

For Sale

# 11.83 Acres on PR # 2 Approved Development Site Isabela, PR



## Property Description

**Overview:** Isla Bella is a planned new development located in Isabela, Puerto Rico. Isabela is located on Puerto Rico's northern coast, approximately 55 miles west of San Juan. The land is located at the intersection of Highway 2 and the new PR Route 4494 extension which will provide direct access to the more than 60,000 residents of the town of Isabela.

The land is across Highway 2 from Plaza Isabela, a community shopping center anchored by Walmart, Selectos Supermarket, Caribbean Cinemas, and Pep Boys, also owned by Developers Diversified Realty. Both Isabela centers are approximately 18 miles west of Plaza del Norte and Plaza del Atlantico.

The development's demographics are somewhat skewed due to the center's proximity to the Atlantic Ocean; however, it serves a 15-mile primary trade area of more than 377,240 people with an average household income of nearly \$30,000.

Latitude: 18.4732 Longitude: -67.0202  
Crossroads: PR #2 & Municipal Rd

	Population	Households	Avg. HH. Income
10 Miles	226,642	75,951	\$29,972
15 Miles	377,245	124,804	\$29,753
20 Miles	476,000	157,655	\$31,723

For more information and inspection please contact:

### Fernando Toro

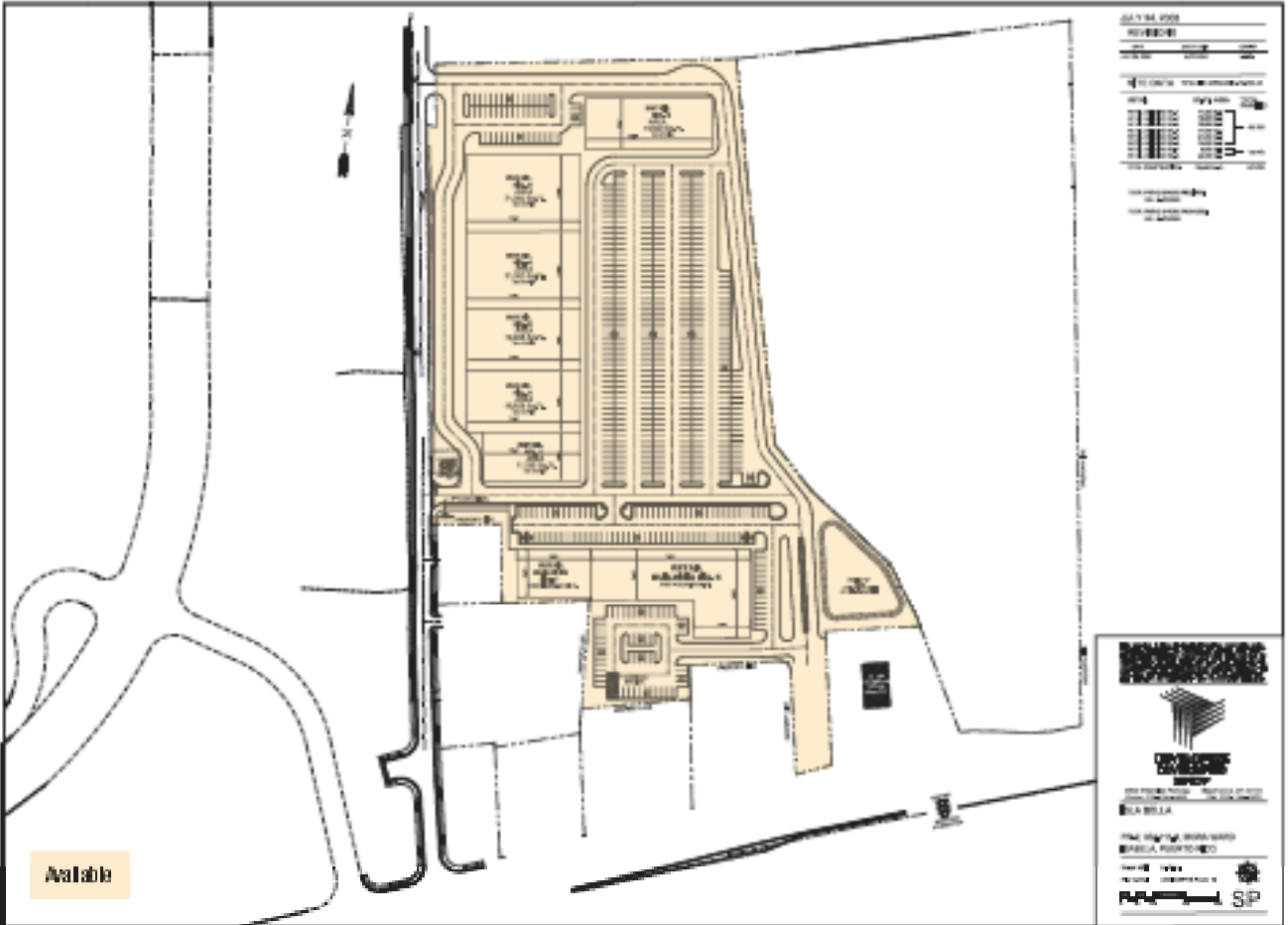
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