

INVESTMENT MEMORANDUM · FOR SALE

Commercial Development Site

MACARTHUR HIGHWAY
Bocaue, Bulacan · Philippines
14°48'08.4"N 120°55'18.5"E



AERIAL OVERLAY · INDICATIVE BOUNDARY · 14,786 SQ.M. (1.4786 HA) · MACARTHUR HIGHWAY, BOCAUE, BULACAN

LAND AREA

14,786 sq.m.
1.4786 hectares · consolidated

HIGHWAY FRONTAGE

≈ 41 m
Along MacArthur Highway

ASKING PRICE

₱35,000/sq.m.
Indicative value ₱517.51M

THE OFFERING

At a Glance

LAND AREA

14,786 sq.m.

Consolidated two-party assemblage

FRONTAGE

≈ 41 metres

Direct MacArthur Highway exposure

LOCATION

Bocaue, Bulacan

MacArthur Highway · AH26 corridor
14°48'08.4"N 120°55'18.5"E

TENURE

Freehold

Titled · for outright sale

ASKING PRICE

₱35,000 / sq.m.

Indicative basis

INDICATIVE LAND VALUE

₱517,510,000

An institutional-scale holding on a proven corridor.

The subject property is a rare, large-format commercial development site of **14,786 square metres** assembled along MacArthur Highway in Bocaue, Bulacan — one of Central Luzon's most heavily trafficked arterial corridors and the principal overland link between Metro Manila and the northern provinces.

The site benefits from approximately **41 metres of continuous highway frontage**, exceptional commercial visibility, and an immediate trade area defined by established anchors: Dr. Yanga's Colleges, a cluster of national banks (Metrobank, Security Bank, BPI and Philippine Business Bank), and the Golden Commerce Court retail node. Few opportunities of this scale and frontage remain available on the corridor in single ownership.

A development-ready footprint at corridor scale — with the frontage, visibility and catchment that institutional retail and mixed-use tenants require.

Beyond its present trade fundamentals, the holding sits within the broader growth corridor of the **New Manila International Airport (NMIA)** in Bulacan and the wider Bulacan expansion programme — structural demand drivers expected to support sustained population growth, commercial expansion and institutional development across the province over the long term.

USE

Commercial / Mixed-Use

FOOTPRINT

1.48 hectares

TRANSACTION

Outright sale

A development *footprint* at scale.

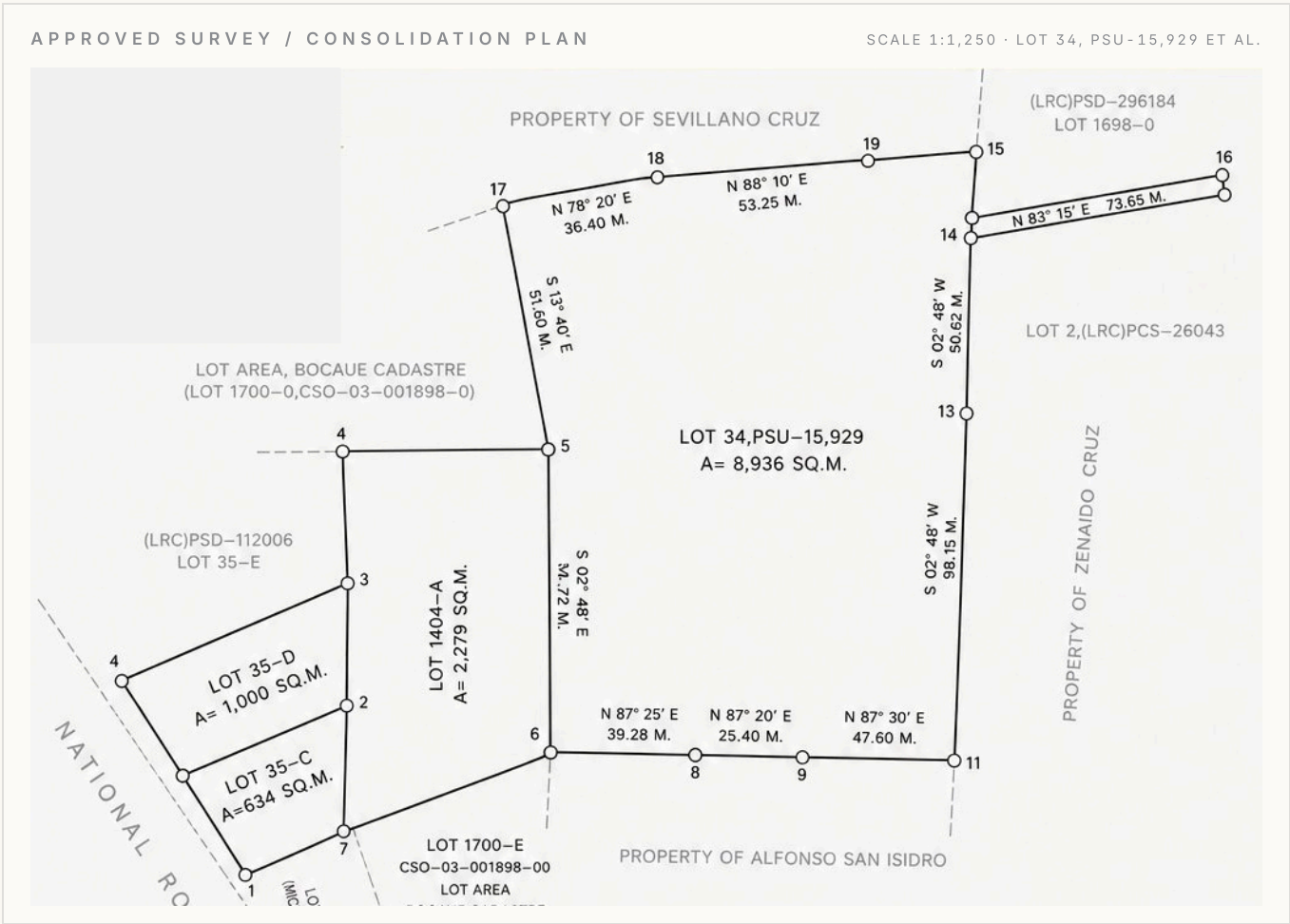
The holding pairs approximately 41 metres of National Road / MacArthur Highway frontage with a large, regular interior block — Lot 34 at 8,936 sq.m. — set immediately behind it. The frontage parcels carry highway access and visibility, while the interior block accommodates anchor-led retail, structured parking and phased build-out that shallow roadside lots cannot support.

SURVEYED LOT COMPOSITION

Lot 34 · PSU-15,929	8,936
Lot 1404-A	2,279
Lot 35-D (frontage)	1,000
Lot 35-C (frontage)	634
Lot 35-E & related parcels	balance
Approx. gross, per plan	≈ 14,760

COMBINED SITE AREA 14,786

The approved plan reflects surveyed component lots; the governing combined site area is 14,786 sq.m. Plan, title and tax-declared areas differ across the PSU / PSD / PCS documents — see the title matrix overleaf — and are to be reconciled on a final relocation survey.



Reproduced from the approved survey / consolidation plan. Lot 34 (PSU-15,929) forms the deep interior block; the frontage parcels (Lots 35-C / 35-D) meet the National Road / MacArthur Highway at the south-west. Full metes and bounds (lines 1-2 through 17-5, scale 1:1,250) are stated on the plan and remain subject to confirmation against the certified technical descriptions and a final relocation survey.

Title, tax declaration & *ownership* matrix.

The site is a consolidated assemblage held across two registered interests — Mersan Agri Development, Inc. and the Spouses Mercado — offered together as a single transaction. The register below reproduces the title and tax-declaration entries on record for preliminary review.

COMBINED SITE AREA

I 4,786 sq.m.

1.4786 hectares · governing

TITLE NO.	LOT · SURVEY	AREATA	TAX DEC. NO.	CLASSIFICATION	ASSESSED / MARKET	REMARKS
Mersan Agri Development, Inc.						
TCT 040-2015015924	Lot 34 · PSU-153929	9,956	TDARP 2024-04019-00084	Industrial Land	₱491,840 / ₱1,229,600	Main parcel
Spouses Ruben R. & Lourdes S. Mercado						
TCT T-416783 (M)	Lot 35-D · PSD-112006	1,000	TDARP 2024-04019-00083	Industrial Land	₱776,000 / ₱1,940,000	Fronting National Road
TCT T-416784 (M)	Lot 35-C · PSD-112006	634	TDARP 2024-04019-00084	Industrial Land	₱491,840 / ₱1,229,600	Land component
TCT T-416784 (M)	↔ Lot 35-C improvement	(634)	TDARP 2024-04019-00087	Machinery	₱12,000 / ₱15,000	Machinery declaration only
TCT T-416784 (M)	↔ Lot 35-C improvement	(634)	TDARP 2024-04019-00095	Building (Camarin)	₱223,870 / ₱559,684	Existing structure on site
TCT T-416784 (M)	Lot 1 · PCS-26843	3,036	Not clearly legible	Industrial / Commercial	TBD / TBD	Survey-plan parcel — verify
TCT T-416784 (M)	Lot 2 · PCS-26843	1,160	Not clearly legible	Industrial / Commercial	TBD / TBD	Survey-plan parcel — verify
Separate declaration	Residential parcel	378	TDARP 2024-04011-00218	Residential Land	₱37,040 / ₱370,440	Separate residential declaration

READING THE REGISTER

Entries are **not additive**. The Machinery and Building (Camarin) lines are *improvement* declarations on the same 634 sq.m. Lot 35-C (shown in brackets), not additional land. Lots 1 and 2 (PCS-26843) are survey-plan parcels whose areas overlap the titled lots and whose tax declarations are not yet legible — to be verified.

The governing figure is the consolidated **Combined Site Area of 14,786 sq.m.** Component, title and survey areas differ across the PSU, PSD and PCS documents and are to be reconciled on a final relocation survey.

VERIFICATION

Assessed and market values are the local assessor's figures for taxation, not the asking price or an appraisal of market worth.

Classifications (industrial, residential) reflect assessor records; zoning compliance and any land-use conversion (incl. DAR where applicable) are buyer due-diligence items. The site is marketed for commercial development on that basis.

All title numbers, tax-declaration numbers, lot numbers, areas, encumbrances and annotations remain subject to verification against certified true copies and the approved survey plan.



Single transaction

Two registered interests, one consolidated sale — no staged acquisition.



Assemblage de-risked

Consolidated at the point of sale — no holdout or fragmentation risk to the buyer.



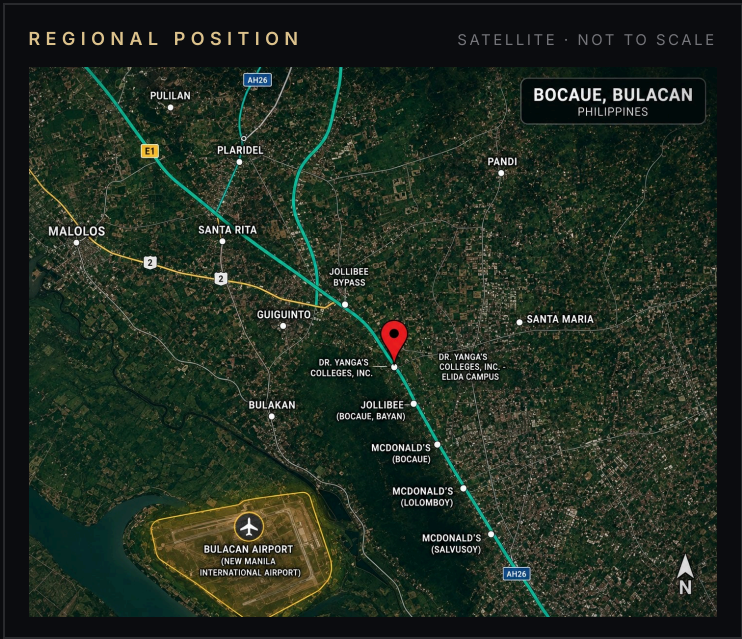
Documented

Titles and tax declarations available to qualified purchasers for due diligence.

The gateway between Metro Manila & *Central Luzon.*

Bocaue occupies a strategic position on MacArthur Highway (AH26), the historic arterial spine threading the urbanised towns of southern Bulacan. The corridor carries continuous commuter, provincial-bus and freight movement between the Metro Manila conurbation and the population centres of Central and Northern Luzon.

The immediate municipal belt — Balagtas, Guiguinto, Plaridel, Santa Maria and the provincial capital of Malolos — forms one of the most densely settled and rapidly commercialising districts in the region, anchoring a deep and resilient consumer catchment around the site. Established regional retail — WalterMart Sta. Maria, Robinsons Townville Meycauayan and Sterling Square Mall — frames the wider trade area.



Site position on MacArthur Highway (AH26), Bocaue — at Dr. Yanga's Colleges, between the Metro Manila conurbation and the Central Luzon towns, with the New Manila International Airport to the south-west. Coordinates 14°48'08.4"N 120°55'18.5"E.

STRATEGIC ACCESS

Metro Manila (north EDSA)
Primary demand & labour market

~30 km south

NLEX interchange access
Expressway link to MM & North

Bocaue / Balagtas

Provincial capital (Malolos)
Government & institutional hub

~15 km north-west

New Manila Int'l Airport
Long-term regional growth anchor

South-west, Bulakan

*A corridor location, not a destination —
where the market already passes the gate
every day.*



A mature trade area with *proven* anchors.

The subject frontage sits within an established commercial cluster where national banks, a major college and organised retail already concentrate daily traffic. This is a corridor that has demonstrated its commercial credentials — not a speculative location awaiting activation.

ESTABLISHED ANCHORS · IMMEDIATE TRADE AREA



Dr. Yanga's Colleges

Major private tertiary institution generating sustained daily footfall and a captive student, staff and visitor market along the frontage.



Metrobank · Bocaue

National branch presence underscoring the corridor's commercial maturity and transaction density.



Security Bank

Full-service branch directly on the highway within the immediate trade area.



BPI

Established branch reinforcing the area's standing as a recognised banking node.



Philippine Business Bank

Additional banking anchor adjacent to the subject frontage.



Golden Commerce Court

Established retail / commercial node anchoring foot traffic at the corridor.



Banks follow trade

Branch clustering signals transaction density and a creditworthy catchment.



Schools drive demand

Tertiary enrolment sustains predictable, year-round daily footfall.



Traffic generators

Retail tenants prefer corridors with existing, captive movement.

Positioned within a *province-scale* growth programme.

The site is not adjacent to, and not dependent on, the airport — but it sits in the same province as the **New Manila International Airport (NMIA)**, a structural, long-horizon driver of demand across Bulacan.

NEW MANILA INTERNATIONAL AIRPORT · AT A GLANCE

≈2,500 ha Airport footprint Within a wider ~12,000-ha San Miguel Aerocity township.	4 runways Master plan Phase 1 covers two parallel runways and a passenger terminal.	35–100 M pax/yr Capacity Initial 35 million, rising to ~100 million at full build-out.
≈₱735 B Investment San Miguel Corp. under a 50-year build-operate-transfer concession.	≈2028 target Phase-1 completion Targeted per public reports; subject to project timelines.	≈35 km N Of Manila On the Bulacan coast — the same province as the site.

Figures per public reports (San Miguel Corporation / Department of Transportation). The project is under development; scope, capacity, cost and timelines are forward-looking and subject to the proponent's and government's own schedules and approvals.

LONG-TERM DEMAND DRIVERS

- 

Deep provincial catchment

Bulacan is the most populous province in Central Luzon — about 3.88 million residents (2024 census) — a large and growing consumer base around the corridor.
- 

Corridor connectivity

MacArthur Highway (AH26) and the NLEX form the province's arterial spine; NMIA adds a planned airport toll road and Skyway connections.
- 

Retail & commercial expansion

A deepening household catchment supports anchor-led retail, dining and service formats along the highway belt.
- 

Institutional development

Continued investment in education, healthcare and civic facilities across southern Bulacan.
- 

Logistics activity

Airport-driven and expressway freight movement reinforce the area's long-term logistics relevance.

A measured thesis: the corridor's fundamentals stand on their own today, with NMIA and Bulacan's expansion as long-dated optionality — not the basis of value.

The holding, *by the numbers.*

The attributes that distinguish the site within the Bocaue commercial corridor, expressed as the figures that matter to an acquirer.

01 14,786 sq.m. Land Area Consolidated holding — 1,4786 hectares in single ownership.	02 ≈ 4 I m Highway Frontage Direct, continuous exposure to MacArthur Highway (AH26).	03 ₱35,000 /sq.m. Asking Rate Indicative basis, subject to negotiation.
04 ₱517.5 I M Indicative Value 14,786 sq.m. at the asking rate.	05 4 banks National Banks Nearby BPI, Metrobank, Security Bank & PBB in the trade area.	06 2 owners Registered Interests Mersan Agri Dev. and the Spouses Mercado — one transaction.
07 ≈ 30 km To Metro Manila Direct arterial link south toward north EDSA.	08 AH26 route National Highway MacArthur Highway — a primary Luzon arterial.	09 Freehold Clean Title Titled property offered for outright sale.

Highest & best use, *ranked by fit.*

The concepts below are ordered by alignment with the site’s frontage, scale and anchors — anchor-led retail formats leading as the **primary fit**, with institutional and mixed-use formats as strong adjacent options. They are **illustrative only**, not approved plans, densities or a recommended scheme.

CONCEPTUAL · NO SITE PLAN

PRIMARY FIT  Community Mall Corridor-scale footprint and frontage suit an anchor-led neighbourhood mall serving the surrounding municipal catchment.	PRIMARY FIT  Supermarket-Anchored A grocery anchor with supporting line shops — a proven format for densifying provincial corridors.	PRIMARY FIT  Retail Center Open-format retail with highway visibility and surface parking for a high-traffic trade area.	ADJACENT OPTION  Medical Commercial Center Diagnostic, clinic and allied-health uses leveraging the catchment and institutional adjacency.
ADJACENT OPTION  Educational Expansion Adjacency to an established college supports satellite campus, training or student-service uses.	ADJACENT OPTION  Mixed-Use Commercial Retail-led podium with upper-level office or residential, exploiting frontage and depth.	ADJACENT OPTION  Institutional Campus Civic, BPO or corporate campus benefiting from scale, access and visibility.	ADJACENT OPTION  Commercial Redevelopment A clean, consolidated site for phased, master-planned redevelopment at corridor scale.

Use ranking reflects general locational fit only. Permitted uses, densities and development parameters are subject to the prevailing zoning ordinance, local regulations and applicable approvals, and must be independently verified by the purchaser.

Indicative *consideration.*

The indicative land value is derived directly from the consolidated area and the asking rate. Figures are presented on an indicative, unencumbered basis for evaluation purposes and exclude taxes, fees and transaction costs.

BASIS OF VALUATION	AMOUNT
Consolidated land area	14,786 sq.m.
Asking price (per sq.m.)	₱35,000
Computation	14,786 × ₱35,000
Total Indicative Value	₱517,510,000

PRICE SENSITIVITY · ILLUSTRATIVE

RATE SCENARIO	INDICATIVE VALUE
₱32,000 / sq.m.	₱473,152,000
₱33,500 / sq.m.	₱495,331,000
₱35,000 / sq.m. ASKING	₱517,510,000
₱36,500 / sq.m.	₱539,689,000
₱38,000 / sq.m.	₱561,868,000

Sensitivity scenarios are illustrative only and do not constitute a valuation, appraisal or offer. The asking price is the vendors' indicative basis and remains subject to negotiation.

COMPARABLE CONTEXT

The ₱35,000 /sq.m. asking sits within the ₱30,000–38,600 /sq.m. band of raw commercial land observed on the corridor; master-planned corridor land (e.g. Northwin Global City) is marketed at ₱100,000–150,000 /sq.m. — see *Market Context & Comparable Evidence* overleaf.

INDICATIVE VALUE

₱

517,510,000
Philippine Pesos

PER SQ.M.

₱35,000

PER HECTARE

₱350.0M

LAND AREA

14,786 sq.m.
Equivalent to ~1.48 hectares

TRANSACTION

Outright sale of a consolidated freehold interest
— single transaction, two vendor parties.

Benchmarked against the corridor.

The asking rate is tested two ways: against raw land trading on the same highway today, and against what master-planned land on that corridor commands once developed.

RAW CORRIDOR LAND · ASKING RATES OBSERVED IN PUBLIC LISTINGS

LOCATION	PARCEL	FRONTAGE	₱/SQ.M.
This offering — Bocaue	MacArthur Hwy · 14,786 sq.m.	≈41 m	₱35,000
Bocaue · Caingin	MacArthur Hwy · 4.7 ha	200 m	₱35,000
Bocaue · Bunlo	MacArthur Hwy · ~1,084 sq.m.	—	₱≈37,000
Marilao	MacArthur Hwy · 1,686 sq.m.	25 m	₱≈38,600
Malolos / Calumpit	MacArthur Hwy · 7,648 sq.m. (appraised)	—	₱33,000
Bocaue · nr Phil. Arena	Commercial · 14,000 sq.m. (1.4 ha)	25 m	₱30,000
Bocaue · nr NLEX	Fronting Phil. Arena · 24,000 sq.m.	long	₱30,000

RAW - LAND BAND ₱30,000–38,600 /sq.m. Corridor comparables cluster around ₱33,000–35,000.	THIS OFFERING ₱35,000 /sq.m. In-band — supported by 41 m frontage, scale and the bank / college cluster.
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THE VALUE - CREATION SPREAD

On the same corridor, Megaworld's master-planned **Northwin Global City** (Marilao / Bocaue) markets developed commercial and shophouse lots at roughly **₱100,000–150,000 /sq.m.** — about three to four times raw-land rates. The gap is the documented spread between unentitled corridor land and master-planned, infrastructure-served land, and it frames the long-run value-creation opportunity as the area intensifies.

Figures are asking prices observed in public property listings (2025–2026), indicative only — not transactions, appraisals or a valuation. Comparables differ in size, frontage, zoning, access and title status. Developed-land rates reflect completed master-planning, entitlements and infrastructure not present on raw land; realising any uplift requires capital, time, approvals and supportive market conditions, and is not assured. This page is not financial advice or a forecast.

RAW → MASTER-PLANNED

₱35k → ₱100–150k

3–4×

Indicative corridor spread —
raw to master-planned land

A clear path to *confident* acquisition.

The following documents and confirmations are recommended for a complete legal, technical and financial review. The vendors' advisers can make supporting documentation available to qualified prospective purchasers under confidentiality.

INDICATIVE CHECKLIST



Certified True Copies of Title

Current CTCs for all titled parcels from the Registry of Deeds.



Latest Tax Declarations

Assessor records for land (and improvements, where applicable).



Real Property Tax Receipts

Evidence of current RPT payment for each parcel.



Tax Clearance

Confirmation of no outstanding real-property tax liabilities.



Survey Plan

Approved subdivision / consolidation plan for boundary reference.



Technical Descriptions

Metes-and-bounds descriptions matched to each title.



Zoning Certification

Confirmation of land-use zoning and permissible commercial use.



Flood Hazard Review

LGU flood hazard maps, drainage condition and elevation review.



DAR / Land Conversion Status

Conversion or exemption status for agriculturally classified lots.



Authority to Sell / Negotiate

Vendor authorities and, for the corporate owner, board approval.



Owner IDs / Sec. Certificate

Identification and Corporate Secretary's Certificate where applicable.



Boundary Verification

Relocation survey to confirm corners, area and adjoining limits.



Encumbrance Verification

Review of liens, mortgages, adverse claims and annotations.



Right-of-Way Verification

Confirmation of the ~16 sq.m. perpetual ROW annotation and access.

Flood history, drainage condition and site elevation should be confirmed through buyer due diligence — including LGU flood hazard maps, site inspection after heavy rainfall, barangay flood history, and an elevation survey where available.

I 4

Verification items

A structured checklist spanning title, technical and regulatory review.

O 2

Registered owners

Consolidated into a single transaction across two vendor interests.

NDA

Document access

Supporting documents released to qualified purchasers under confidentiality.

The property is not represented as flood-free. All classifications, encumbrances, zoning, flood conditions and areas remain subject to independent verification by prospective purchasers and their legal, technical and financial advisers.

ENQUIRIES & INSPECTION

Arrange a corridor inspection & *due diligence*.

EXCLUSIVE LISTING BROKER

Raymund Jazmines

Licensed Real Estate Broker · PRC No. 0004817

MOBILE

0905 343 9806

ENGAGEMENT

Exclusive Mandate

THE OFFERING

14,786 sq.m. · Commercial Land
MacArthur Highway, Bocaue, Bulacan

₱35,000 / sq.m. · ₱517,510,000

Freehold · Outright Sale

INDICATIVE PROCESS

01

Confidentiality

Execution of a non-disclosure agreement and registration of interest with the exclusive broker.

02

Due Diligence

Access to titles, tax declarations and technical descriptions, with a guided site inspection of the frontage.

03

Offer & Terms

Submission of an indicative offer, subject to negotiation, contract and the vendors' final approval.

IMPORTANT NOTICE & DISCLAIMER

Information contained herein is based on documents, maps, photographs and representations made available for preliminary review. All areas, boundaries, title details, tax declaration details, classifications, encumbrances, zoning, flood conditions, development potential and pricing remain subject to independent verification by prospective purchasers and their legal, technical and financial advisers. This document is provided for general information only and does not constitute, nor form part of, any offer or contract. Maps, plans and diagrams are schematic, indicative and not to scale; the consolidated area of 14,786 sq.m. governs and remains subject to final relocation survey. Statements regarding regional growth, including the New Manila International Airport, are forward-looking and not warranted. The asking price is indicative and subject to negotiation, contract and the vendors' final approval. This memorandum is strictly private and confidential and is circulated on that basis.