

For Sale

Light Industrial / Commercial Land

PR-861, Km 2.7, Pajaros Ward | Bayamon PR



*Information deemed reliable but not guaranteed

PROPERTY SUMMARY

PR-861, Km 2.7, Pajaros Ward | Bayamon PR



Property Summary

Lot Size:	21,824 SM Aprox 5.39 Acres Aprox
Zoning:	I-L (Light Industrial)
Utilities:	On-Site
APN:	084-079-619-16-000
AADT (PR-861)	22,300
Topography	Level

Property Overview

Excellent ±5-acre infill parcel in Bayamón, Puerto Rico, located immediately behind a newly opened Wendy's (2025) and an established Walgreens along the PR-861 corridor. The site benefits from strong exposure to a high-traffic commercial artery and consistent daily activity generated by adjacent national retailers.

The property's topography is predominantly flat and level, a meaningful advantage in a market where parcels of this size are often sloped or physically constrained. Zoned L-I (Light Industrial), which also permits commercial uses, the site offers uncommon flexibility for users seeking scale, operational efficiency, and proximity to established retail in a fully developed area.

Location Overview

The property is situated within an established commercial and residential area of Bayamón, anchored by long-standing retail and service uses along PR-861. The corridor functions as a primary route serving nearby neighborhoods and supporting daily consumer traffic for essential retail, food service, and service-oriented businesses.

Bayamón is one of the most populated municipalities in Puerto Rico and serves as a key employment and residential center within the greater San Juan market. The surrounding area is fully built out, which significantly limits the availability of large, well-located parcels. This context enhances the strategic value of infill sites that can support commercial operations without reliance on speculative growth.

*Property is subject to recorded easements, covenants, conditions, restrictions, and use limitations applicable to an integrated commercial development.

PROPERTY PHOTOS

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PROPERTY SURVEY

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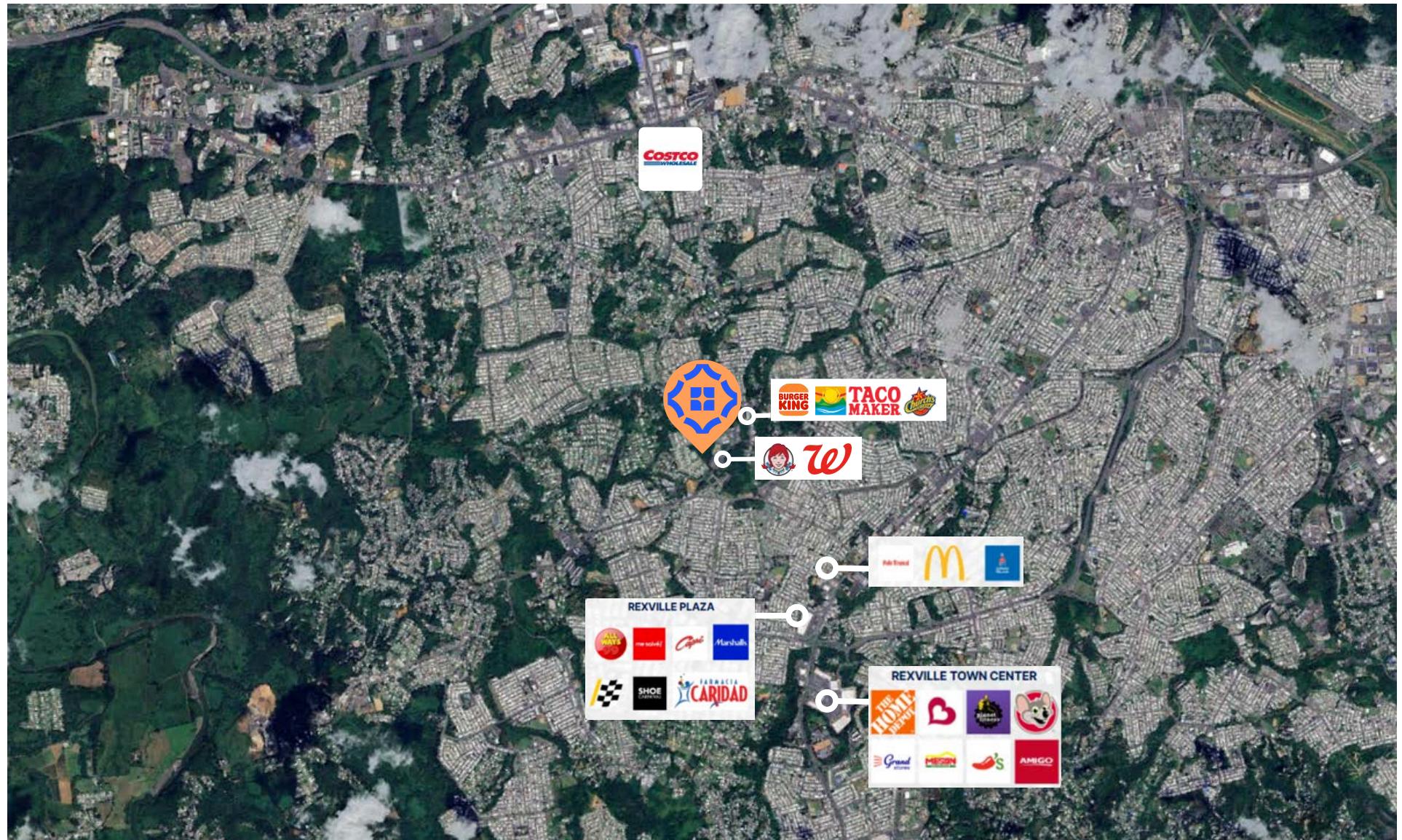
AERIAL MAP

PR-861, Km 2.7, Pajaros Ward | Bayamon PR



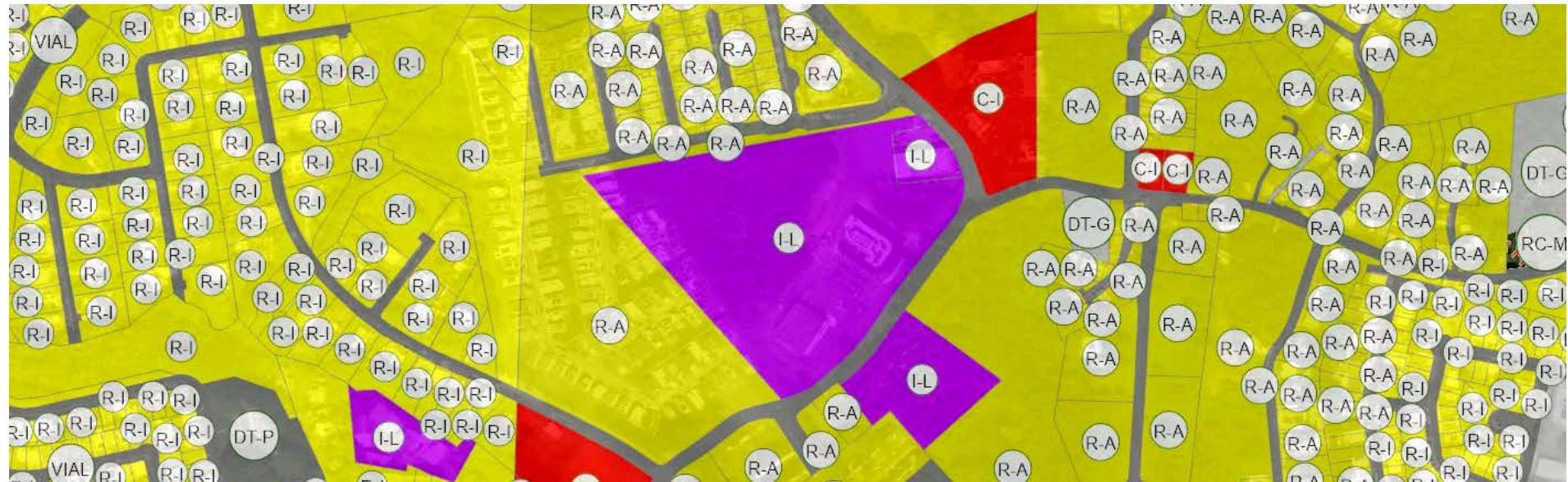
AERIAL MAP

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ZONING

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Uses Allowed in L-I (Light Industrial)

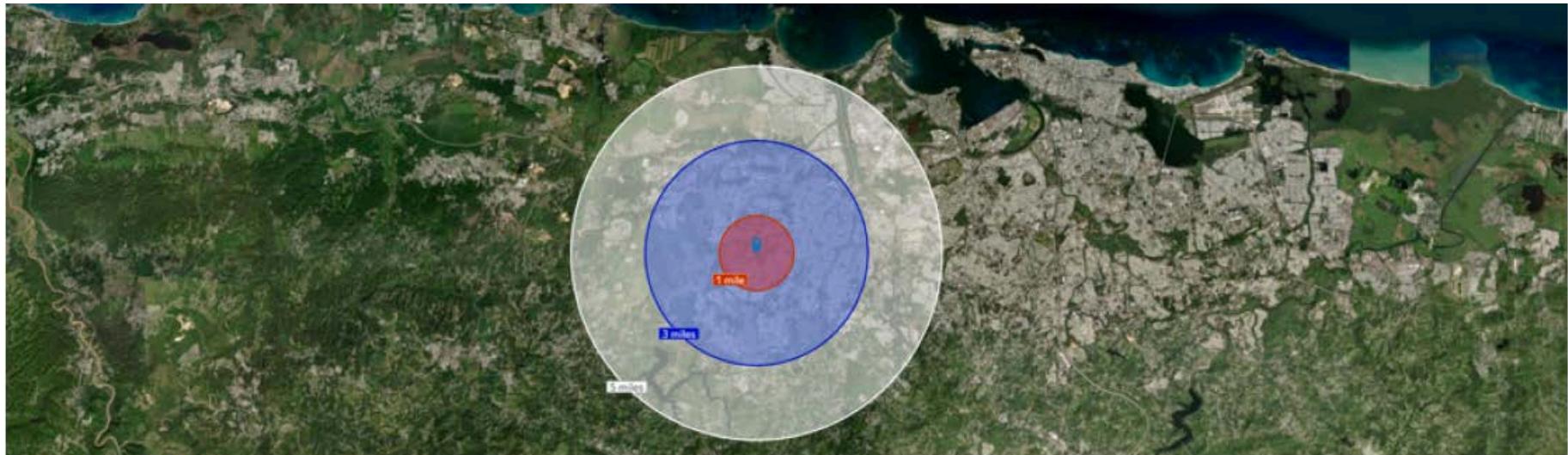
Category	Description
Commercial	Warehousing, restaurants, cafeterias, gas stations, car dealerships, gyms, offices, pharmacies, banks, mini-storage, wholesale/retail.
Industrial	Sawmills, woodworking, biomedical waste processing, pharmaceutical (non-synthesis), vehicle/bicycle/appliance repair, commercial laundries, bakeries, artisanal production.
Other	Indoor shooting ranges (not adjacent to residential), thermal cremation, veterinary hospitals (soundproofed), transfer stations, vocational schools, renewable energy projects, cannabis facilities (cultivation, manufacturing, lab, dispensary).

Setbacks and Area Limits for L-I

Parameter	Requirement
Front Setback	Not required for the first three floors, unless: <ul style="list-style-type: none"> • Sidewalk is less than 2 meters: setback must equal the difference. • Adjacent to residential zone: apply the residential setback. • For floors above third: minimum 2 meters or 1/5 of building height, whichever is greater.
Lot Occupancy	Maximum 75%.
Floor Area Ratio	Up to 450% (mezzanines excluded if less than 33% of floor area and used for primary use).

DEMOGRAPHIC SUMMARY

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Demographic Table

Population	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	22,625	68,934	145,102
Male	10,387	32,493	68,923
Female	12,238	36,441	76,179
Age	1-Mile Radius	3-Mile Radius	5-Mile Radius
Ages 0-14	2,785	8,785	18,643
Ages 15-24	2,388	7,563	16,075
Ages 25-54	9,263	28,948	61,255
Ages 55-64	3,755	11,865	25,410
Ages 65+	4,434	11,773	23,719

Income Level	1-Mile Radius	3-Mile Radius	5-Mile Radius
Median Income	\$25,383	\$28,500	\$31,100
Less than \$15,000	33.10%	28.70%	25.40%
\$15,000-\$24,999	16.30%	15.50%	14.10%
\$25,000-\$34,999	13.10%	12.80%	11.40%
\$35,000-\$49,999	12.10%	14.30%	13.80%
\$50,000-\$74,999	13.00%	15.40%	16.70%
\$75,000-\$99,999	5.70%	6.80%	7.50%
\$100,000-\$124,999	3.10%	3.50%	4.20%
\$125,000-\$149,999	0.70%	1.00%	1.30%
\$150,000-\$199,999	1.30%	1.60%	2.00%
\$200,000 or more	0.70%	0.90%	1.10%

Race	1-Mile Radius	3-Mile Radius	5-Mile Radius
White	8,204	24,730	53,214
Black	2,013	6,725	14,239
American Indian	6	18	41
Asian	88	212	415
Some Other Race	5,188	16,485	35,791
Two or More Races	7,127	20,764	41,402

Housing	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Housing Units	11,673	34,528	69,134
Occupied Units	9,353	28,235	56,412
Vacant Units	2,320	6,293	12,722
Owner	7,047	20,835	42,921
Renter	2,306	7,400	13,491

PROFESSIONAL BIO

PR-861, Km 2.7, Pajaros Ward | Bayamon PR



DIEGO SAMPSON, CCIM

CRE ADVISORY

REAL ESTATE BROKER | C-18627



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 an electrical engineering degree 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.

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DISCLAIMER

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