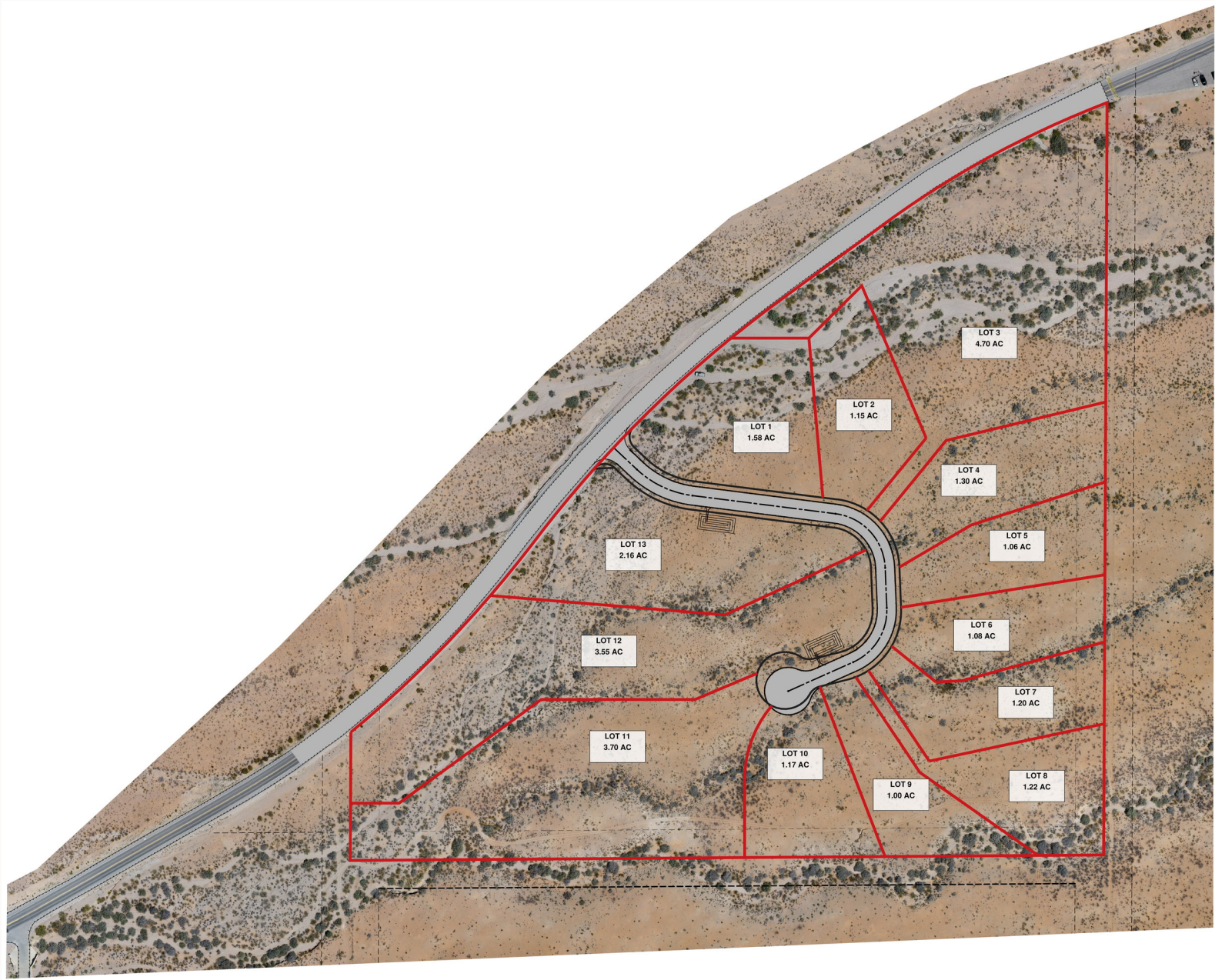
INQUIRIES

Organ Mountain Alpenglow, LLC

Las Cruces, New Mexico

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LOT LAYOUT · ALPENGLOW CIRCLE



Lot lines, acreages, and road geometry are shown as laid out on the preliminary plat, which is subject to change. Refer to the plat itself for all dimensions and boundaries.

IMPORTANT NOTICES

Please read before relying on anything in this document.

Not an offer	This document is dated September 2026 and is provided for informational purposes only. It is not an offer to sell, or a solicitation of an offer to buy, real property in any jurisdiction in which such an offer or solicitation is not authorized, or to any person to whom it would be unlawful to make it. No offer to sell any lot will be made except by a written purchase agreement signed by the seller.
Instruments control	Descriptions of the subdivision, the lots, the covenants, and the easements in this document are summaries. In every case the plat, the Declaration of Protective Covenants, and other governing instruments control. Where this document and such an instrument differ, the instrument controls.
Plat is preliminary	The plat shown and referred to in this document is preliminary and has not been recorded in final form. Lot lines, lot dimensions, acreages, easements, and road alignment are subject to change through final platting and County approval.
Covenants are in draft	The Declaration of Protective Covenants has not been recorded. The provisions summarized in this document are subject to change before recording, and no purchaser should assume that any particular provision will appear in the recorded Declaration in the form described here.
Infrastructure not complete	Subdivision infrastructure is under construction as of the date of this document. The anticipated completion date of early 2027 is an estimate based on current information and is not a commitment or a guarantee. Completion depends on weather, contractor and utility scheduling, permitting, materials availability, and other matters outside the seller's control, and the date may change.
Utility service	Availability of water, natural gas, and electric service is subject to the rules, rates, capacity, connection requirements, and fees of the respective providers. The seller makes no representation regarding the cost or timing of any service connection. Purchasers should confirm availability and cost directly with each provider.
Septic systems	Each lot requires an individual on-site liquid waste (septic) system. Installation requires a permit from the New Mexico Environment Department and is subject to site-specific soil and percolation evaluation. The seller makes no representation that any particular lot will qualify for any particular system, or as to the cost of installation.
Views	View descriptions reflect conditions observed at the time of writing and are the seller's general characterization of each lot. Views may be affected by future construction on neighboring lots within the limits permitted by the covenants, by vegetation growth, and by development or activity on land the seller does not own or control, including adjacent public land. Except to the extent expressly protected by a recorded instrument, no view is guaranteed.
Retained lots	Lots shown as not available are retained by the seller and are not offered for sale. They have not been sold or conveyed to any third party. The seller may offer them for sale at a later date, or not at all.
Zoning and construction	Construction on any lot is subject to Doña Ana County zoning, the Unified Development Code, building permit requirements, setbacks, drainage and grading requirements, and the protective covenants. Purchasers are responsible for independently verifying that an intended use or building plan is permitted.
No reliance on oral statements	No oral statement by the seller, its members, agents, or any broker should be relied on. Purchasers should rely only on the written purchase agreement, the governing instruments as recorded, and their own investigation and professional advisors.
Independent advice	Nothing in this document is legal, tax, engineering, or financial advice. Prospective purchasers are encouraged to retain their own attorney, surveyor, inspector, and financial advisor before entering into any agreement.
Equal housing opportunity	All lots are offered in compliance with the federal Fair Housing Act and applicable New Mexico law, without regard to race, color, religion, sex, handicap, familial status, national origin, or any other protected characteristic.