

# FOR SALE

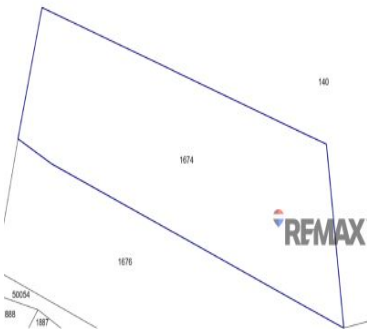
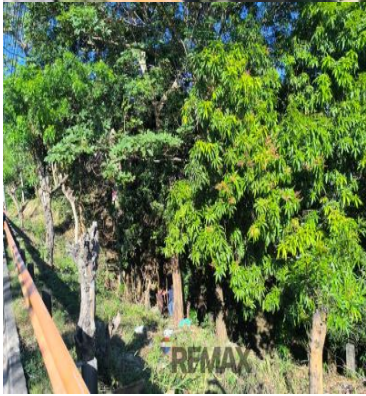
\$ 95,000.00 USD

El Salvador - San Salvador

Santiago Texacuangos

Listing ID: 003063705006

?? Asking Price: \$95,000?? Lot Size: 3,730.45 v²?? 90% usable for mixed-use development(Residential • Commercial • Industrial) ?? Ideal for developers and investors seeking strong returns driven by location, connectivity, and future appreciation. ?? Key investment advantages: ? Sloped/hilly terrain, ideal for tiered developments, warehouses, residential or commercial projects? Elevation of 692 meters above sea level, offering views and natural airflow? Approximate 15-meter elevation drop from street level, suitable for efficient architectural design? Established right-of-way and stormwater drainage easements ? Utility availability:• Potable water (availability confirmed)• Electricity• Telecommunications• Septic system (no municipal sewer) ?? Strategic location:• Direct access from Comalapa Highway• Only 2.5 km from El Encanto Shopping Center (Olocuilta)• 2.5 km from Santo Tomás Shopping Center• Easy connections to Old Zacatecoluca Road and the Panoramic Route ?? High demand + prime connectivity + flexible zoning = strong ROI ? Competitive pri



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