



**CHRISTIANSEN**  
COMMERCIAL REAL ESTATE

License 134

Bayamón, Puerto Rico

MASTER-PLANNED DEVELOPMENT SITE

**FOR SALE**



#### DESCRIPTION:

Shovel-Ready and Transit-Oriented master-planned development site consisting of a combined total of approximately **92.28 cuerdas**, equivalent to **90 acres**, separated into 19 individual parcels and located off State Road PR-177 next to Jardines Urban Train Station. The development has infrastructure in place allowing for the construction of 2,888 Basic Living Units, 112,000 square feet of commercial space and 5,000 square feet of institutional-use space. Investment in current infrastructure surpasses \$80mm.

#### LOCATION:

Río Bayamón North Community, State Road PR-177, Juan Sanchez Ward, Bayamón, Puerto Rico

#### ZONING:

Comunidad Río Bayamón (CRB)

#### SITE AREA:

Approximately **92.28 cuerdas**, equivalent to **90 acres**

#### LOCATION INFLUENCE:

Located off of State Road PR-177, next to the Coast Guard housing in Bayamón, across the street from a medical clinic and adjacent to several residential developments.

In the immediate vicinity of many residential, commercial and retail establishments including shopping centers, schools, stores, restaurants, fast food establishments, gas stations, bakery, bank branches and country club among many others.

#### SITE COORDINATES:

Latitude: 18°23'17.28"N, Longitude: -66°07'33.85"W

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## AREAS DISTRIBUTION

Parcel	Use	Area (Sq. Mts.)	Area (Cuerdas)	BLU	Comm. (SF)
1	Residential	26,130.25	6.6482	375	N/A
2	Residential	9,445.38	2.4032	150	N/A
5	Residential	20,665.21	5.2578	300	N/A
7	Residential	14,492.96	3.6874	250	N/A
9	Residential	11,604.21	2.9524	200	N/A
R-S	Remnant Parcel	16,111.54	4.0992	296	N/A
<b>Total Residential</b>		<b>98,449.55</b>	<b>25.0482</b>	<b>1,571</b>	<b>N/A</b>
3	Mixed-Use	22,487.17	5.7213	350	47,000
4	Mixed-Use	27,328.11	6.953	400	55,000
8	Mixed-Use	16,370.71	4.1652	300	5,000
10	Mixed-Use	16,251.48	4.1348	267	5,000
<b>Total Mixed-Use</b>		<b>82,437.47</b>	<b>20.9743</b>	<b>1,317</b>	<b>112,000</b>
6	Institutional	16,324.58	4.1534	N/A	5,000
<b>Total Institutional</b>		<b>16,324.58</b>	<b>4.1534</b>	<b>N/A</b>	<b>5,000</b>
P-1	Park	66,245.64	16.8547	N/A	N/A
P-2	Park	16,180.04	4.1166	N/A	N/A
P-3	Park	13,479.12	3.4295	N/A	N/A
P-4	Park	10,622.37	2.7026	N/A	N/A
<b>Total Park / Recreational</b>		<b>106,527.17</b>	<b>27.1034</b>	<b>N/A</b>	<b>N/A</b>
X-2	Wetlands-Mitigation	26,372.71	6.7099	N/A	N/A
U	Utilities	3,188.00	0.8111	N/A	N/A
R-1	Remnant Parcel	25,430.13	6.4701	N/A	N/A
12	Remnant Parcel	3,957.14	1.0068	N/A	N/A
<b>Total Other</b>		<b>58,947.98</b>	<b>14.9979</b>	<b>N/A</b>	<b>N/A</b>
<b>CUMMULATIVE TOTALS</b>		<b>362,686.75</b>	<b>92.2772</b>	<b>2,888</b>	<b>117,000</b>

