

# For Sale

## Light Industrial / Commercial Land

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



\*Information deemed reliable but not guaranteed

Diego Sampson, CCIM | 787-503-9288 | [diego@sampsonre.com](mailto:diego@sampsonre.com)



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

### Property Overview

Excellent  $\pm 5$ -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 PHOTOS

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





## PROPERTY PHOTOS

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





## PROPERTY PHOTOS

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





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





## AERIAL MAP

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





## AERIAL MAP

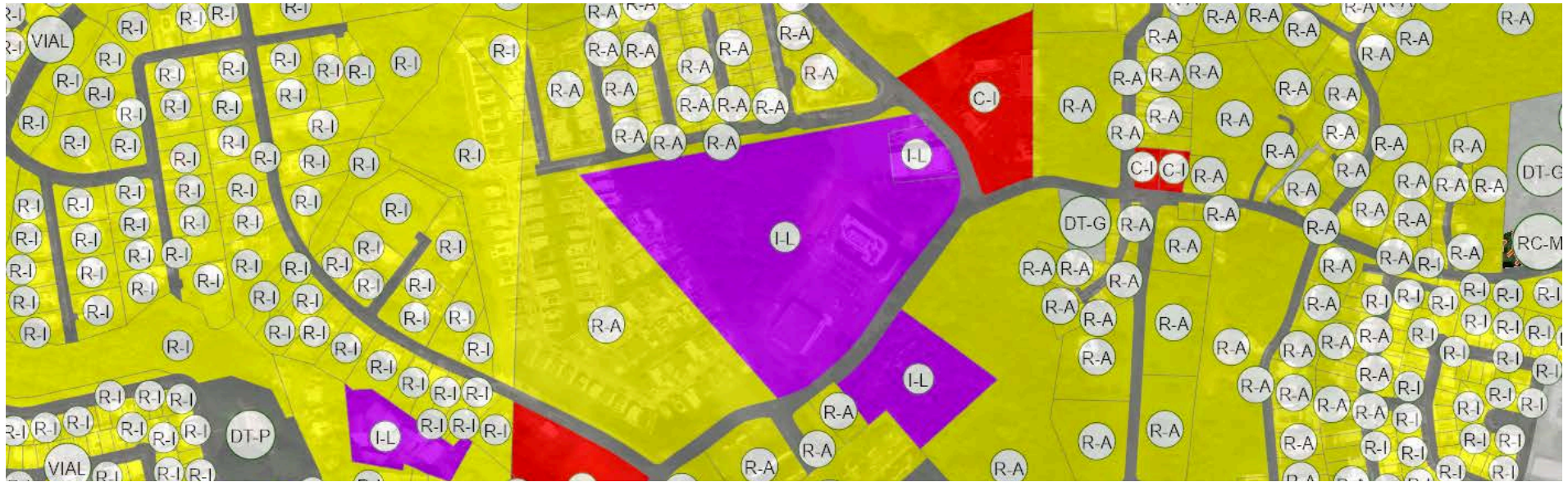
PR-861, Km 2.7, Pajaros Ward | Bayamon PR





## ZONING

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



### 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).

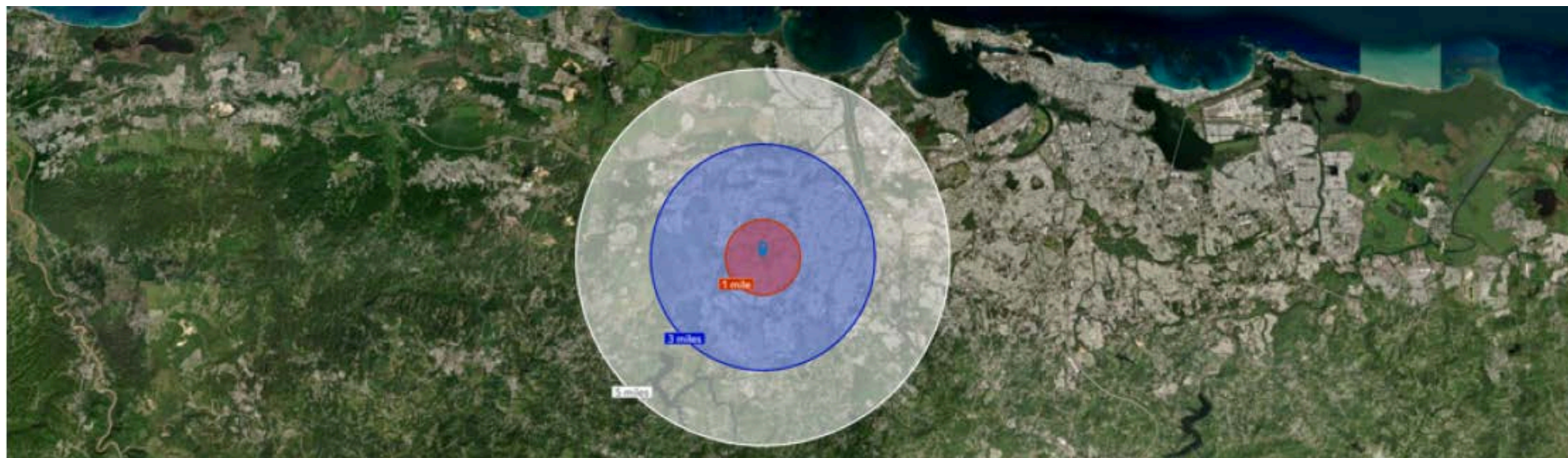
### Setbacks and Area Limits for L-I

Parameter	Requirement
Front Setback	Not required for the first three floors, unless: <ul style="list-style-type: none"><li>• Sidewalk is less than 2 meters: setback must equal the difference.</li><li>• Adjacent to residential zone: apply the residential setback.</li><li>• For floors above third: minimum 2 meters or 1/5 of building height, whichever is greater.</li></ul>
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

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



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

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

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%

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.

---

Sampson  
PO BOX 361781  
SAN JUAN PR 00936-1781  
Cell: 787-503-9288  
Cell: 407-724-1167  
[diego@sampsonre.com](mailto:diego@sampsonre.com)



## DISCLAIMER

---

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



All materials and information received or derived from Sampson Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Sampson Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sampson Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sampson Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sampson Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Sampson Commercial in compliance with all applicable fair housing and equal opportunity laws.