

For Sale

Residential Development Land

PR-861, Km 2.7, Pajaro 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:	R-I (Residencial Intermedio)
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 ± 5.39 -acre infill land 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 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 R-I (Residencial Intermedio), the property presents an opportunity for residential or other compatible uses permitted by the zoning code. Its size, location, and surrounding commercial activity also make it a compelling candidate for buyers evaluating redevelopment strategies, subject to municipal approvals.

Location Overview

The property is located in an established area of Bayamón along the PR-861 corridor, surrounded by mature residential neighborhoods and a strong concentration of neighborhood retail and commercial services.

Immediate adjacency to a newly opened Wendy's and an established Walgreens provides daily consumer activity and excellent market visibility. The surrounding area is fully developed, with limited opportunities to acquire parcels exceeding five acres, making the property well positioned for future residential or mixed-use planning, subject to applicable zoning and governmental approvals.

PROPERTY PHOTOS

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



PROPERTY PHOTOS

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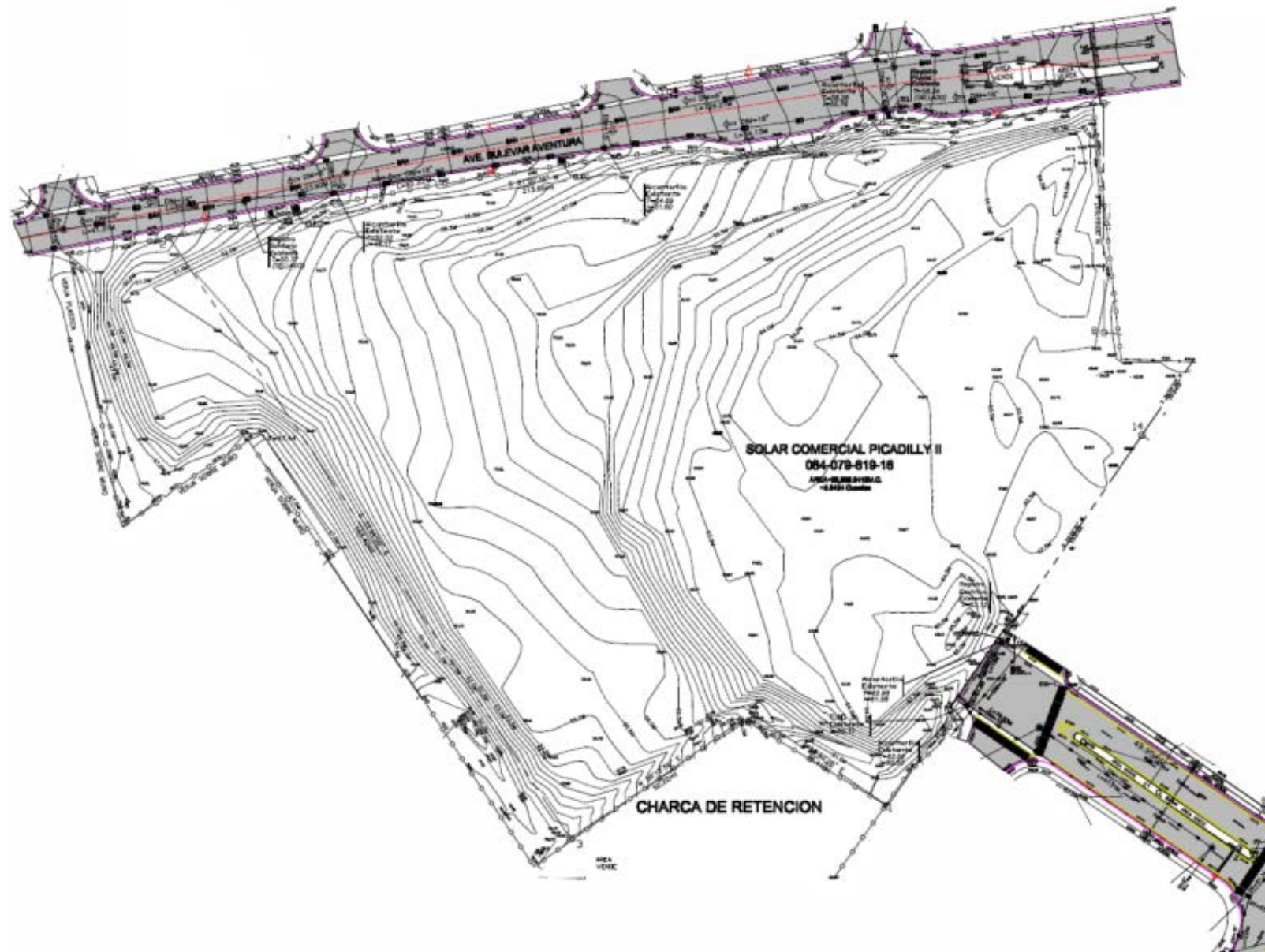
PROPERTY PHOTOS

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PROPERTY SURVEY

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



AERIAL MAP

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AERIAL MAP

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ZONING

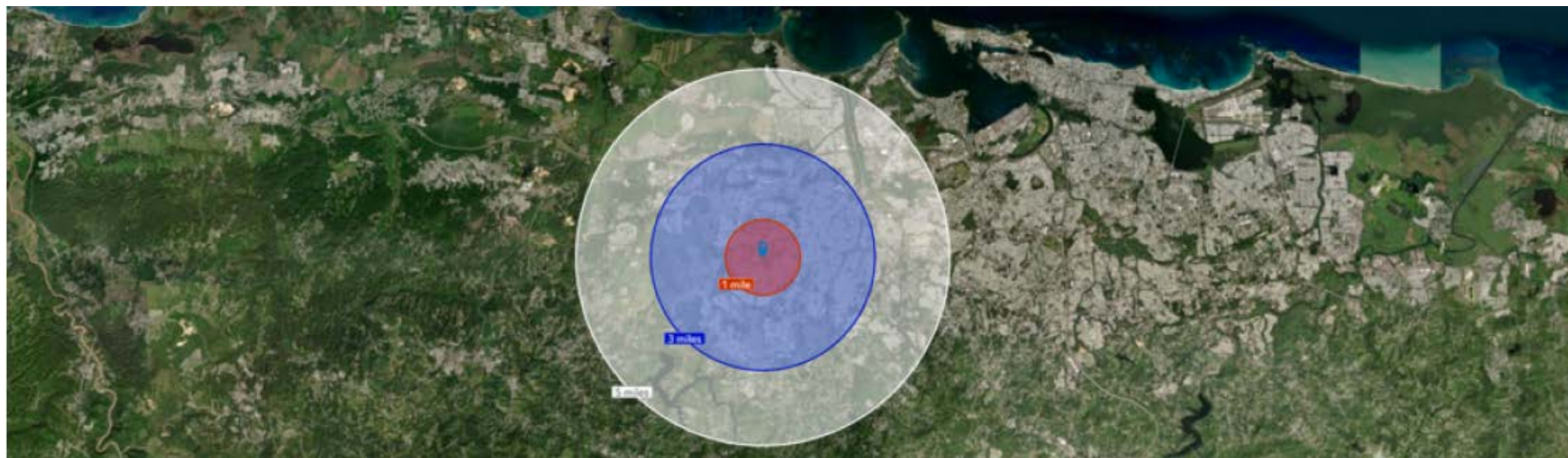
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Residential	Single-family residences, apartment houses where permitted, specialized housing, and other residential uses permitted by the zoning regulations.
Accessory Uses	Parking, recreational facilities, community amenities, and customary accessory uses.
Uses by Exception	Certain institutional, community, or other uses may be permitted through the applicable municipal approval process.

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

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

REAL ESTATE BROKER | C-18627



Diego Sampson, CCIM, is a commercial real estate broker licensed in Puerto Rico and Florida, specializing in retail leasing and industrial leasing, ground leases, and investment sales. He began his career as a valuation analyst in Puerto Rico, building a foundation in property underwriting, market research, and financial analysis that continues to inform his brokerage practice.

Diego represents landlords, developers, and tenants across retail pad transactions, QSR site selection, shopping center leasing, and investment property sales. His work spans the San Juan metro area, Bayamón, and the Orlando MSA — markets where he has completed transactions ranging from ground lease structuring to multi-tenant retail investment sales.

He holds a Bachelor of Science in Electrical Engineering from the Polytechnic University of Puerto Rico and applies a rigorous analytical framework to every assignment. As a CCIM and Board Member of the Florida Central District CCIM Chapter, Diego is committed to delivering disciplined, data-driven results for his clients.

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