 **JLL** SEE A BRIGHTER WAY

For sale

Commercial and Ecological
Land of ~119 in Aguedilla

Price \$2,800,000

Click link to see
Cueva Honda
located on the property

property.jll.com/en-pr

About the property

FOR SALE: 119.27 acres of varied, tropical terrain and zoning. Just 18 minutes from an international airport slated for a \$135M expansion with direct flights to NYC, Orlando, and Miami. Across the street from the lively Aguadilla Mall that exits directly onto PR-2, the main east-west highway circling Puerto Rico. A quick 20 minute car ride to the newly established Aguadilla International Research and Development Center surrounded by Honeywell Aerospace, Pratt & Whitney, Lufthansa Technik, Johnson & Johnson, and Hewlett Packard.

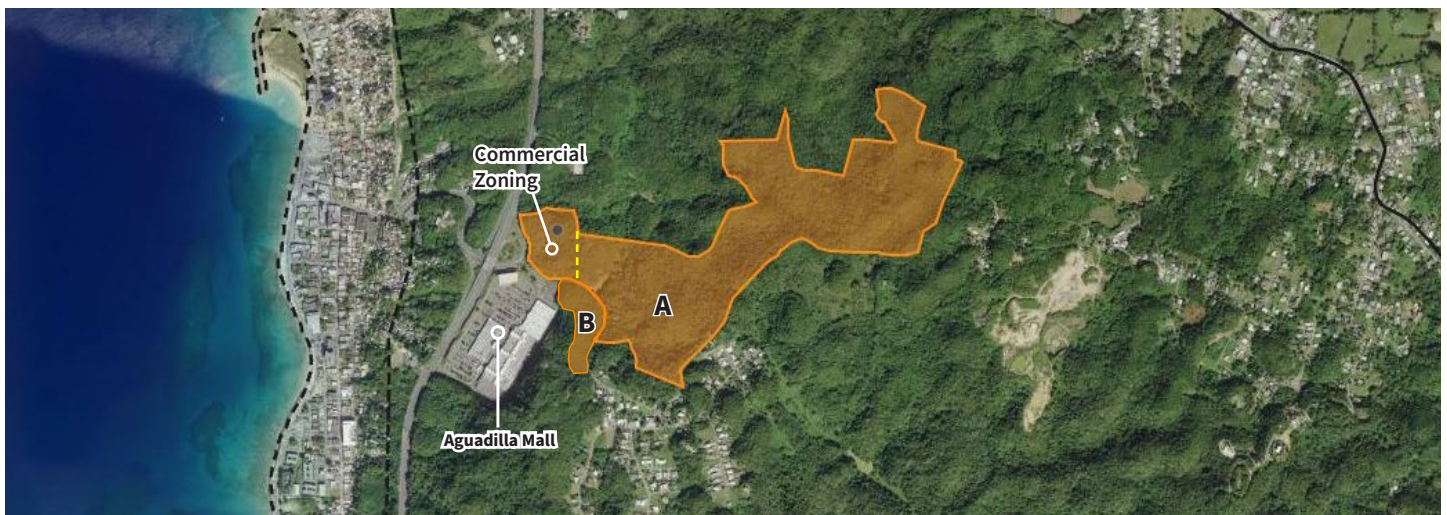
The nearby Aguadilla town center offers world class surfing, scuba diving, and tranquil beaches for swimming or snorkeling. Area also has a significant community of fishermen willing to provide a fresh catch to both residents and restaurants.

Explore and enjoy the lush tropical forests with many native and seasonal migrating birds or go spelunking in your very own cave. Sunsets are panoramic, with views of the bay opening to Desecheo Island on the horizon and the Mona Passage where the Atlantic meets the Caribbean.

Entire parcel is within an IRS approved Qualified Opportunity Zone where certain new, qualifying investments are eligible for preferred tax treatment. Majority of land is zoned as CR with smaller areas closer to major roads listed as C-1 and C-C. The parcel B is home to **Cueva Honda** a conservational land ideal for ecotourist development programs.

PROPERTY SUMMARY	
ADDRESS	Bo. Caimital Bajo Aguadilla, PR
LOCATION	Parcel A: 18.428705, -67.141446 Parcel B: 18.426210, -67.146770
PROPERTY TYPE	Land
LOT SIZE	119.27 +/- acres (Parcel A: 113.9 acres & Parcel B: 5.3 acres)
CATASTRO NUMBER	Parcel A: 045-000-004-90 Parcel B: 045-000-004-18
ZONING	Parcel A: C-1 (8%) & CR (92%) Parcel B: C-C (5%) & CR (95%)
FLOOD ZONE	Zone X

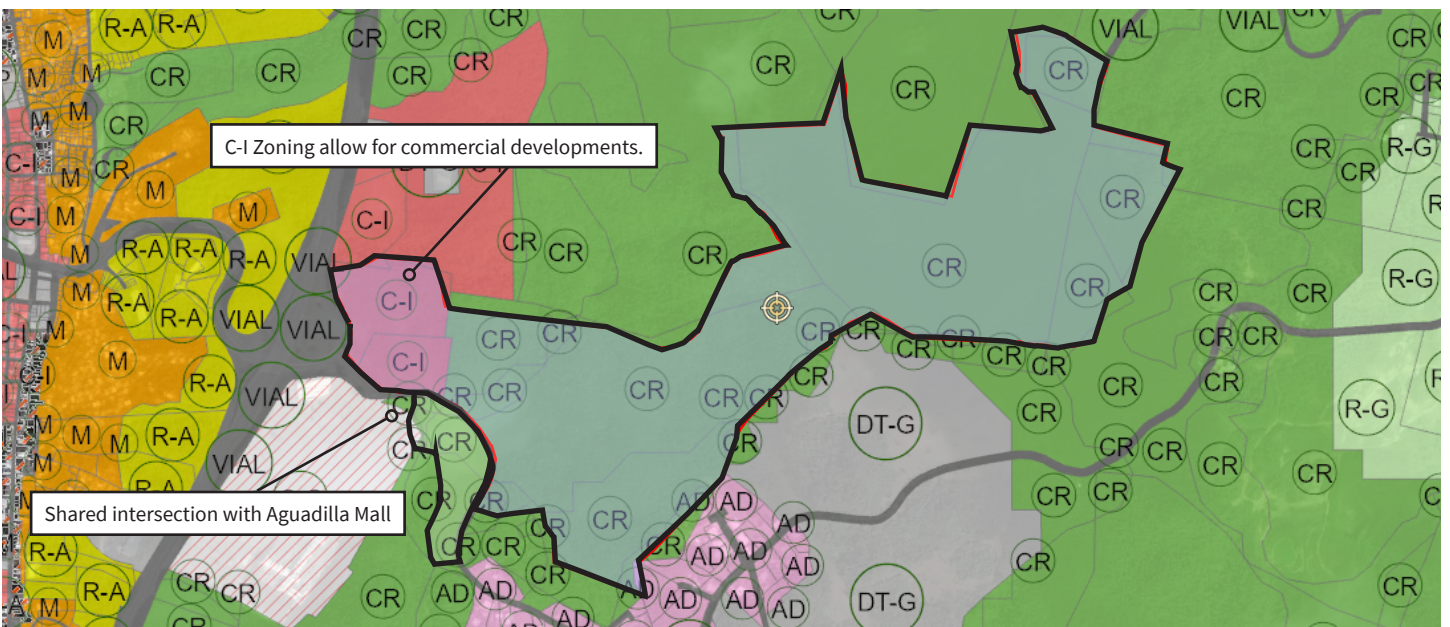
Site Aerial



Gallery



Zoning Map

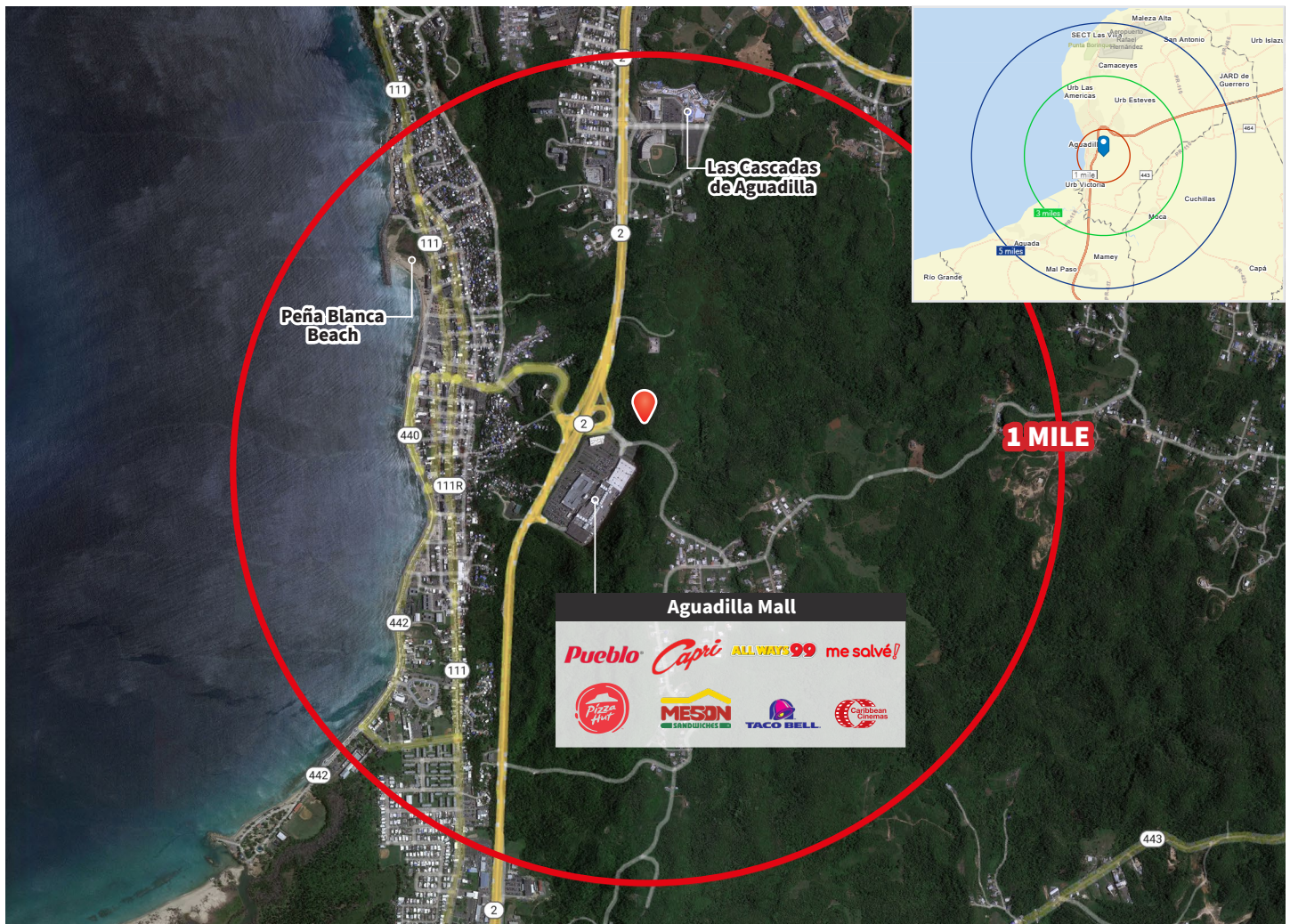


Location highlights

The site offers excellent visibility and access along the PR-2 in Aguadilla, Puerto Rico. The location benefits from a steady flow of high-traffic drivers, including Aguadilla Mall and tourist attractions like beaches, water park and others. This prime location ensures that the site receives ample exposure to potential customers, making it an ideal choice for businesses looking to capitalize on the high traffic in the area.

Demographics	1-mile	3-mile	5-mile
Population	4,022	32,017	69,848
Households	1,619	12,234	25,461
Purchasing Power*	\$10,829	\$14,129	\$13,972

Source: Esri, 2021 | *Per capita



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