

COMMERCIAL DEVELOPMENT LOT FOR SALE IN GUANACASTE, COSTA RICA

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96J6+PW Provincia de Guanacaste, Santa Cruz, Costa Rica



Prime Highway Frontage Between Huacas and Brasilito Price: \$2,900,000 USD –

Negotiable This exclusive mixed-use development property is strategically located on the main public road between Huacas and Brasilito, in the heart of Guanacaste's fastest-growing commercial corridor near Tamarindo and Playa Flamingo. This 16,684 m² (4.12-acre) commercial lot offers exceptional highway exposure, 173 meters of direct road frontage, and leveled topography ready for immediate development. Property Highlights

Location: Huacas-Brasilito main highway, Guanacaste, Costa Rica Lot Size: 16,684 m²

(approximately 4.12 acres) Road Frontage: 173 meters on public highway Topography:

Cleared and leveled land Zoning Potential: Ideal for commercial or mixed-use

development Price: \$2,900,000 USD (motivated seller) Prime Commercial Real Estate

Investment in Guanacaste This property is positioned in one of the most active real estate markets in Costa Rica. The Huacas-Brasilito corridor connects Tamarindo, Playa Flamingo Marina, Playa Conchal, and multiple residential communities, making it a high-traffic commercial zone with strong growth fundamentals. Key advantages include:

- Direct highway access for retail, hospitality, or residential-commercial projects
- High visibility location ideal for shopping centers, medical clinics, boutique hotels, or condominium developments

- Large land parcel suitable for phased development or master-planned projects

- Rapidly expanding tourism and residential demand in the Guanacaste region

Development Potential This commercial land for sale in Costa Rica is ideal for:

- Retail plaza or commercial center
- Mixed-use residential and commercial project
- Boutique hotel or condo-hotel
- Medical or wellness complex
- Grocery store or anchor commercial development

With leveled terrain and excellent frontage, construction planning and permitting processes are significantly streamlined compared to raw land parcels. Why Invest in Guanacaste Real Estate Guanacaste continues to lead Costa Rica's real estate market due to:

- Strong tourism growth
- International buyer demand
- Proximity to Liberia International Airport
- Infrastructure improvements and marina development
- Limited availability of large-scale commercial highway properties

High-exposure commercial land along major roads is increasingly scarce, making this a strategic long-term investment opportunity.



Ricardo Poyatos



Basics

Price: \$2,900,000

Location: [Santa Cruz](#)

Type: Commercial, Land/Lots

Lot Size, Sq m: 16684 m²