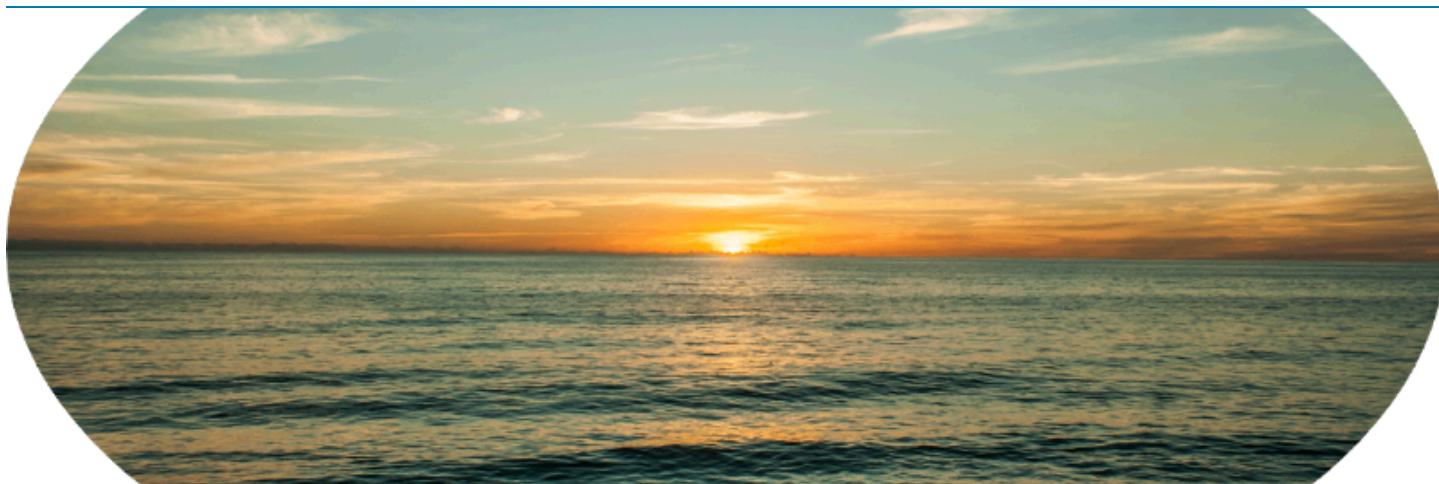




## Land for Commercial Development



# Land for Commercial Development

1,600 ft Frontage SR Rt #2, Aguadilla, Puerto Rico

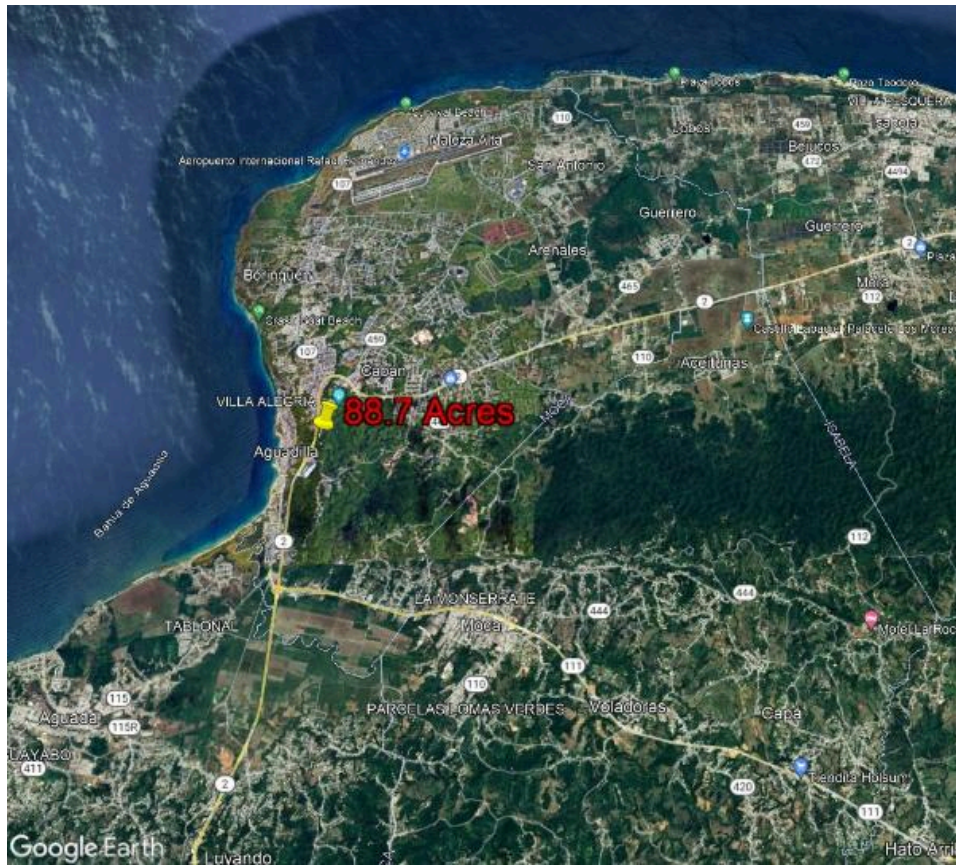
91.37 cuerdas (= 88.73 acres)

**Aguadilla Site for Commercial Development**

**88.73 Acres**

**Location:**

**SR Rt #2 Km 127 to 127.5, Aguadilla**



Google Earth

**SR Rt #2 is the major artery in Western Region**

**15 minutes from BQN Airport & Beaches**

**Last large parcel of commercially zoned land in area.**



88.7 Acres (CRIM), with 1,600 ft frontage to SR Rt #2

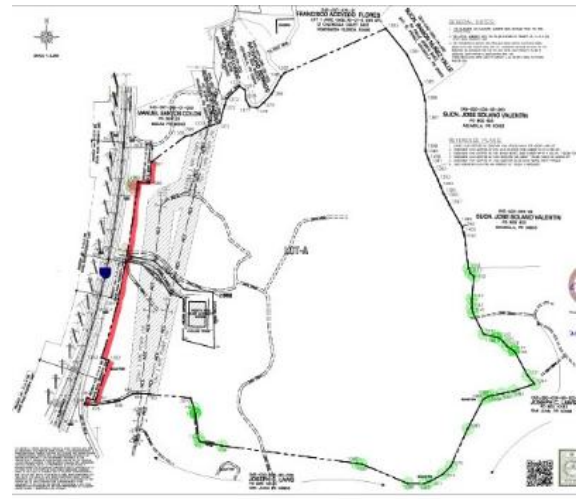
**Pin: 18.43125590, -67.14482657**

**Survey: July 2024 (updated).**

- **Frontage:** 1,600 feet to SR Rt #2.
- **Lot Size:** 88.7 Acres (= 91.3 cuerdas).

**ESA Phase I: Hazard Free, August 2023.**

**Flood Plane: Outside flood area (Zone X)**



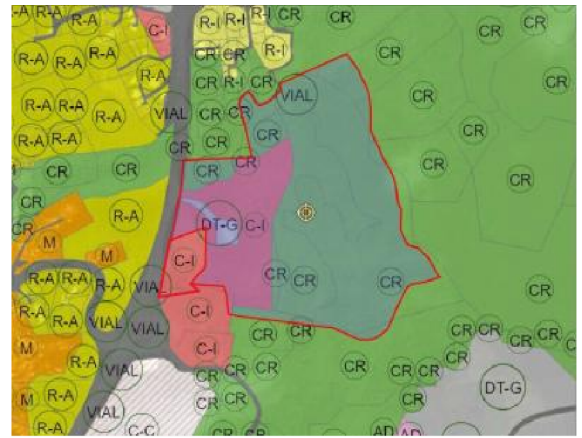
Survey Map (Frontage in red)

**Zoning:**

**Approximately 25 acres of Site zoned C-1 (Intermediate Commercial)**

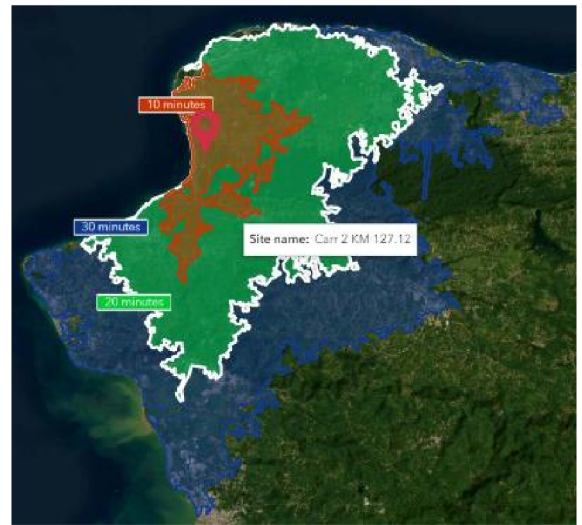
**63.7 acres zoned CR (Resources Conservation)**

**CRIM: Tax number (“Numero de Catastro”) 045-000-004-19-000**



CRIM Zoning Map (corrected)

**Demographics based on  
30 Minute Drive Time from Site**



10, 20, 30 Minute Drive Times (prepared by Esri)

**DEMOGRAPHICS:**

- Total Population 241,636
- Total Households 86,989
- Housing Units 115,165



**ACS Key Population & Household Facts**

91.34 cds Aguadilla Site for New COSTCO in North West PR  
Carr 2 KM 127.12, Caimital Bajo, Aguadilla, 00603  
Drive time: 30 minute radius

	2017-2021 ACS Estimate	Percent
<b>TOTALS</b>		
Total Population	241,636	
Total Households	86,989	
Housing Units	115,165	
<b>POPULATION 15+ BY MARITAL STATUS</b>		
Total	208,460	100%
Never married	82,333	39.5%
Married	82,636	39.6%
Widowed	16,080	7.7%
Divorced	27,300	13.1%
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>		
Total	175,178	100%
No schooling	4,437	2.5%
Nursery School	120	0.1%
Kindergarten	14	0.0%
1st to 4th Grade	8,900	5.1%
5th to 8th Grade	19,691	10.9%
Some High School	16,374	9.3%
High School Diploma	45,407	25.9%
GED	4,097	2.3%
Some College	17,408	9.9%
Associates degree	18,027	10.3%
Bachelors degree	30,138	17.2%
Masters degree	8,306	4.7%
Professional school degree	1,275	0.7%
Doctorate degree	1,635	0.9%

Source: U.S. Census Bureau, 2017-2021  
American Community Survey (ACS)

**INCOME:**

- Median Household Income \$18,132
- Average Household Income \$28,999



**ACS Key Population & Household Facts**

91.34 cds Aguadilla Site for New COSTCO in North West PR  
Carr 2 KM 127.12, Caimital Bajo, Aguadilla, 00603  
Drive time: 30 minute radius

TOTAL HOUSEHOLDS BY INCOME	2017-2021	
	ACS Estimate	Percent
Totals	86,589	100%
Less than \$10,000	25,093	28.8%
\$10,000 to \$14,999	11,740	13.5%
\$15,000 to \$19,999	9,752	11.2%
\$20,000 to \$24,999	6,499	7.5%
\$25,000 to \$29,999	6,377	7.3%
\$30,000 to \$34,999	4,727	5.4%
\$35,000 to \$39,999	3,507	4.0%
\$40,000 to \$44,999	2,795	3.2%
\$45,000 to \$49,999	2,488	2.9%
\$50,000 to \$59,999	3,678	4.2%
\$60,000 to \$74,999	4,235	4.9%
\$75,000 to \$99,999	3,127	3.6%
\$100,000 to \$124,999	1,163	1.3%
\$125,000 to \$149,999	766	0.9%
\$150,000 to \$199,999	459	0.5%
\$200,000 or more	580	0.7%
Median Household Income	\$18,132	
Average Household Income	\$28,999	

Source: U.S. Census Bureau, 2017-2021  
American Community Survey (ACS)

**Appraised Value: \$3,302,000. (Updated 7/2024)**

**Sale Price: \$3,302,000.**

**For further information contact:**

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**Investment Realty**

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**787-608-7777**



*The Commercial  
Real Estate Experts*