



Development Opportunity in Palmas del Mar

Bo. Candelero Abajo, Lot B-3 of PP1A
Palmas del Mar PR

Exclusively listed by JLL

Overview

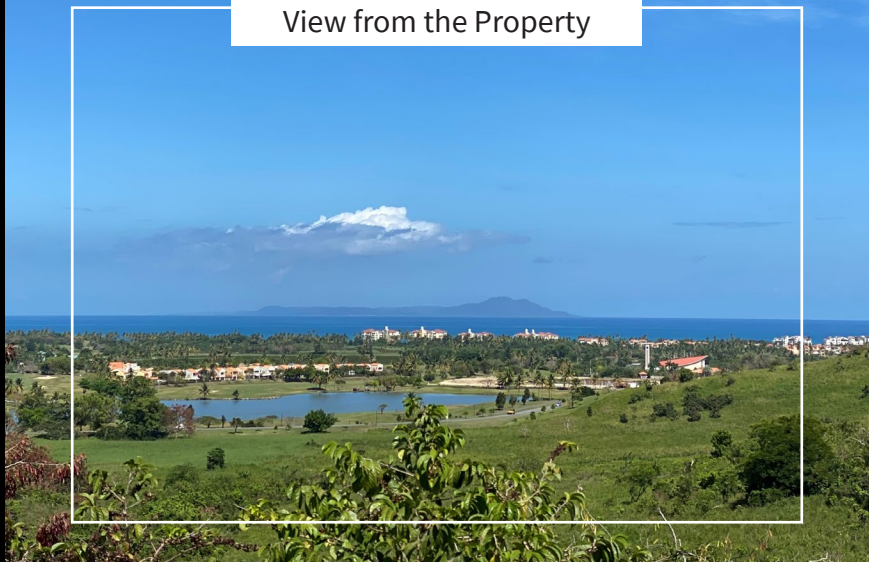
SIZE	23,582 SM (5.82 acres)
LOCATION	<u>18.097786, -65.813257</u>
PRODUCT TYPE	Land
ZONING	PDMI
CADASTER	330-000-006-57-000

Highlights

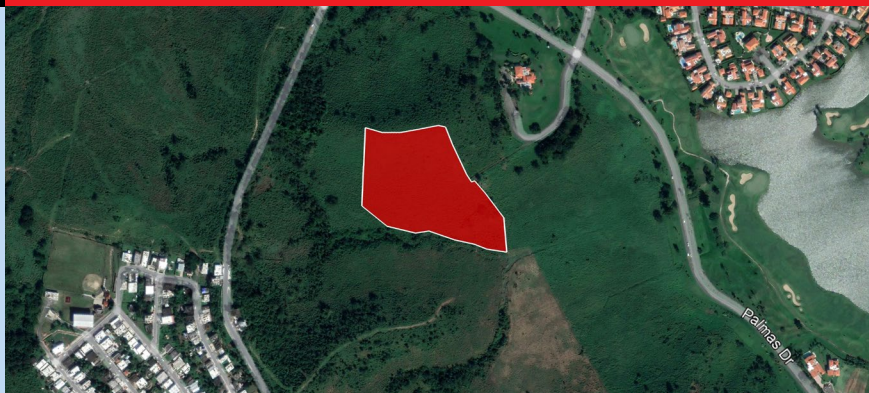
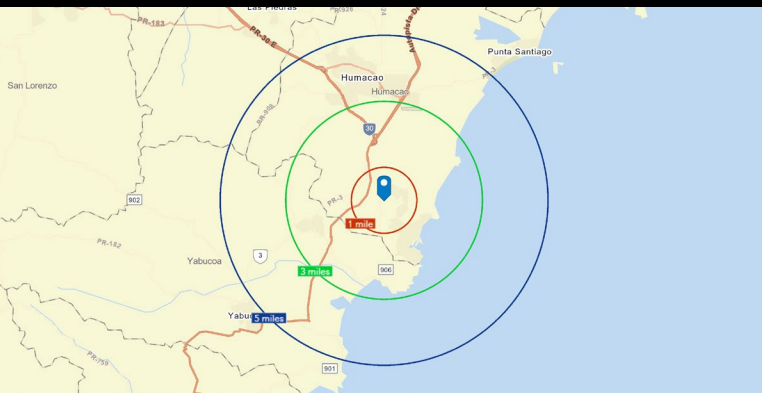
- Prime opportunity for residential development in growing Master Planned Community 45 minutes from Metro San Juan
- Hill top vista with incredible views of Palmas del Mar, Vieques and the Caribbean
- Underground utility Infrastructure located near the access point to the property
- Sloping topography provides unobstructed view option for home site placement



View from the Property



FOR SALE 5.82 ACRES +/-



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Why Palmas del Mar?

Ranked as one of the top Airbnb locations in the Caribbean with a large full-time population, Palmas del Mar is one of the largest master-planned, resort-oriented residential developments in the Caribbean, with approximately 2,750 acres of land devoted to a variety of residential, commercial, and resort uses. The gated community is located on the southeast coast of Puerto Rico. Palmas del Mar has more than six miles of Caribbean Sea frontage, including approximately three miles of continuous sandy beach. The remainder of the water frontage is comprised of secluded beaches and rocky outcroppings, offering sweeping views and protected coves.

The inland portion of Palmas del Mar presents a diverse topographical landscape providing an extensive array of land use designs ranging from custom hillside residences to clustered housing developments fronting golf courses and other recreational amenities. Adding to the tranquility of the development, the preferred means of transportation is by golf cart, rather than automobile.

Palmas has a 162 slip marina, a new worldclass yacht club equipped for 142 yachts and 20 mega yachts, an equestrian center, two 18 hole golf courses designed by Rees Jones and Gary Player, a 20-court tennis center, beach clubs, a Pre-K to 12th grade English language school, a 60 acre tropical forest, and 14 restaurants - all within a golf cart ride.

Location

Palmas del Mar is located 35 miles southeast of the San Juan Metropolitan Area. Driving time to Palmas del Mar is approximately 40 minutes from the San Juan Metropolitan Area via a network of four-lane expressways. State Road 906 is a four-lane, divided thoroughfare that provides direct access to Palmas del Mar from State Road 30, a multi-lane expressway. In addition, a private airport is only 15 minutes away. The main point of entry into Palmas is through the manned gate house on Palmas Drive, less than a quarter mile from the intersection with State Road 906.



Demographics of Palmas del Mar in Humacao



21,236

Est. Palmas
population



50,000

Est. weekend
population



\$175,000

Average HH
Income

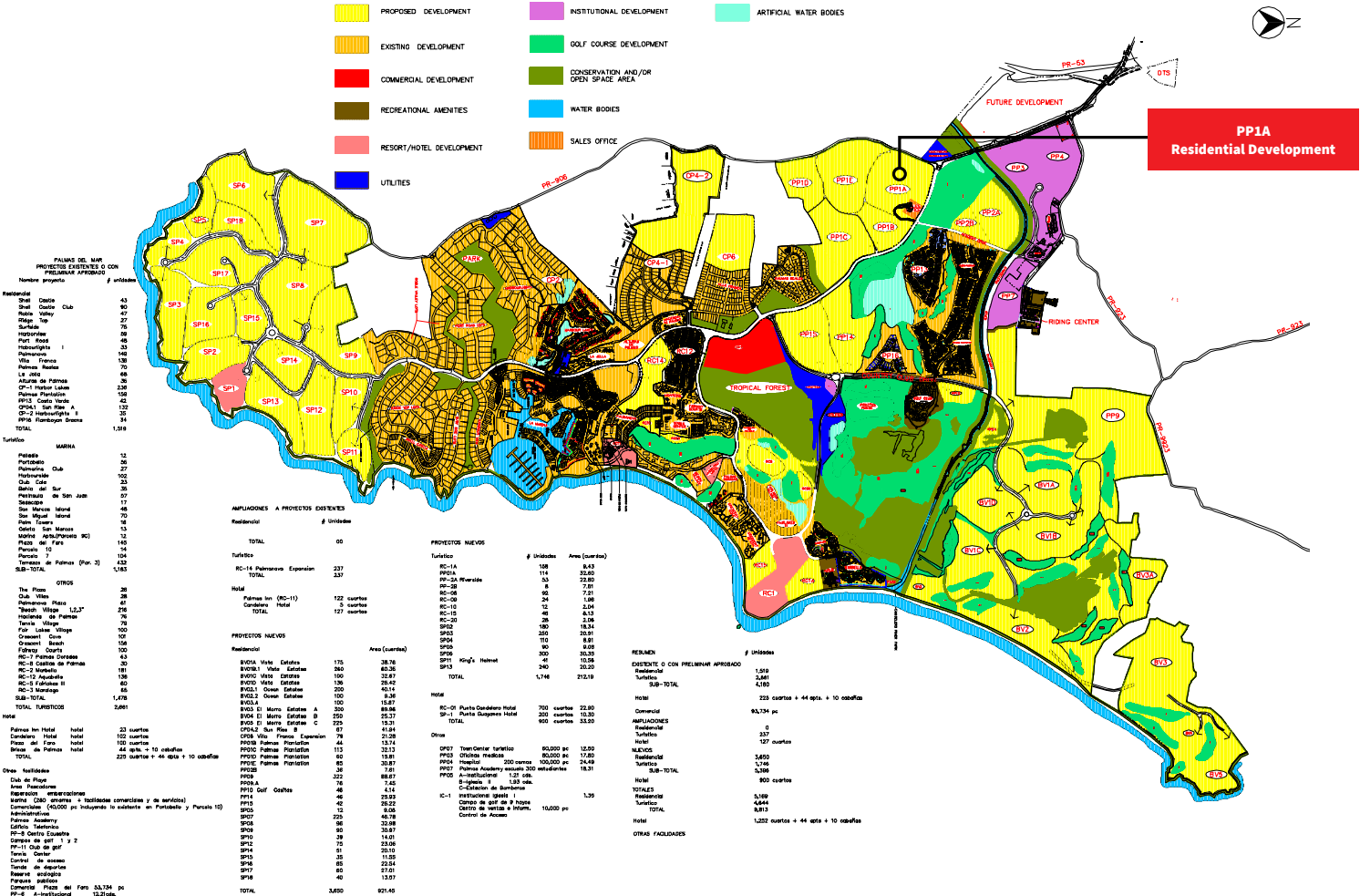


1,200

Est. full time
Households

**JLL / Alexander Babbage - PinPoint Geofencing Study - Estimated

Palmas del Mar Master Plan





Development Opportunity in Palmas del Mar

Bo. Candelero Abajo, Tract 2-A
Palmas del Mar PR

Gallery



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