

\$1,950,000 - Pr-172 Km. 16.2, CIDRA

MLS® #PR9112930

\$1,950,000

Bedroom, Bathroom,
Land on 29.12 Acres

N/A, CIDRA, PR

Located within the renowned Finca Campo Alegre, Parcel #4 presents a remarkable opportunity for development in Cidra, Puerto Rico. Spanning 29.1246 acres, this parcel is one of six distinct parcels, each with its own tax ID number and land use classification, offering flexible options for potential buyers.



Parcel #4 is a unique offering within Finca Campo Alegre, surrounded by breathtaking natural beauty and serene landscapes. This land provides ideal conditions for residential development, with a tranquil atmosphere and views that emphasize privacy and natural surroundings.

Land Classification and Qualification

Parcel #4 = 29.1246 acres (approx. 29.9876 cuerdas or 117,623.1240 square meters) were requalified as:

Residential District 1 (R-1)

Best Use

Suitable for a senior living development or a private “ public school

About Finca Campo Alegre

Spanning 357.5774 cuerdas (347.2870 acres) in total, Finca Campo Alegre is a stunning countryside estate located in Cidra, Puerto Rico. The property is split into six separate, independent parcels, each with distinct land use classifications, allowing for various development opportunities or standalone

purchases. A portion of the land, totaling 110 cuerdas (107 acres), borders the tranquil Cidra Lake, providing extraordinary water views and seclusion for this expansive estate.

Prime Location & Accessibility

Strategically located along Route 172, Finca Campo Alegre enjoys direct access to all parcels, eliminating any landlocked areas. The property is well-connected, providing easy access to Luis A. Ferr   Expressway (PR-52), which links San Juan to the north (a 35-minute drive away) and Ponce to the south, and is also conveniently located near Luis Mu  oz Mar  n International Airport, making this an ideal location for residential and commercial development.

Unmatched Versatility & Development Potential

The expansive nature of Finca Campo Alegre creates endless possibilities for sophisticated projects. A portion of the property, totaling 249.3850 cuerdas (242.2081 acres), already holds a Site Consultation Approval for a mixed residential development of up to 540 units, further enhancing the appeal of this land.

The flexibility of purchasing individual parcels or the entire estate offers potential buyers an attractive range of options, whether they are seeking a tranquil private estate, residential development opportunities, or investment in a larger mixed-use project.

Why Choose Finca Campo Alegre?

With its stunning views, serene landscapes, and unique development potential, Finca Campo Alegre stands as the only property of its size in Cidra with viable, flexible development options. Whether for personal, commercial, or recreational use, this property provides an exceptional canvas for a wide range of projects. The parcel sizes, direct road access, and available infrastructure make this

a one-of-a-kind opportunity for developers looking to create something special in the heart of Puerto Rico.

Tax Incentives

Additionally, the government of Puerto Rico offers a wide array of tax incentives that may be available to support your development and enhance the appeal of this exceptional property.

Essential Information

MLS® #	PR9112930
Price	\$1,950,000
Sold Price	\$1,600,000
Sold Date	July 15th, 2025
Acres	29.12
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	Pr-172 Km. 16.2
Area	Cidra
Subdivision	N/A
City	CIDRA
County	Cidra
State	PR
Zip Code	00739

Amenities

View	Water
Is Waterfront	Yes
Waterfront	Lake Front

Exterior

Lot Description	Buildable
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Additional Information

Date Listed	April 9th, 2025
Days on Market	152
Zoning	R-1

Listing Details

Listing Office	CORCORAN PUERTO RICO
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