

From the Desk of Amy Ho

## FOR SALE: 0.9 acres Commercial Land fronting Jalan Nilai -Pajam

### Agriculture Land | Zoned Commercial

Price : MYR 55 psf | MYR 2,153,000

Land Size : 0.9 acres (39,148 ft<sup>2</sup>)

Tenure : FREEHOLD



This 0.9-acre agricultural plot, situated in a commercially zoned area, is a prime opportunity for developers looking to capitalize on a high-potential site. Located along a main road, it offers excellent visibility and accessibility—ideal for constructing 8-10 thriving shops to attract a steady customer base. Just 600 meters down the road, a fully occupied row of 10 new shops features popular retail outlets like KFC, Tealive, and a Petronas Petrol Station, signalling strong demand and a proven market. Surrounded by established residential communities like Taman Jaya and Garden Hills Residences, this location ensures a built-in pool of nearby residents and potential shoppers. With its strategic position, significant traffic exposure, and commercial zoning, this land is perfectly poised for a lucrative retail development project.

**Z E R I N**  
**PROPERT.IES**  
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