

Vacant Land for Sale in Guayama, Puerto Rico

BAHIA VISTA

Residential Development Project | Guayama, Puerto Rico

93.431 Cuerdas | 318 - 495 Residential Lots

Direct Frontage on Expressway PR-53

Adjacent to El Legado Golf Resort

Approved Location Consultation | Flood Zone X

Water, Sewer and Electricity Available

Offering Memorandum

Investment Opportunity

This offering represents a unique opportunity to acquire approximately **197.08 cuerdas (774,605.19 square meters)** of strategically located vacant land in the municipality of Guayama, Puerto Rico.

The property consists of two adjacent parcels with strong potential for:

- Residential development
- Mixed-use development
- Solar farm development
- Mechanized agricultural operations
- Long-term land banking and investment hold

The site benefits from direct frontage on Expressway PR-53, with utilities on site, and proximity to Guayama's growing industrial and logistics corridor.

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Property Overview

Property Information

Property Attribute	Details
Property Address	PR-713, Km. 3.1, Jobos & Pozo Hondo Ward, Río Seco Sector, Guayama, PR
Parcel IDs	419-000-001-19-000 and 419-000-001-20-000
Land Area	197.08 Cuerdas
Land Area (SM)	774,605.19 Square Meters
Zoning	SRC & SREP-A
Flood Zone	Zone X
Current Use	Vacant Land
Utilities	Utilities on Site
Access	Direct frontage on Expressway PR-53

Strategic Location

Guayama, Puerto Rico

Guayama continues to establish itself as a strategic industrial and manufacturing hub in Puerto Rico, benefiting from:

- Direct access to major transportation corridors including PR-3 and PR-53
- Proximity to southern Puerto Rico industrial markets
- Access to port infrastructure and logistics networks
- Stable market fundamentals supporting industrial, commercial, and residential development
- Continued demand for large-scale development sites
- El Legado Golf Resort: possibility of access to El Legado membership as an incentive to buyers.

The subject property is positioned within a stable and developing market area with strong long-term growth potential.

Site Highlights

Key Advantages

Excellent Accessibility

- Direct frontage on Expressway PR-53
- Efficient access to PR-53 highway system
- Regional connectivity throughout southern Puerto Rico

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Development Flexibility

- Large-scale land tract allowing phased development
- Multiple potential uses supported by market demand
- Residential and renewable energy potential

Infrastructure Availability

- Utilities on site
- Accessible topography suitable for future development

Strong Long-Term Fundamentals

- Growing demand for development land in southern Puerto Rico
- Industrial and logistics activity supporting surrounding market growth
- Attractive opportunity for institutional or private investment groups

Highest & Best Use Analysis

93.43 Cuerdas Parcel

Recommended Use

- Residential Development
- Mixed-Use Development

Development Potential

The property includes an approved Location Consultation (#2008-71-0267-JPU) for 318 residential lots under R-I zoning parameters. Per a planning analysis, the approved R-I zoning parameters allow for a potential density expansion to approximately 495 lots without requiring an amendment to the existing Location Consultation. The Location Consultation remains in full force and effect pursuant to Law 142-2012, as the Joint Permit Regulations have not been amended to date. The Engineering Certification is available to qualified buyers upon request as part of the due diligence package.

Potential development concepts may include:

- Master-planned residential community
- Workforce housing
- Mixed-use residential with neighborhood retail
- Townhomes and single-family residential development

103.65 Cuerdas Parcel

Recommended Use

- Solar Farm Development
- Mechanized Agricultural Operations

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Development Potential

The parcel's size, zoning characteristics, and regional infrastructure support long-term renewable energy and agricultural opportunities.

Potential uses include:

- Utility-scale solar farm
- Agricultural production
- Mechanized farming operations
- Agri-industrial uses subject to approvals

Development Vision / Potential Future Uses

Residential Community

- Single-family residential development
- Townhome development
- Workforce housing
- Mixed-use community concept

Renewable Energy

- Utility-scale solar energy generation
- Renewable energy infrastructure
- Long-term power generation investment

Agricultural Operations

- Mechanized farming
- Agricultural production facilities
- Agri-business opportunities

Infrastructure & Accessibility / Transportation Connectivity

Highway Access

- PR-53 access supporting regional logistics
- Efficient travel to San Juan, Salinas, Ponce, and southern municipalities

Regional Connectivity

- Access to industrial corridors
- Nearby manufacturing and logistics facilities
- Strategic southern Puerto Rico location

Assumptions & Limiting Conditions

- This Total Estimated Value is not an appraisal.
- Value estimates are based on current market conditions as of the effective date.
- No environmental, geotechnical, or legal issues are assumed unless otherwise stated.
- Zoning and utility availability should be independently verified.

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- Final development potential remains subject to governmental approvals and permitting.

Conclusion

Based on current market data, comparable land sales, location characteristics, and development potential, the subject property represents a compelling investment opportunity within the southern Puerto Rico market.

The property offers a rare combination of:

- Large-scale acreage
- Strategic highway accessibility
- Development flexibility
- Residential growth potential
- Renewable energy opportunities
- Agricultural viability

Contact Information

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About NAI Puerto Rico

NAI Puerto Rico is a full-service commercial real estate firm providing brokerage, advisory, investment, and property services throughout Puerto Rico.

As part of the NAI Global network, NAI Puerto Rico delivers local market expertise supported by global reach and institutional-level resources.

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Bahia Vista - Proposed Schematic Design

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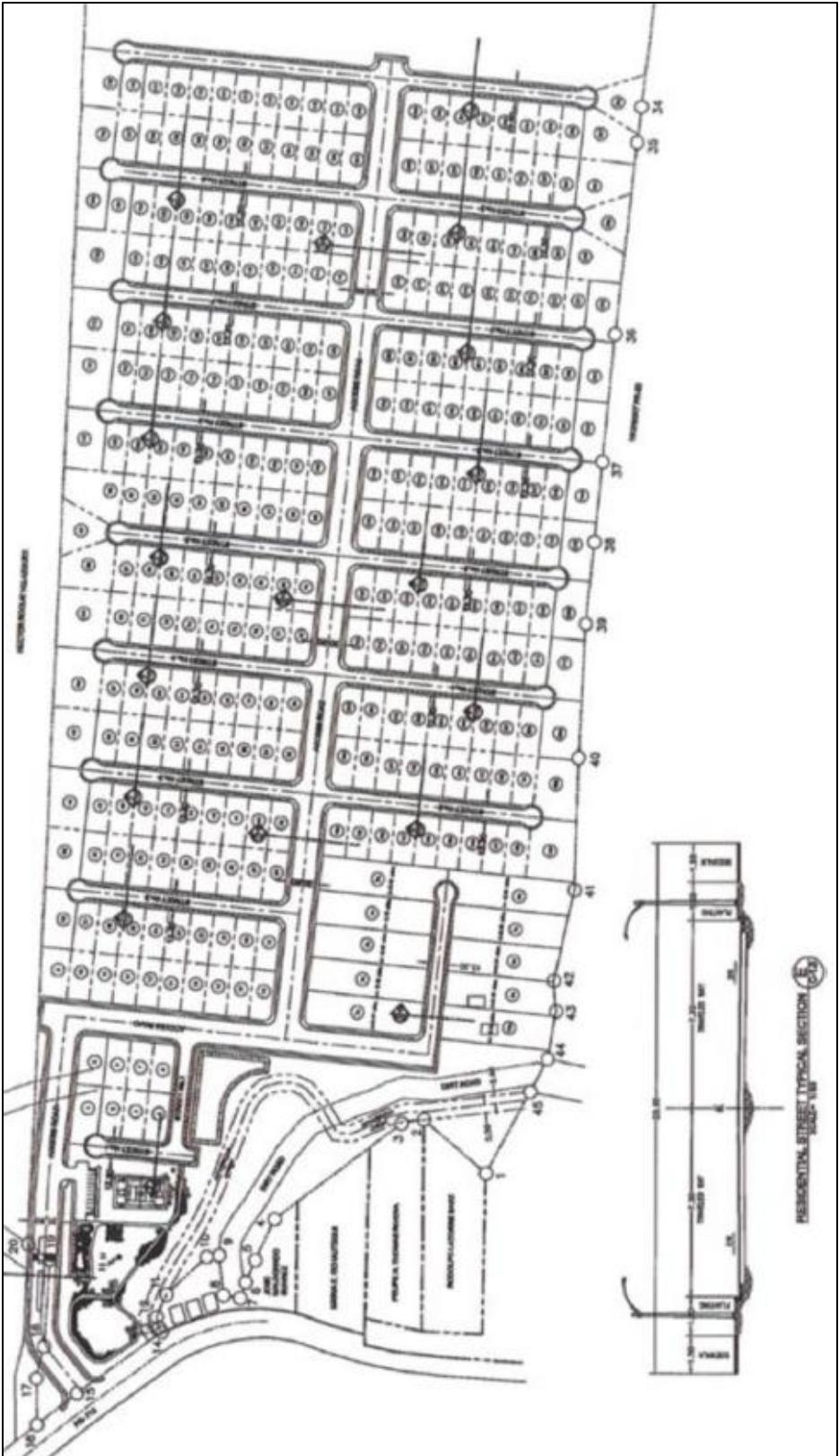
Aerial illustrative rendering

Vacant Land for Sale in Guayama, Puerto Rico



Aerial illustrative rendering including full project specifications

Vacant Land for Sale in Guayama, Puerto Rico



Technical lot layout plan

Vacant Land for Sale in Guayama, Puerto Rico



Masterplan overlay on satellite imagery

Vacant Land for Sale in Guayama, Puerto Rico



Satellite view of the site

Vacant Land for Sale in Guayama, Puerto Rico

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