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Lots Are Available, Inquiries Welcome, at Off-Grid-First, Regenerative Neighborhood in Taos

Regenerative Biotecture homes, offered in three architectural models and powered primarily by on-site renewables and rooftop-harvested water, sit within an LSA (Land Stewardship Association) structure that lets residents work off part of their dues in the community food system.

TAOS, N.M. - Pangea Community, an off-grid-first residential development taking shape northwest of Taos, New Mexico, announced today that lots are available, with inquiries now welcome from prospective residents. The master plan encompasses 322 acres and 108 homesites, with homesites of 1 acre and 2 acres. The community is designed around regenerative biotecture architecture - passive solar design, thermal-mass construction, and greywater reuse - with each home generating its own renewable power and harvesting its own water, in both custom and standard designs. The goal is to build out the community over approximately eight years.

The property sits along NM State Road 150, roughly 6.6 miles northwest of downtown Taos, with year-round access.

Three Regenerative Home Models

Homes are offered in three architectural models - an Earthship-style home, a Craftsman-style home, and a Taos adobe-style home. All three are built as fully regenerative biotecture homes, sharing the same off-grid-first power, water systems, and passive systems regardless of exterior style; buyers choose the architectural character that fits them. Each model is offered in studio, one-bedroom, two-bedroom, and three-bedroom-and-larger configurations, and each home's passive design is tailored to its specific site - allowing homes to be oriented in any direction, with Pangea adjusting each design so the home still performs sustainably.

"We didn’t want to build another subdivision that happens to have solar panels on it," said Jonah Reynolds, co-founder of Pangea Design Build. "Every home here is designed to catch its own water and make its own power first, and sits inside a community where people who live here actually help grow what they eat. That’s the whole premise - a neighborhood designed to take care of itself, and of this place."

Pangea Community is off-grid-first by design: each home generates its own renewable power and harvests its own water, supplemented by a community well, with grid power available as a backup in some locations. Water supply comes primarily from rooftop rainwater catchment stored in on-site cisterns, supplemented by greywater reuse and swale systems, with a community well providing supplemental supply. On each homesite, more water is returned to the land through greywater reuse, irrigation and swale infiltration than the home draws. Pangea sees that on-site water balance as a meaningful example at a time when water security is an increasingly urgent concern across northern New Mexico and the broader Southwest.

Pricing for homesites and homes is shared individually with prospective buyers as part of the standard inquiry process; the community does not publish per-lot or per-square-foot pricing. Alongside market-rate custom and standard homes, Pangea Community's plan includes affordable and senior rental units and deed-restricted workforce homes on a portion of the property - homes for families, seniors and all the people of Taos.

Governance of the community runs through its Land Stewardship Association (LSA), overseen by a Board of Directors and resident committees, including Sustainable & Regenerative Living and Culture. A food program built into the LSA structure allows residents to offset a portion of their dues by working in the community food system - one piece of a broader plan that also includes a Community Arts & Cultural Center.

Lots are available - inquiries welcome. Interested buyers can request the Community Overview, complete an introductory call, and continue through the standard membership process.

About Pangea Design Build

Pangea Design Build is the developer, master planner, architect and builder behind Pangea Community, a regenerative neighborhood in Taos County, New Mexico. The company designs and builds off-grid-first,

biotecture homes and communities centered on passive systems, renewable energy and water infrastructure, and resident-led governance. Learn more at taoscommunity.org.

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Press kit (photos, drawings, release and backgrounder): taoscommunity.org/press-kit

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