



Investment Opportunity in PR Premier Coastal Market

SR-413 Km 1.7 INT, Barrio Ensenada, Rincon PUERTO RICO 00677

EXECUTIVE SUMMARY

RODE Commercial is pleased to exclusively present this exceptional land offering located in the highly desirable Barrio Ensenada sector of Rincón, Puerto Rico.

The property consists of approximately 4 cuerdas (approximately 15,721 square meters) and occupies an elevated position offering panoramic views in one of the most sought-after coastal communities in the island.

Strategically located just minutes from world-renowned surfing beaches, dining destinations, boutique accommodations, and recreational attractions, the property offers an outstanding opportunity for residential, hospitality, wellness, eco-tourism, or mixed-use development, subject to applicable permits and approvals.

Offering Highlights

- Land Area: ± 4 Cuerdas ($\pm 15,721$ SM)
- Asking Price: \$800,000
- Zoning: AG / SRC
- 18.354568, -67.270355
- Cadastral No. 095-059-171-38
- Minutes from Beaches and Surf Breaks
- Easy Access from State Road PR-413
- Strong Residential and Tourism Demand
- Suitable for Residential or Hospitality Development

PROPERTY OVERVIEW

Property Information	Details
Property Type	Development Land
Site Area	$\pm 15,721$ Square Meters
Land Area	± 4.00 Cuerdas



LICENSE E-503



Property Information	Details
Zoning	AG / SRC
Asking Price	\$800,000
Price per Square Meter	Approximately \$50.88
Availability	Immediate

LOCATION

Located along Camino Las Piñas, with direct access from PR-413 in Barrio Ensenada, one of Rincón's most desirable districts, the property enjoys proximity to the area's most recognized beaches, restaurants, and recreational attractions.

Rincón has established itself as one of Puerto Rico's premier coastal destinations, attracting local residents, second-home buyers, retirees, remote professionals, and international visitors seeking an exceptional quality of life.

The property's elevated topography provides attractive development potential while capturing ocean views and the natural beauty that have made Rincón one of the island's most sought-after real estate markets.

MARKET HIGHLIGHTS

RINCÓN MARKET OVERVIEW

One of Puerto Rico's Premier Coastal Markets

Rincón has emerged as one of Puerto Rico's most desirable coastal destinations, renowned for its world-class beaches, surfing culture, natural beauty, and relaxed lifestyle. The municipality supports a diverse hospitality market that includes resorts, boutique hotels, guesthouses, vacation villas, and an estimated 1,600 active short-term rental accommodations.





The area's appeal extends well beyond traditional tourism, attracting affluent travelers, second-home owners, retirees, remote professionals, and international visitors seeking authentic experiences and high-quality accommodation. This broad and evolving visitor base has fueled demand for boutique lodging, wellness-oriented retreats, eco-tourism destinations, and luxury vacation rentals.

Supported by strong tourism fundamentals, limited availability of developable land, and sustained interest from both visitors and investors, Rincón continues to attract hospitality operators, developers, and real estate investors seeking opportunities in one of Puerto Rico's most dynamic and supply-constrained coastal markets.

Metric	Rincón Municipio
Population	Approximately 15,400 residents
Median Age	50.1 years
Households	Approximately 5,850
Homeownership Rate	71.1%
	Census 2020

Economic Drivers

The local economy is heavily influenced by tourism, hospitality, food service, retail, and real estate activity. The largest employment sectors include:

- Accommodation & Food Services
- Manufacturing
- Retail Trade
- Real Estate & Rental Services
- Professional Services

The municipality supports approximately 5,000 employed workers, with hospitality and tourism-related industries serving as major economic contributors. Tourism-related spending plays a significantly important role in Rincón's economy compared to many other Puerto Rican municipalities.



The investment appeal of Rincón is driven by a combination of limited land supply, strong tourism fundamentals, and sustained demand from local, mainland U.S., and international buyers. As developable sites become increasingly difficult to replicate within the municipality's established coastal and hospitality corridors, strategically located land holdings may benefit from the long-term scarcity dynamics that have historically supported property value appreciation.

DEVELOPMENT POTENTIAL

The property's size and location create numerous potential development opportunities, including:

- Luxury Estate Residence
- Residential Subdivision

The property benefits from an approved subdivision permit, valid for approximately two years, authorizing the segregation of the site into five individual parcels. This approval provides future ownership with a valuable entitlement advantage and the flexibility to pursue either a single-site development strategy or a phased disposition and development approach through the creation of individual lots.

- Boutique Hotel / Wellness Retreat / Eco-Lodge Development / Agro-Inn
- Mixed Residential / Hospitality Project

A VISION FOR NATURE-INSPIRED HOSPITALITY

Ownership previously commissioned a comprehensive architectural study exploring the development potential of the property as a boutique eco-lodge and wellness retreat known as "Rincón Gardens."

Prepared by a professional design team, the concept illustrates how the site's natural topography, mature vegetation, creek features, and proximity to Steps Beach could support a low-density hospitality destination centered on wellness, sustainability, and immersive nature experiences.





The illustrative concept contemplated a variety of hospitality and recreational components, including guest cabins, clustered lodging accommodations, reception and common facilities, gardens, gathering spaces, swimming pools, pedestrian pathways, scenic overlooks, and outdoor wellness amenities.

While the concept has not been submitted for approval and is presented solely for illustrative purposes, it demonstrates the property's versatility and highlights one of several potential development paths available to future ownership.

Combined with the property's approved subdivision permit authorizing the creation of five individual parcels, the site offers multiple strategies for value creation, including residential development, hospitality uses, wellness-oriented projects, boutique lodging, eco-tourism initiatives, or phased parcel disposition.



RINCON GARDENS

nature inspired

Just a minute from Steps Beach, nestled in Rincón's mountains, among a myriad of trees and a creek, rests Rincón Gardens; the first Eco Lodge in Puerto Rico.

Surrounded by luscious flora and diverse fauna, Rincón Gardens surely provides the ambiance and aura for mankind to merge with nature, along 5 acres of land. Each designed space maximizes the nature experience by embracing and enhancing its surroundings.

You will start your journey by immersing through treetops, as you walk along trails framed by a water canal and diverse gardens. You will slowly go deeper into the forest, as it will also substitute the city sounds for the countryside's.

Our main building will receive and encourage you to access the project by our main circulation ramp, which is bordered by gardens, meditation and relaxing spaces within nature. This ramp leads you to Minerva's Garden which houses a pool, pond and sitting area, framed by gardens that stand as the core of the project. If you are looking for a more deep, innermost experience, the ramp will guide you to the firepit area that settles near the creek, and is far more retired from the heart of the project.

Likewise, Rincón Gardens offers 14 private cabins plus 11 arranged in a cluster. This allows for whole families to stay together, within the same units, and to have access to a private pool and still gardens. As well, Rincón Gardens allows glamping through the creeks' bank. All areas are pedestrian friendly and can also be access with the golf carts provided.



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Rare Large Tract Opportunity

Large undeveloped parcels in Rincón continue to become increasingly scarce, particularly those with ocean-view potential and direct road access.

Strong Tourism Market

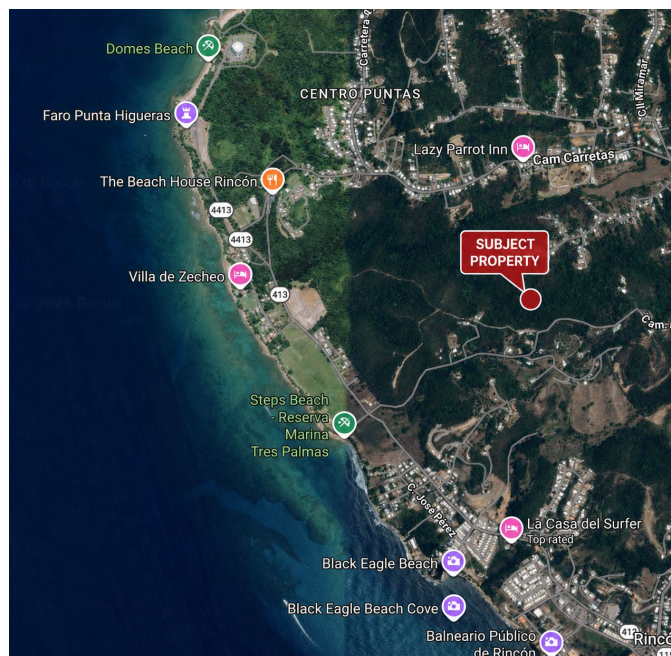
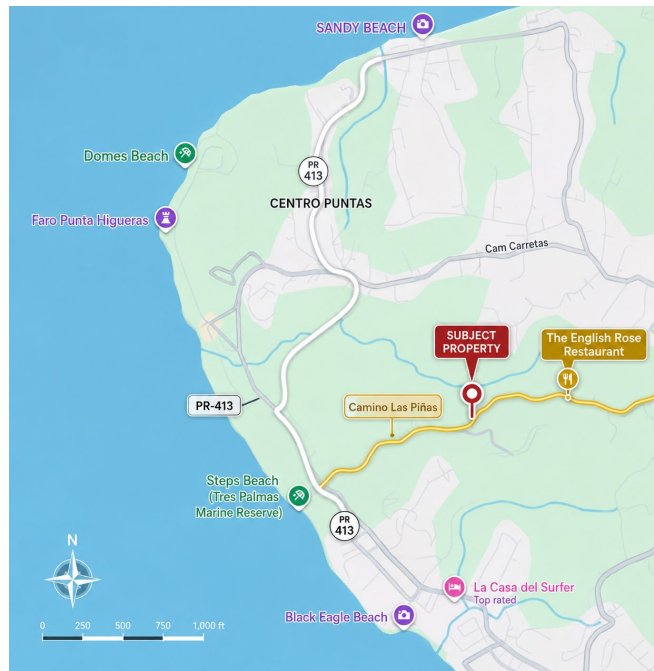
Rincón remains one of Puerto Rico's most established tourism destinations, supporting long-term demand for hospitality and short-term rental accommodations.

Flexible Development Potential

The property's size allows for a range of development scenarios, from a private estate to larger-scale residential or hospitality concepts.



LOCATION MAP



AERIAL PHOTOS





CONTACT INFORMATION

Carmen Figueroa Collazo, CCIM

Phone: (787) 232-4685

Email: cfigueroa@therodecollection.com

Rosalyn Gerardino

Phone: (787) 448-0089

Email: rgerardino@therodecollection.com

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