

Investment Land for Sale

Price: \$4,000,000 USD



Size: 144,236 sq ft

Lot Size: 144,236 sq ft

Address: San Lorenzo, Puerto Aventuras Real Estate, Quintana Roo, 77734

Description

Located directly along the 307 Highway, this 13.4-hectare parcel is part of the San Lorenzo Project, an outstanding opportunity for commercial and residential development in a strategic, accessible location. The property is fully titled and ready for immediate use, with flexible purchase options to suit investors, developers, or institutional buyers.

Flexible Parcel Configuration for Multiple Investment Paths

The property is currently subdivided into two primary fractions, each with independent titles, and can be sold as a single 13.4-hectare parcel, two large fractions, or four separate titled segments.

Fraction 3 (Front Section):

- A 1-hectare parcel zoned for commercial use with direct road frontage.
- A narrow titled strip located directly behind the commercial area, designated for powerline infrastructure. This segment was titled independently, with the future option to be donated to the CFE (Federal Electricity Commission) upon project completion.
- A 6.7-hectare parcel zoned for residential development, ideal for housing or mixed-use construction.

Fraction 4 (Back Section):

- A 5.7-hectare parcel with residential zoning and its separate title, providing an additional layer of development flexibility.

Ready for Development with a Clear Title

This property represents a unique opportunity for phased development with multiple exit strategies. Whether you're planning a commercial hub, a residential community, or a mixed-use master plan, San Lorenzo offers titled land, a prime location, and subdivision-ready documentation.

FAQ

Is the San Lorenzo property fully titled and ready for sale?

Yes, all sections of the property are fully titled and legally registered, making it ready for immediate transfer and development.

Can the property be purchased in parts rather than as a whole?

Yes. Buyers can acquire the entire 13.4 hectares, either of the two main fractions (Fraction 3 or Fraction 4), or one of the four individually titled segments.

What zoning or use designations apply to the land?

The front 1-hectare parcel is zoned for commercial use, while the remaining parcels are designated for residential development. This mix supports flexible, mixed-use project planning.

Is the land located along a main access road?

Yes, the property has direct frontage along the main road, offering excellent visibility and access for both commercial and residential development.

Are there utilities available on or near the property?

Electricity infrastructure is nearby, and the titled powerline strip was designed to facilitate future utility connections. Additional services would depend on the development plan.











