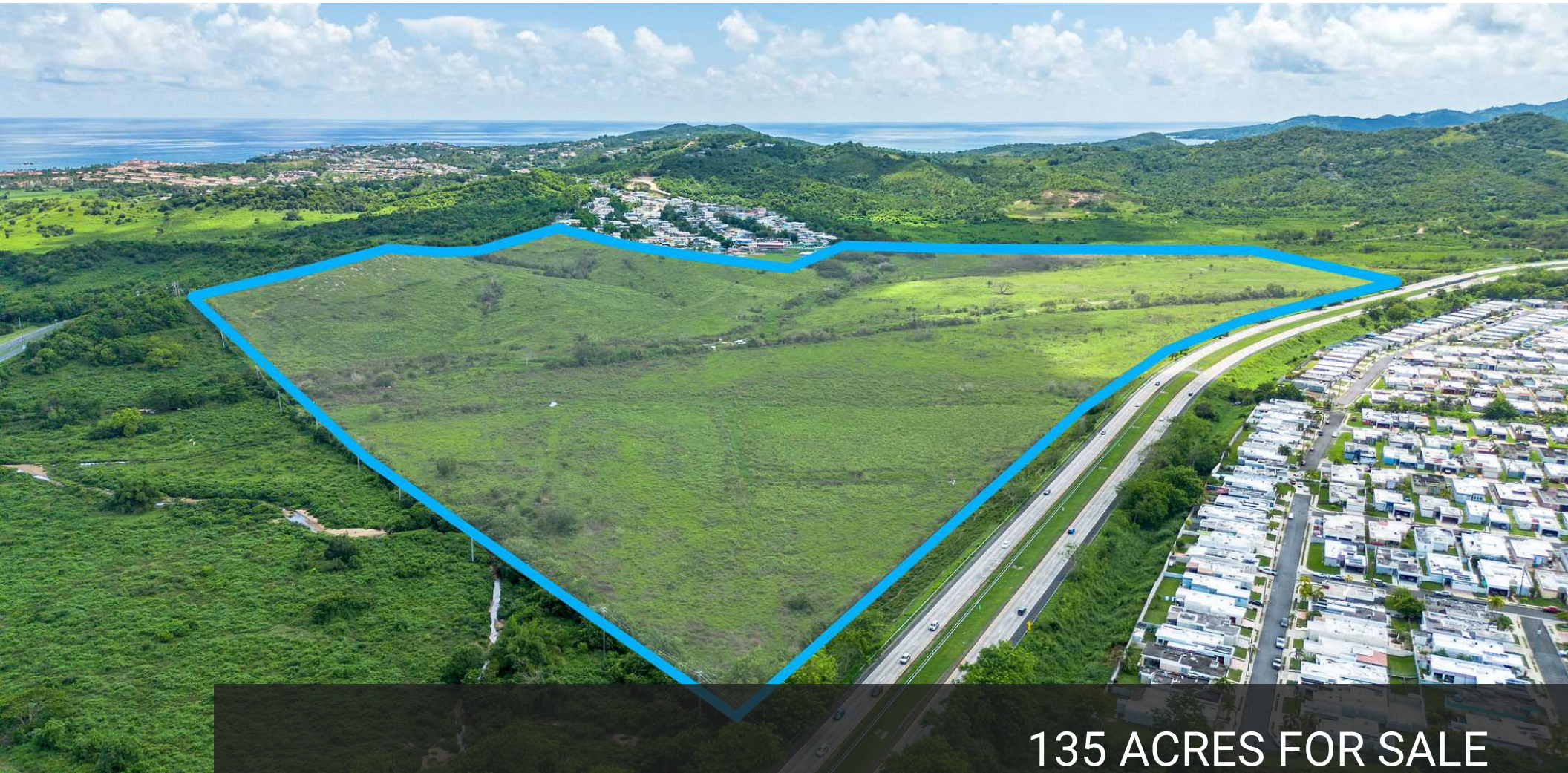


LAND FOR SALE

PRICE: \$6,800,000

PR-906 BO CANDELERO ABAJO | HUMACAO, PR 00791



135 ACRES FOR SALE

SAMPSON COMMERCIAL
PO BOX 361781
San Juan, PR 00936-1781



PRESENTED BY:

DIEGO SAMPSON, CCIM
Commercial Broker C-18627
office: (787) 503-9288
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Parcela K



Property Summary

Price:	\$6,800,000
Lot Size:	~135 Acres
Price / Acre:	\$50,370
Access:	PR-906
Permitted Uses:	Residential Development
Frontage:	1,370 Linear Ft (PR-906)
Utilities:	Available
Zoning:	R-I (Intermediate Residential)
APN:	329-000-010-39-000

Property Overview

Located in the vibrant region of Humacao, PR, this prime 135-acre parcel offers an exceptional development opportunity. Positioned along PR-906 and near alongside PR-53, Parcela K is strategically situated just minutes from the prestigious Palmas del Mar resort community. This proximity to Palmas del Mar enhances the property's appeal, providing future residents with easy access to world-class amenities including golf courses, marinas, beaches, and fine dining. Zoned for Residential Intermediate (R-I), this land is perfect for residential development.

Location Overview

Humacao is a thriving municipality on the island's eastern coast, known for its picturesque landscapes, beautiful beaches, and vibrant community. The region is well-connected by major highways, making it convenient for travel to and from San Juan and other key areas of Puerto Rico. Additionally, Humacao hosts a variety of local businesses, schools, and healthcare facilities, providing a well-rounded living environment for residents. The combination of natural beauty, luxury amenities, and practical conveniences makes Parcela K an attractive development opportunity in a highly sought-after area.

PROPERTY PHOTOS

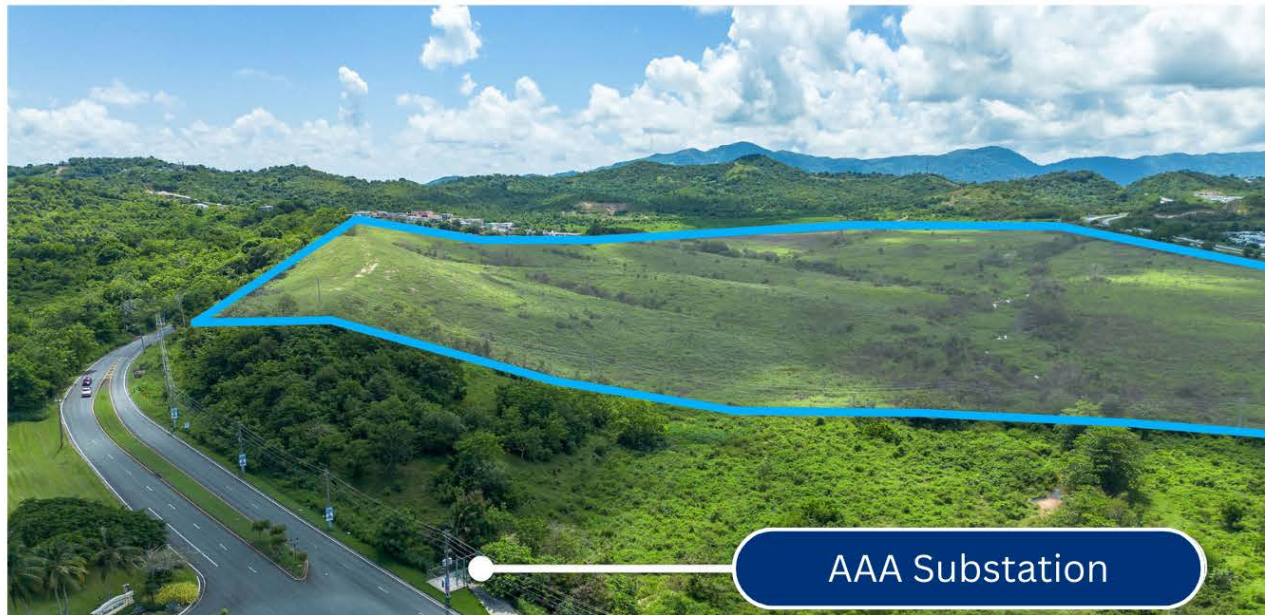
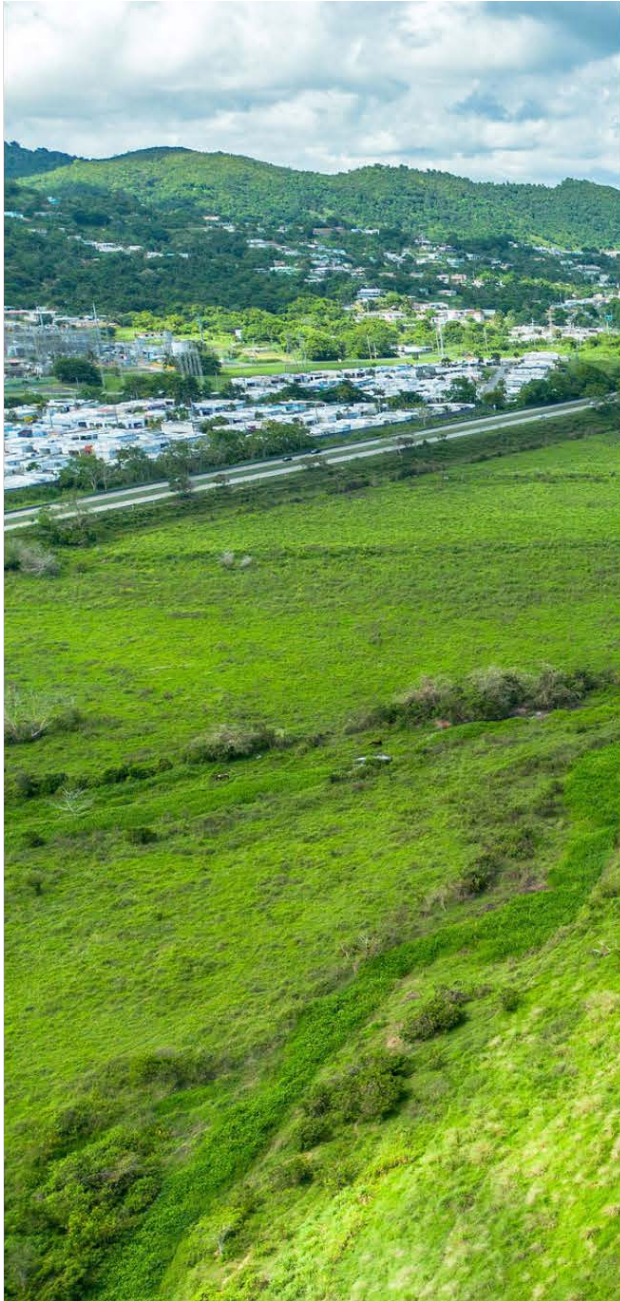
Parcela K



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PROPERTY PHOTOS

Parcela K

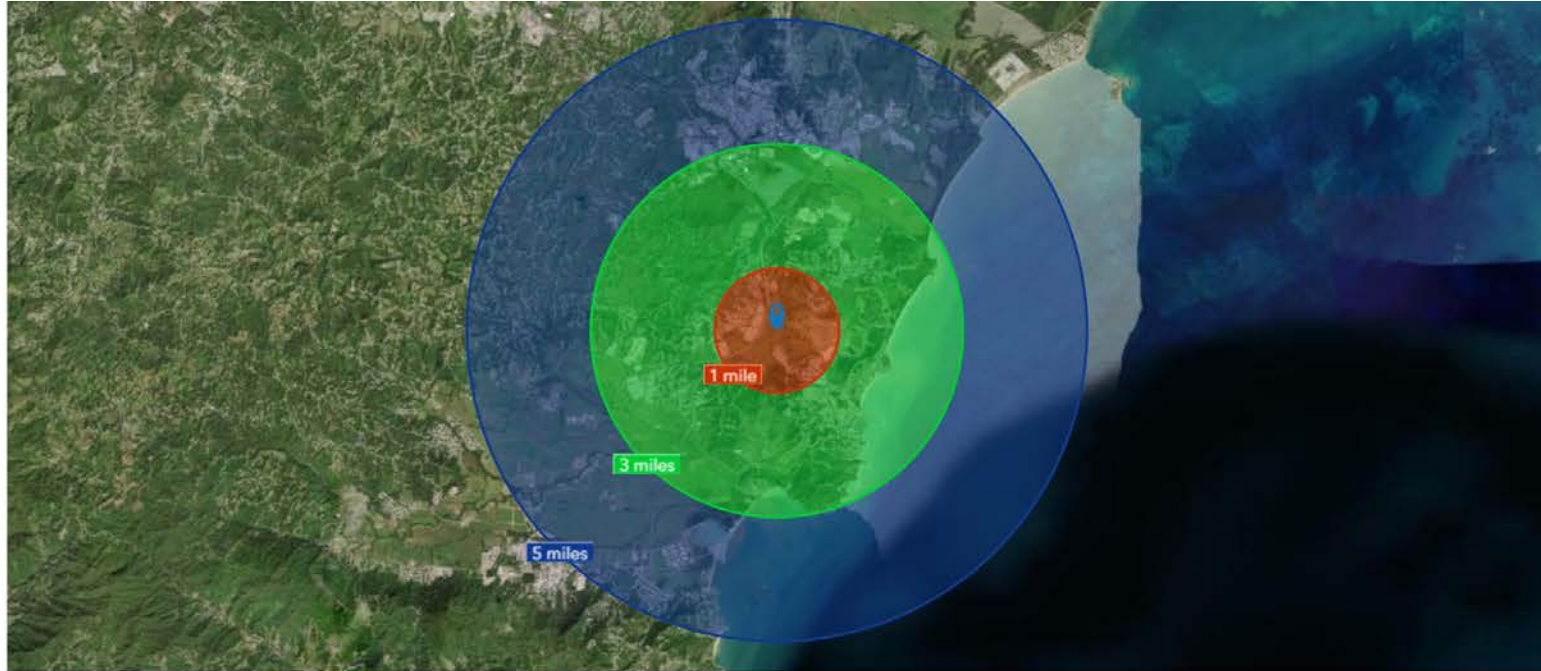






DEMOGRAPHICS - RADIUS

Parcela K



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Total Population	4,676	22,132	52,214	Median Income	\$26,000	\$28,500	\$30,000
Male	2,237	10,637	24,688	Less than \$15,000	25.20%	22.80%	21.50%
Female	2,439	11,495	27,526	\$15,000-\$24,999	20.50%	18.30%	17.00%
				\$25,000-\$34,999	8.90%	9.20%	8.70%
				\$35,000-\$49,999	13.30%	14.00%	13.80%
				\$50,000-\$74,999	15.00%	16.30%	16.80%
				\$75,000-\$99,999	7.10%	8.00%	9.00%
				\$100,000-\$124,999	4.00%	5.20%	5.50%
				\$125,000-\$149,999	2.00%	2.30%	2.40%
				\$150,000-\$199,999	2.50%	2.70%	2.80%
				\$200,000 or more	1.50%	1.20%	1.30%

Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	644	3,082	7,997	Total Housing	2,248	12,122	27,055
Ages 15-24	592	2,940	6,512	Occupied Units	1,925	8,884	21,443
Ages 25-54	2,107	10,548	26,287	Vacant Units	323	3,235	5,645
Ages 55-64	699	3,136	7,423	Owner	1,583	7,047	16,149
Ages 65+	634	2,426	7,995	Renter	342	1,837	5,294

Race	1 Mile	3 Miles	5 Miles
White	670	3,262	7,118
Black	351	1,649	4,507
American Indian	22	113	260
Asian	9	41	89
Some Other Race	1,587	8,079	19,237
Two or More	2,035	8,985	20,994

DEMOGRAPHICS - DRIVE TIME

Parcela K



Population	5-Minute Drive	10-Minute	15-Minute	Income Level	5-Minute Drive	10-Minute	15-Minute
Total Population	2,143	23,228	65,538	Median Income	\$26,500	\$29,000	\$30,500
Male	1,026	10,837	30,769	Less than \$15,000	23.00%	20.80%	19.50%
Female	1,117	12,391	34,769	\$15,000-\$24,999	18.00%	17.20%	16.40%
				\$25,000-\$34,999	8.20%	8.90%	8.50%
				\$35,000-\$49,999	14.00%	13.50%	13.00%
				\$50,000-\$74,999	16.00%	15.60%	15.00%
				\$75,000-\$99,999	7.50%	7.80%	8.00%
				\$100,000-\$124,999	5.00%	4.60%	4.50%
				\$125,000-\$149,999	2.50%	2.70%	2.80%
				\$150,000-\$199,999	2.00%	2.10%	2.30%
				\$200,000 or more	1.50%	1.30%	1.20%

Age	5-Minute Drive	10-Minute	15-Minute
Ages 0-14	302	3,158	8,932
Ages 15-24	271	2,848	7,920
Ages 25-54	1,135	11,692	31,665
Ages 55-64	319	3,196	9,035
Ages 65+	399	5,358	14,978

Race	5-Minute Drive	10-Minute	15-Minute
White	289	2,869	9,333
Black	163	1,880	5,602
American Indian	10	125	330
Asian	4	36	105
Some Other Race	741	8,629	23,700
Two or More	936	9,685	26,460

Housing	5-Minute Drive	10-Minute	15-Minute
Total Housing Units	995	11,680	33,452
Occupied Units	857	9,642	26,788
Vacant Units	138	2,038	6,623
Owner	722	6,847	20,010
Renter	135	2,796	6,778

DEMOGRAPHICS - HUMACAO

Parcela K



Population		Race		Income	
	Luquillo		Luquillo		Luquillo
Total Population	50,896	White	6,861	Median Income	\$25,400
Male	23,889	Black	4,472	Less than \$15,000	22.50%
Female	27,007	American Indian	279	\$15,000-\$24,999	18.10%
		Asian	90	\$25,000-\$34,999	7.90%
		Some Other	18,562	\$35,000-\$49,999	14.20%
		Two or More	20,625	\$50,000-\$74,999	15.70%
				\$75,000-\$99,999	8.30%
				\$100,000-\$124,999	5.10%
				\$125,000-\$149,999	2.20%
				\$150,000-\$199,999	2.30%
				\$200,000 or more	1.60%

Age		Housing	
	Luquillo		Luquillo
Ages 0-14	6,849	Total Housing	26,827
Ages 15-24	6,195	Occupied Units	20,924
Ages 25-54	21,357	Vacant Units	5,903
Ages 55-64	7,113	Owner	15,647
Ages 65+	9,382	Renter	5,277



R-I (Residential Intermediate) Zoning

PURPOSE - This medium-density district is established to identify residential areas that are developed or may be developed, where different types of housing will be allowed.

USES - The uses permitted in this district will be compatible with its purposes and with the provisions of this Rule, such as:

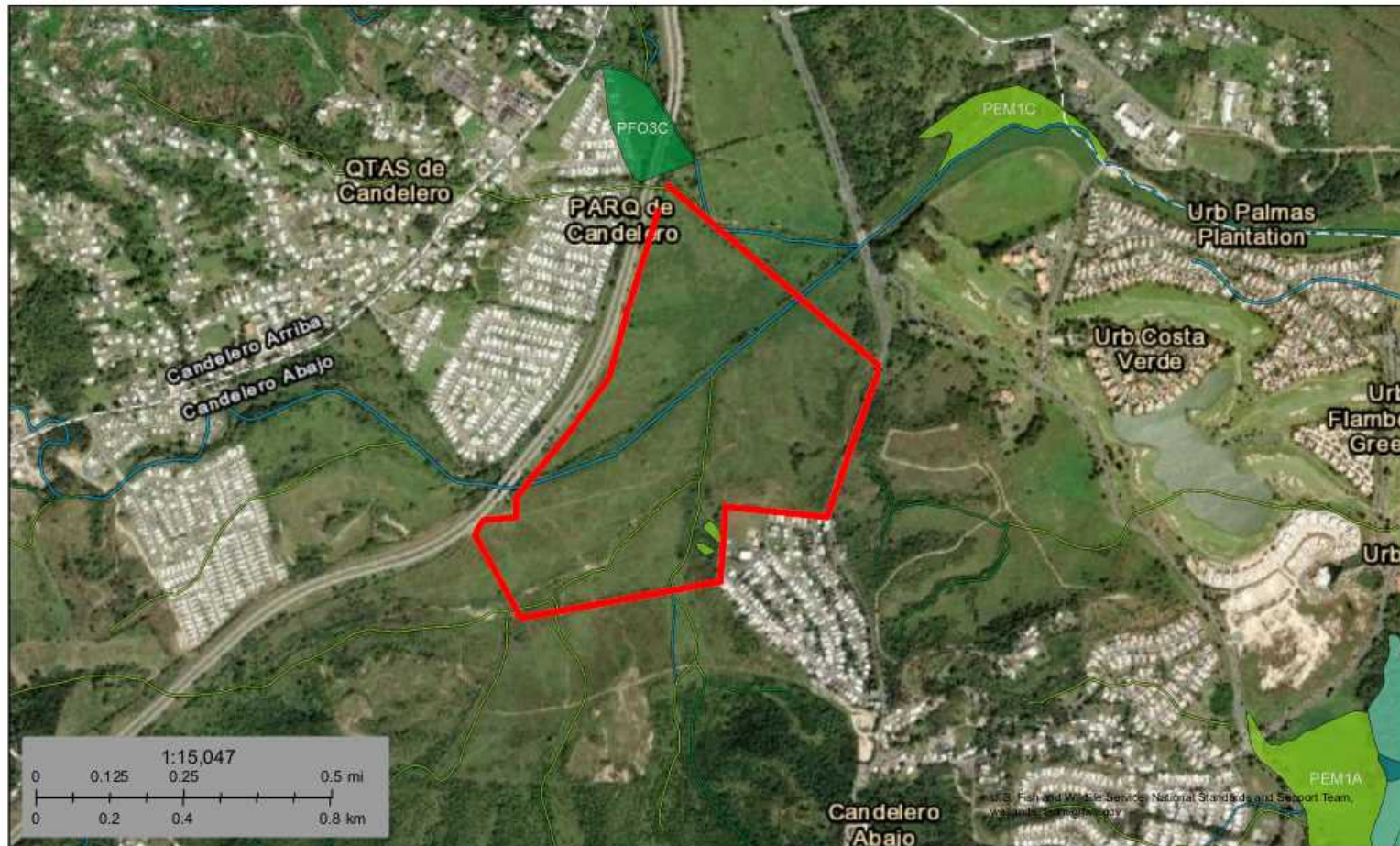
- RESIDENTIAL: Single Family Homes, Two Story Homes, Tiny Houses, Patio Homes, Row Homes, Apartment Homes, Guest House, Short Term Rental, Bed and Breakfast.
- SERVICE: Specialized Lodging, Care Center, "Casa de Salud" limited to two tenants.
- OTHER: Emerging Companies (Startup) are limited to twenty-five percent (25%) of the structure or property. These companies should not generate noise, dust, or objectionable odors and should operate only during daytime hours. Urban Gardens

WETLAND MAP

Parcela K



Parcela K



July 30, 2024

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



Flood Zone

- X (62.8%), A (33.8%), AE (3.3%)
- Zone X - also considered to have a moderate annual risk of flooding — between 0.2 and one percent.
- Zone A - used to designate an area with a one percent chance of flooding in any given year. Zone A indicates the area hasn't undergone a detailed analysis to determine the elevation or depth of base floods.
- Zone AE - is used for base floodplains where base flood elevations have been measured.



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With over a decade of experience in the commercial real estate industry, Diego Sampson has built a reputation for delivering value-driven results to a wide spectrum of clients, from start-ups to national corporations. Starting his career as a valuation analyst in Puerto Rico, Diego developed a solid foundation in property fundamentals, expense analysis, and market research, skills that continue to inform his work today.

As a licensed broker in both Puerto Rico and Florida, Diego specializes in helping businesses and investors seamlessly navigate these two key markets. He provides tailored solutions that align with client objectives, whether they are looking to acquire, sell, or lease properties. His portfolio includes a diverse range of transactions across retail, industrial, office, and mixed-use properties. He has successfully represented clients in high-profile deals in both Puerto Rico and Florida, consistently surpassing expectations.

Diego holds a Bachelor of Science in Electrical Engineering (BSEE) from the Polytechnic University of Puerto Rico, which he leverages to bring a unique analytical approach to real estate, combining technical insight with market expertise. A Certified Commercial Investment Member (CCIM) and a Board Member of the Florida Central District CCIM Chapter, Diego is committed to advancing the real estate profession and creating long-term value for his clients.

In his personal time, Diego enjoys spending quality time with his family, traveling, playing golf, and perfecting his barbecue skills. He is passionate about connecting people with opportunities, always working with integrity and dedication to his clients' success.

DISCLAIMER

Parcela K



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