

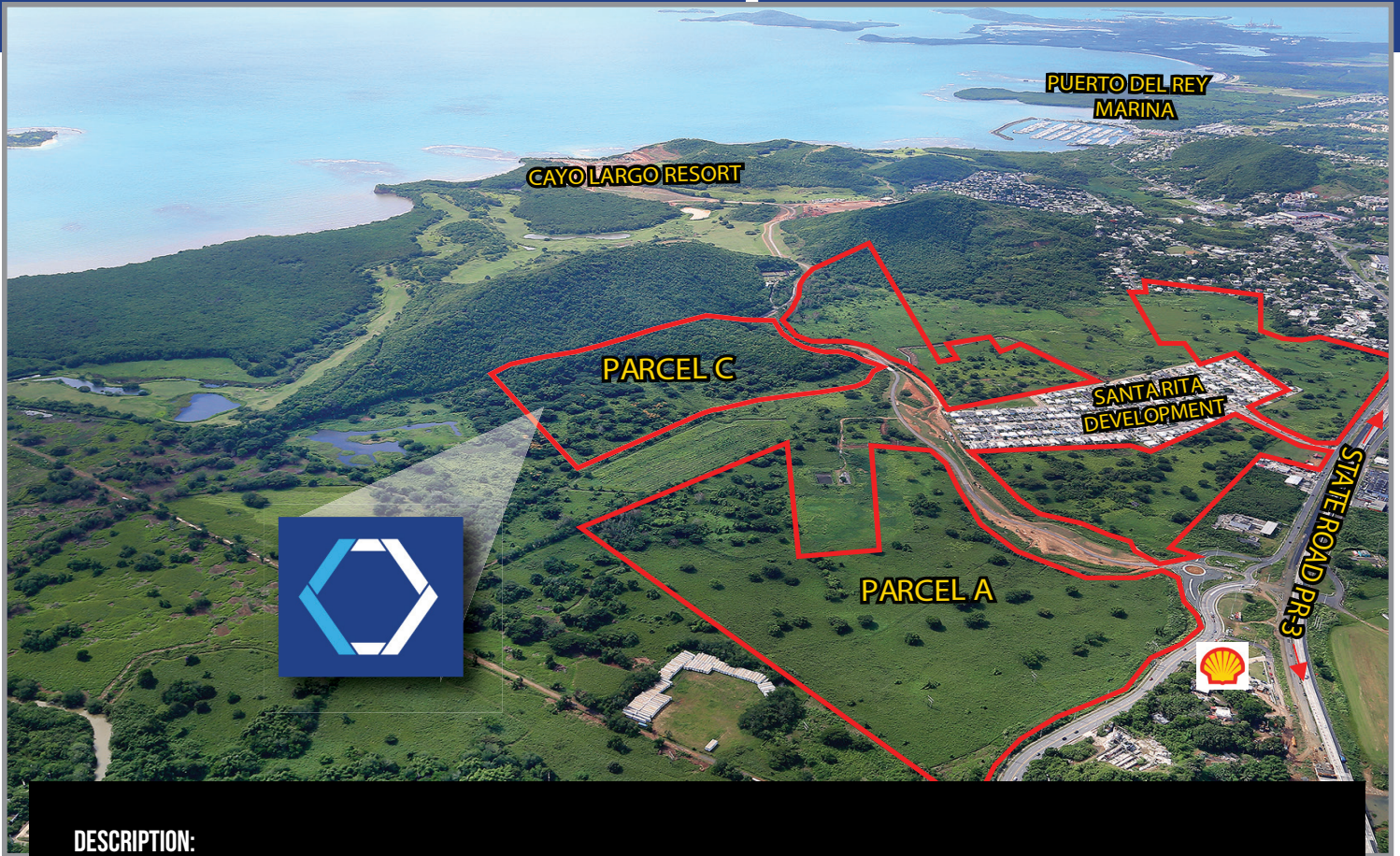


CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Fajardo, Puerto Rico

DEVELOPMENT LAND FOR SALE



DESCRIPTION:

Vacant land consisting of approximately **211.5553 cuerdas** located on State Road PR-3, surrounding Santa Rita Development in Fajardo.

LOCATION:

Josefa Farm (near Santa Rita Development), Km. 48.0, State Road, PR-3, Quebrada Vueltas Ward, Fajardo, Puerto Rico

ZONING:

Intermediate Residential (R-I), Selective Tourism Development (DTS), Urban Soil (SU), Protected Rural Soil (SREP), Commercial (C-1), Productive Agriculture (A-P) & Common Rural Soil (SRC)

SITE AREA:

Parcel A: 142.7923 cuerdas

Parcel C: 68.763 cuerdas

TOTAL: Approximately **211.5553 cuerdas**

LOCATION INFLUENCE:

Josefa Farm is located in southern Fajardo, on State Road PR-3, which is the main traffic connector of the northeast coast of Puerto Rico. The land parcels surround the Santa Rita Residential Development and are located on the access road/entrance to Cayo Largo Resort.

In the immediate vicinity of many residential, industrial, commercial and retail establishments including the Fajardo Marina Industry and Cayo Largo Resort. Also near shopping centers, airport and fast food establishments, among many others.

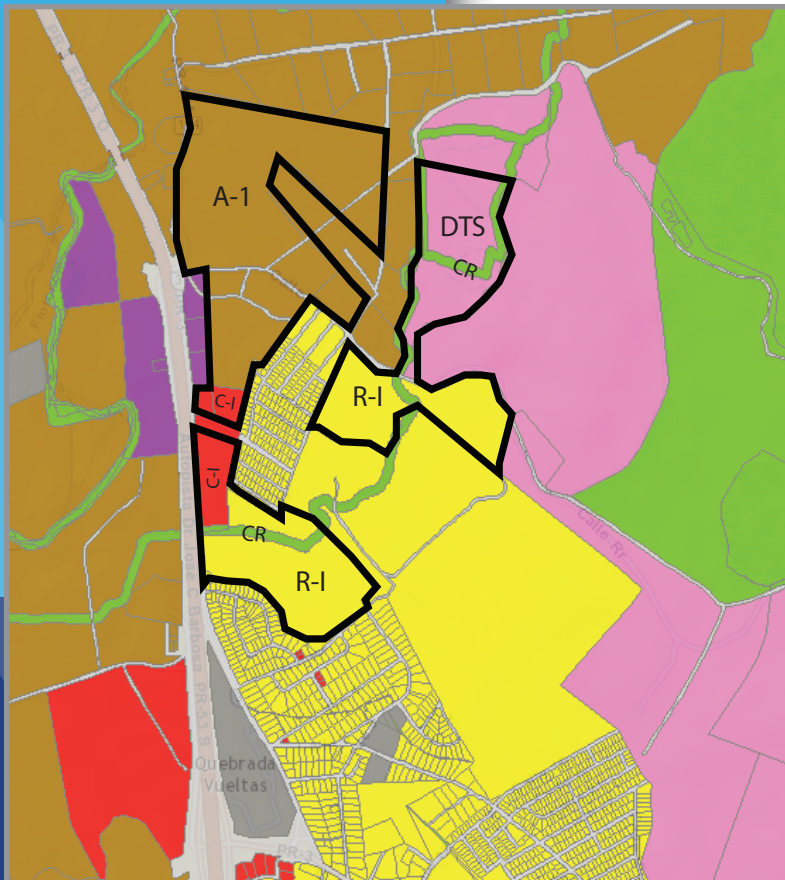
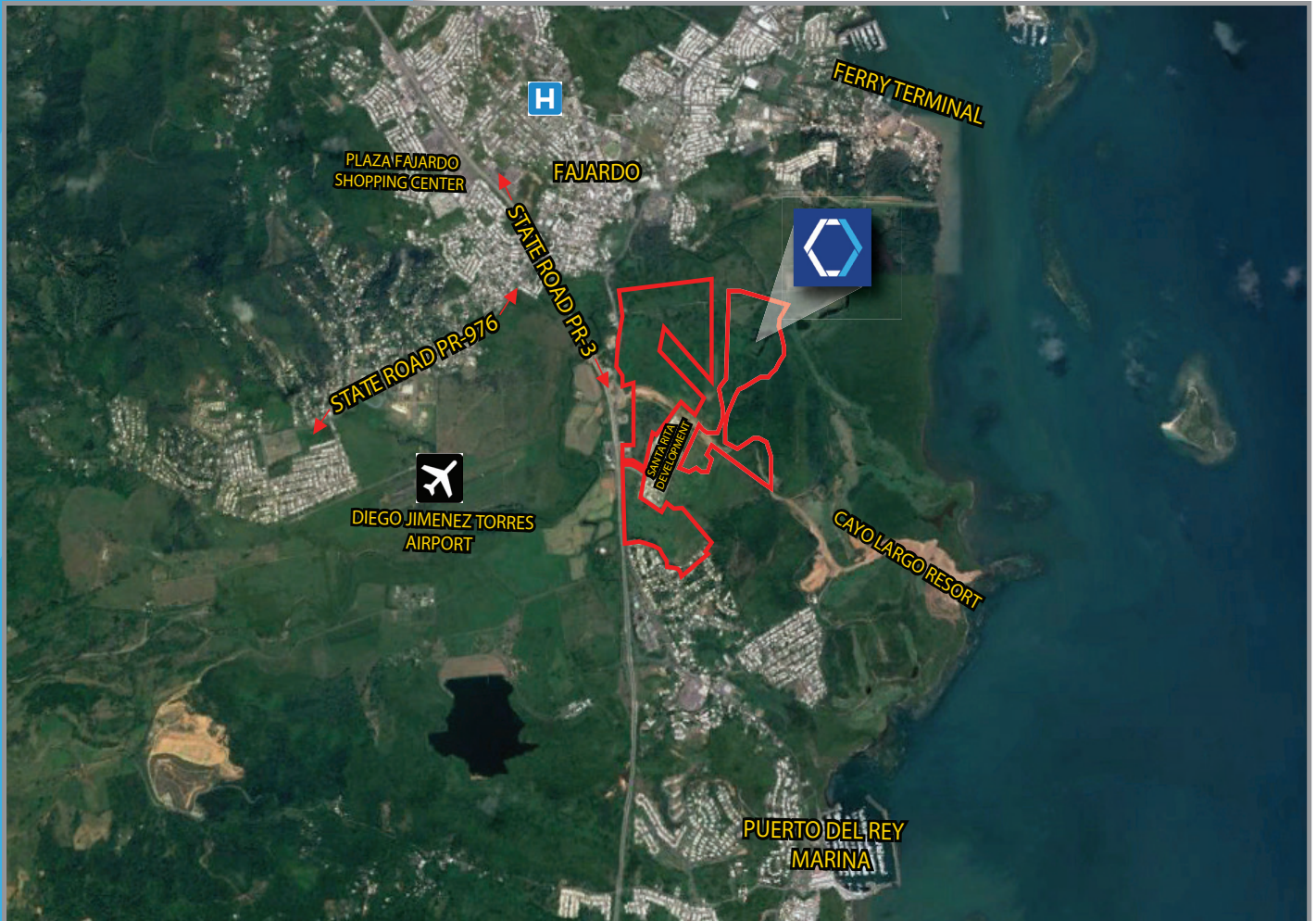
SITE COORDINATES:

Latitude: 18°18'45.84"N, Longitude: -65°38'55.19"W

TAX CODE ID (CRIM):

24-178-000-004-01-000, 24-150-000-009-53 & 24-178-000-005-54

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM



ZONING CLASSIFICATIONS LEGEND

- AGRICULTURAL
- BEACHES
- MIXED
- SCENIC ROUTE
- DEVELOPMENT
- STREETS
- HISTORIC RESOURCES
- GRAZING AREAS
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC USE
- CONSERVATION OF RESOURCES
- WATER
- NOT ZONED
- FEDERAL PROPERTY
- PROPERTY BOUNDARIES