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For sale

Development Opportunity
in Toa Baja
~22 Acre Land Parcel

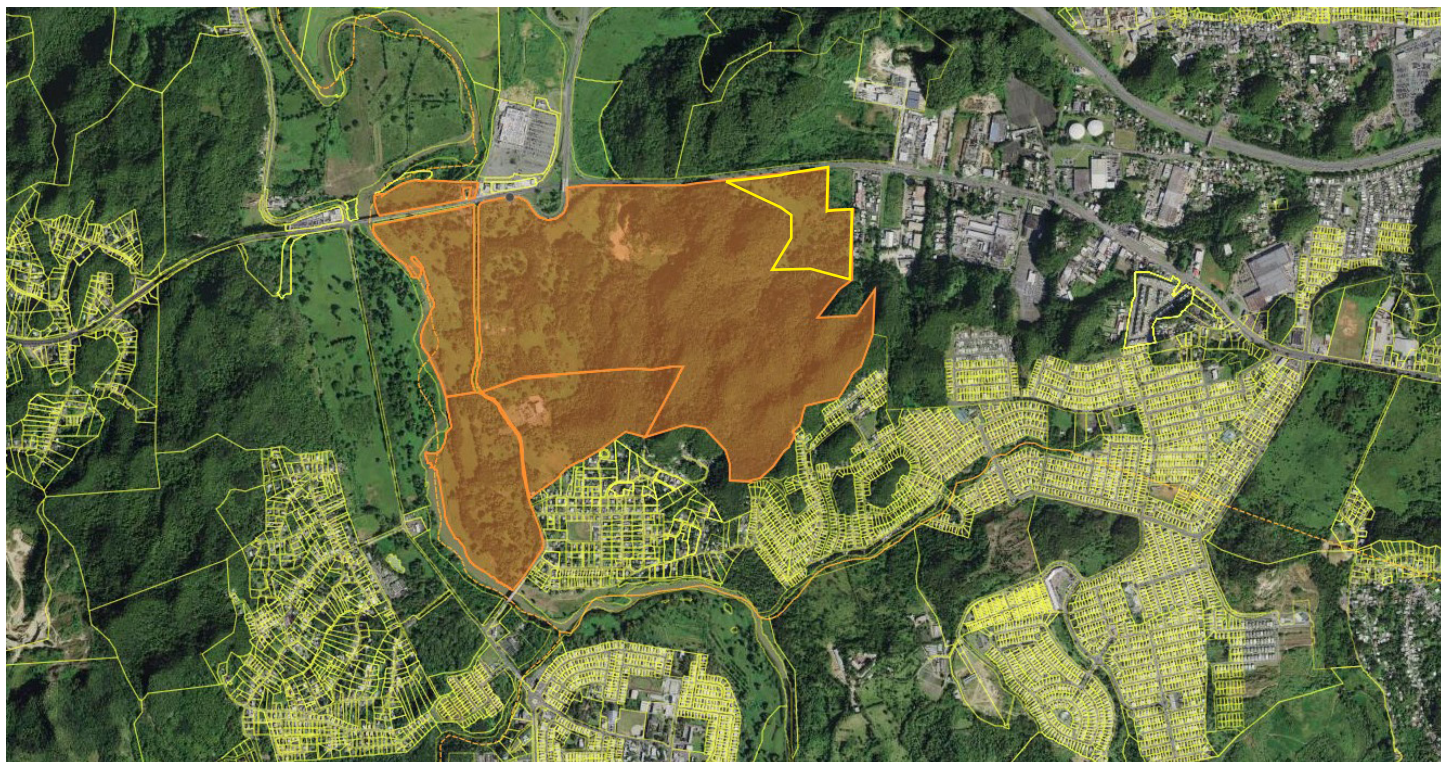
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About the site

Discover a great industrial development opportunity in Toa Baja: a approx. 22-acre land parcel partially zoned I-P with great access and visibility on PR-2.

PROPERTY SUMMARY	
ADDRESS	Bo. Media Luna, Toa Baja, PR
LOCATION	18.410400622988444, -66.24231048474041
PROPERTY TYPE	Land
LOT SIZE	~22 Acres
PARCEL NUMBER	060-000-006-21-901 084-000-001-01-000
ZONING	I-P, C-R, A-P
FLOOD ZONE	X

Aerial



Gallery



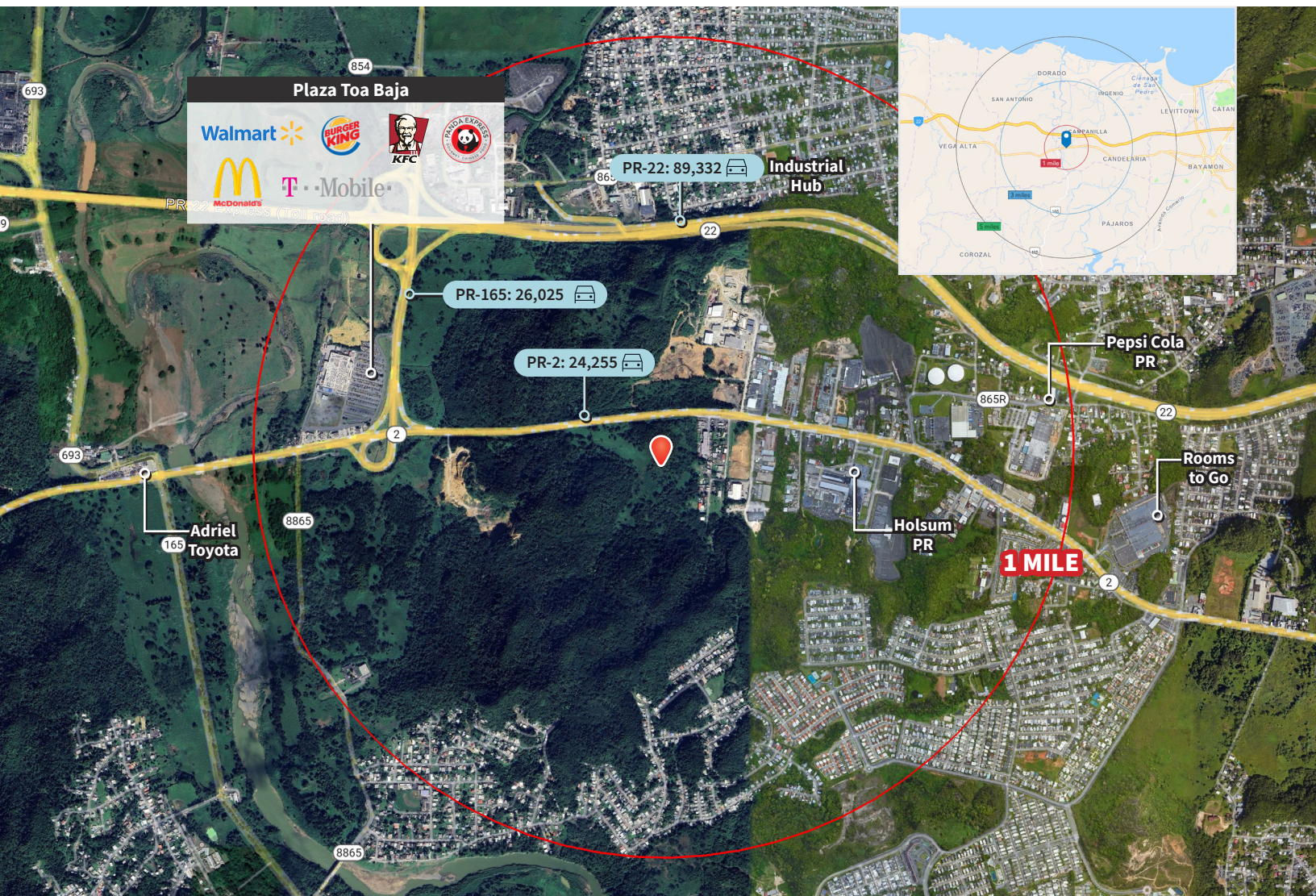
Location highlights

The property boasts superior access and visibility along PR-2 in Toa Baja, with 24,255 cars passing daily. It provides convenient connectivity to expressway #22, which sees 89,332 vehicles daily. The surrounding area features a diverse mix of distribution centers, industrial and commercial enterprises, and includes the Walmart Toa Baja Supercenter in its immediate vicinity.

Demographics	1-mile	3-mile	5-mile
Population	1,416	53,028	184,173
Households	476	17,943	62,398
Median HH Income	\$12,447	\$17,719	\$19,374

Source: Esri, 2021

Traffic Count: 26,025 (PR-165), 24,255 (PR-2), 89,332 (PR-22)



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