



**DESCRIPTION:**

Vacant land consisting of approximately **36.51 cuerdas** distributed among two adjacent parcels located just east of the intersection between PR-342 and PR-2.

**LOCATION:**

South of Km. 0.3, PR-342, Playa Grande and Sabanetas Wards, Mayagüez, Puerto Rico

**SITE AREA:**

36.51 cuerdas, equivalent to 145,516.12 square meters

**ZONING:**

Commercial (C-3)

**LOCATION INFLUENCE:**

Located in a suburban area just south of the Eugenio María de Hostos Airport and west of Western Plaza Shopping Center near the Añasco Municipality boundary limit. The neighborhood combines residential, commercial, industrial, institutional and agricultural uses, such as gas stations, restaurants, Home Depot, Sam's Club, Kmart, movie theaters, schools, car dealerships, Mayagüez Veteran's Affairs Clinic and hardware stores.

In the immediate vicinity of State Road PR-2, which is located west of the property and is a heavy traffic artery that provides main access to Mayaguez.



