



CHRISTIANSEN
COMMERCIAL REAL ESTATE

License 134

Caguas, Puerto Rico

DEVELOPMENT SITE FOR SALE



DESCRIPTION:

Two vacant land parcels, with strong development potential consisting of approximately **31,646.13 square meters**, equivalent to 7.82 acres, with excellent frontage to State Road PR-1, Rio Cañas Ward in Caguas.

LOCATION:

Km. 26.8, State Road PR-1, Rio Cañas Ward, Caguas, Puerto Rico

SITE AREA:

Approximately 31,646.13 square meters, equivalent to 7.82 acres

SITE COORDINATES:

Latitude: 18°18'4.30"N, Longitude: -66° 3'41.56"W

ZONING:

C-I (Intermediate Commercial) 73%

R-I (Intermediate Residential) 27%

LOCATION INFLUENCE:

Excellent accessibility and visibility from State Road PR- 1 at the entrance to Laderas de San Juan residential neighborhood with immediate access to major traffic artery Luis A. Ferre Expressway.

Densely populated urban neighborhood surrounded by many supporting commercial, residential and industrial uses. Specifically, close to UPS & Walmart distribution centers, gas service stations, light industrial, warehouse, logistics operations, among others.

PROPERTY ID (TAX CODE NUMBER):

172-021-431-29-000 & 172-021-407-96-000

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

