



UNFOLDING
LANDSCAPES
OF POSSIBILITIES

 AyalaLandEstates

The way people live is constantly evolving.

We are **cultivating spaces** that
welcome changing behaviors, adapting to
immediate needs of accessibility, efficiency,
and means **to connect—**

within the community, the locale,
and with fresh possibilities to grow.

Home and business, parks and workspaces,
nature and urban—**communities
for living and investment.**




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AN ENDURING VISION

To enrich the lives of every Filipino, Ayala Land sets its sights beyond the horizon, creating sustainable communities for people and businesses to grow. A reliable and trusted developer in the Philippines, Ayala Land lays the foundation to expand opportunities and nurture investments over time.



WHY INVEST
IN AYALA LAND
ESTATES

Properties that appreciate
over time

Dynamic environments
for business and investment

Communities that nurture
a sense of place and belonging

Expanding investment possibilities

Ayala Land creates environments for enterprise that places businesses at the core of established and emerging mixed-use communities, a strategic location accessible to a diverse range of markets.



ESTATES

Everything you need in one place

Ayala Land presents an expansive portfolio of the country's most prominent, large-scale, sustainable estates. A gathering of spaces for lifestyle, business, and leisure where people and businesses flourish and grow, together.

 AyalaLand Estates

HOTEL

OFFICES

RETAIL

RESIDENTIAL

INFRASTRUCTURE





The Cornerstone of Central Luzon's Progressing East

A dynamic growth center

The up-and-coming epicenter of Bulacan, CROSSROADS is an 80-hectare mixed-use and masterplanned estate in the rising enterprise zone of Plaridel.

Merging opportunities for business and living, it is envisioned to be Ayala Land's Center for Trade and Commerce in the province.

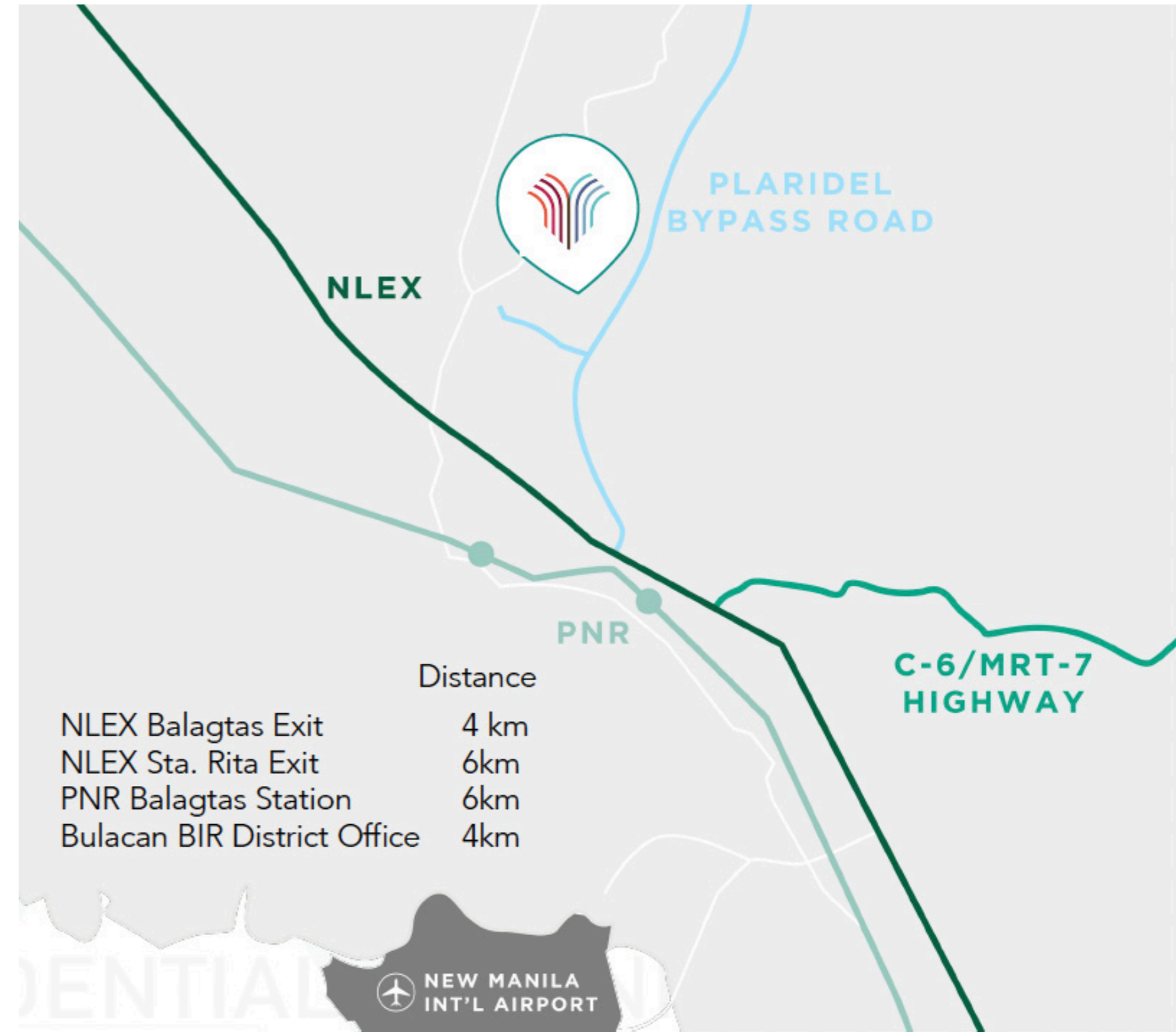


A key gateway to the region, CROSSROADS sits along the Plaridel Bypass Road, a major route that crosses Bulacan from Balagtas to San Rafael, leading up to Cabanatuan in Nueva Ecija. Well-connected, the estate is also close to the North Luzon Expressway and the future PNR Balagtas Station.

DISTANCE

4.0km NLEX Balagtas Exit
Bulacan BIR District Office

6.0km NLEX Sta. Rita Exit
PNR Balagtas Station



NEARBY ESTABLISHMENTS

Commercial

Walter Mart Plaridel
Puregold Plaridel
Primark
SM Center Pulilan
Robinsons Townville

Residential

Sta. Lucia
Avida Parkfield Settings
Brighton (Robinsons Homes)
Camella Baliwag

Industrial

Northpoint Industrial Park (36 has)
Jolly Industrial Park (32 has)
Optimo Industrial Park
First Bulacan Business Park

Institution

Plaridel Municipal Hall
STI College Baliuag
BIR RDO 25A/B

Transportation

SM Center Pulilan Terminal
P2P Trinoma – Plaridel (Primark)



Nurtured within an emerging economic corridor, CROSSROADS brings the full range of lifestyle and commercial opportunities to Plaridel, Bulacan, creating anchor addresses for community, business, and government complemented by thriving parks and open spaces.

GROWTH AND ECONOMIC CONVERGENCE

Community Center

COMMERCIAL DISTRICT

Retail Area
Commercial Area

OPEN GREEN SPACES

Parks
Gardens



CROSSROADS COMMERCIAL BLOCKS



COMMERCIAL BLOCKS

Energizing opportunities

Enhancing the downtown experience, the Commercial Blocks of CROSSROADS offer an exciting curation of retail, leisure, and business options perfect for locals and travelers plying the Plaridel Bypass Road. Matched with green open spaces, it delivers a refreshing lifestyle experience at every turn.

Natural connections, contemporary design, and modern comforts converge to bring dynamic lifestyle opportunities to Bulacan's rising economic hub.

Crossroads Commercial Blocks Phase 1 Masterplan

The mixed-use Commercial Blocks deliver a careful selection—from shophouses to pharmacies, restaurants, boutiques, gardens, and transport terminals—to give the community a full and distinct range of urban conveniences.

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
LAND AREA	12.6 ha for Ph1A
OPEN FOR SALE	25 Shophouse lots
LOT SIZE	332 sq.m. - 1,028 sq.m.
AVE. SELLING PRICE/SQM	P75,000 VAT exc.
TOTAL CONTRACT PRICE	P24.9M - P78.1M

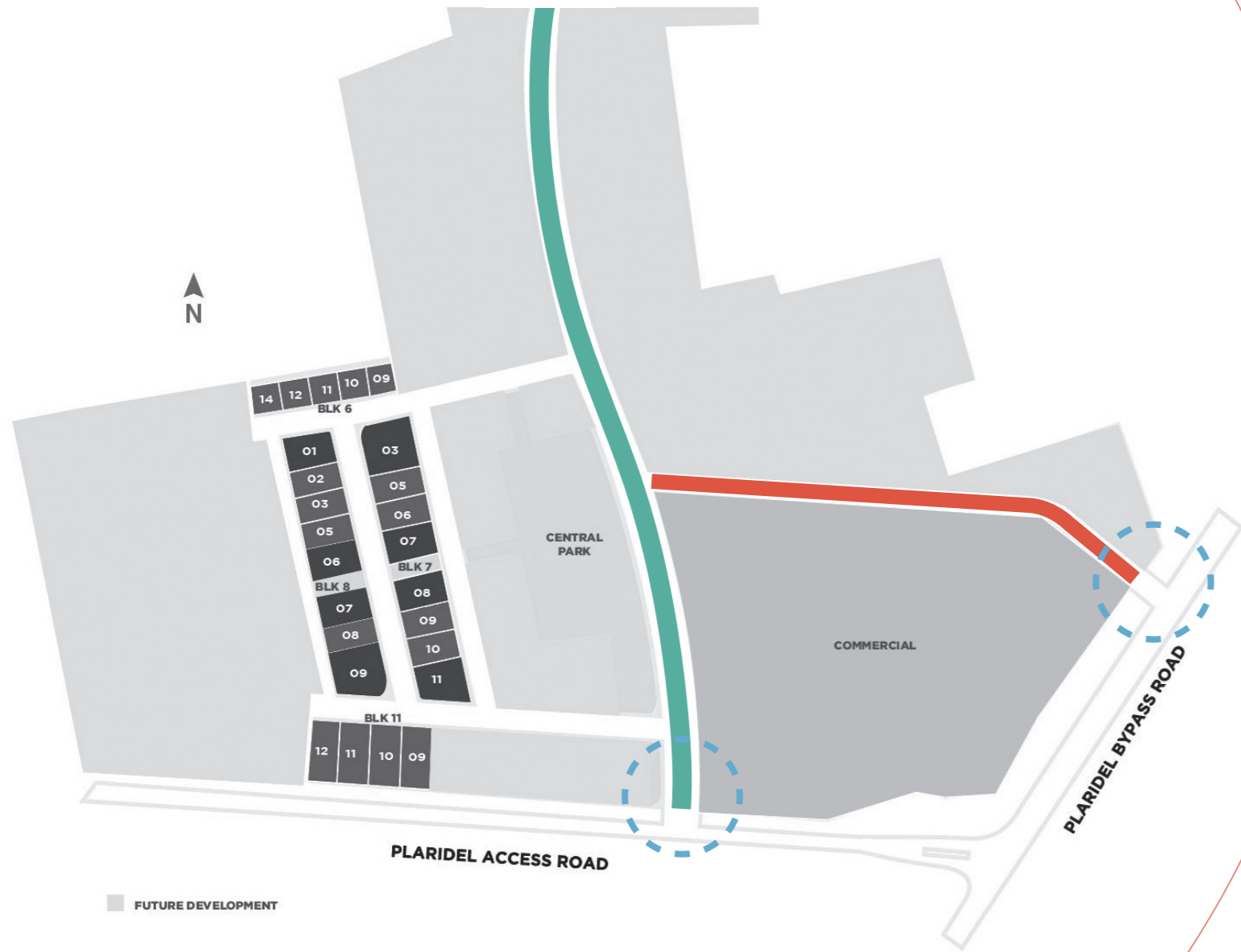


Crossroads Commercial Blocks Phase 1 Masterplan

- 1 Shophouse Model Units
- 2 Central Park
- 3 Commercial Spaces
- 4 Transport Terminal



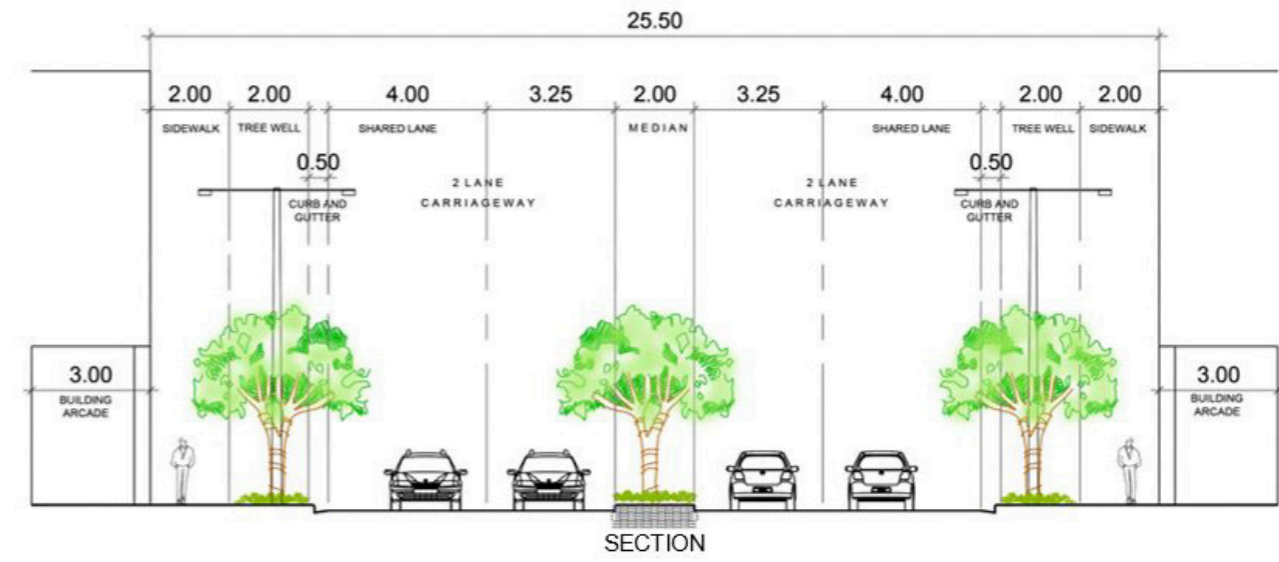
LANES



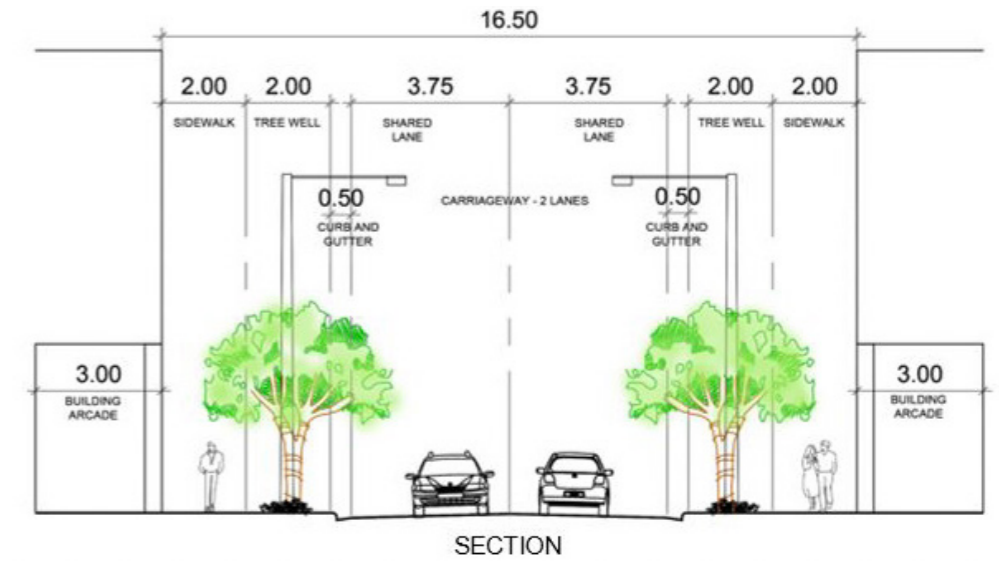
LEGEND

Road Sections

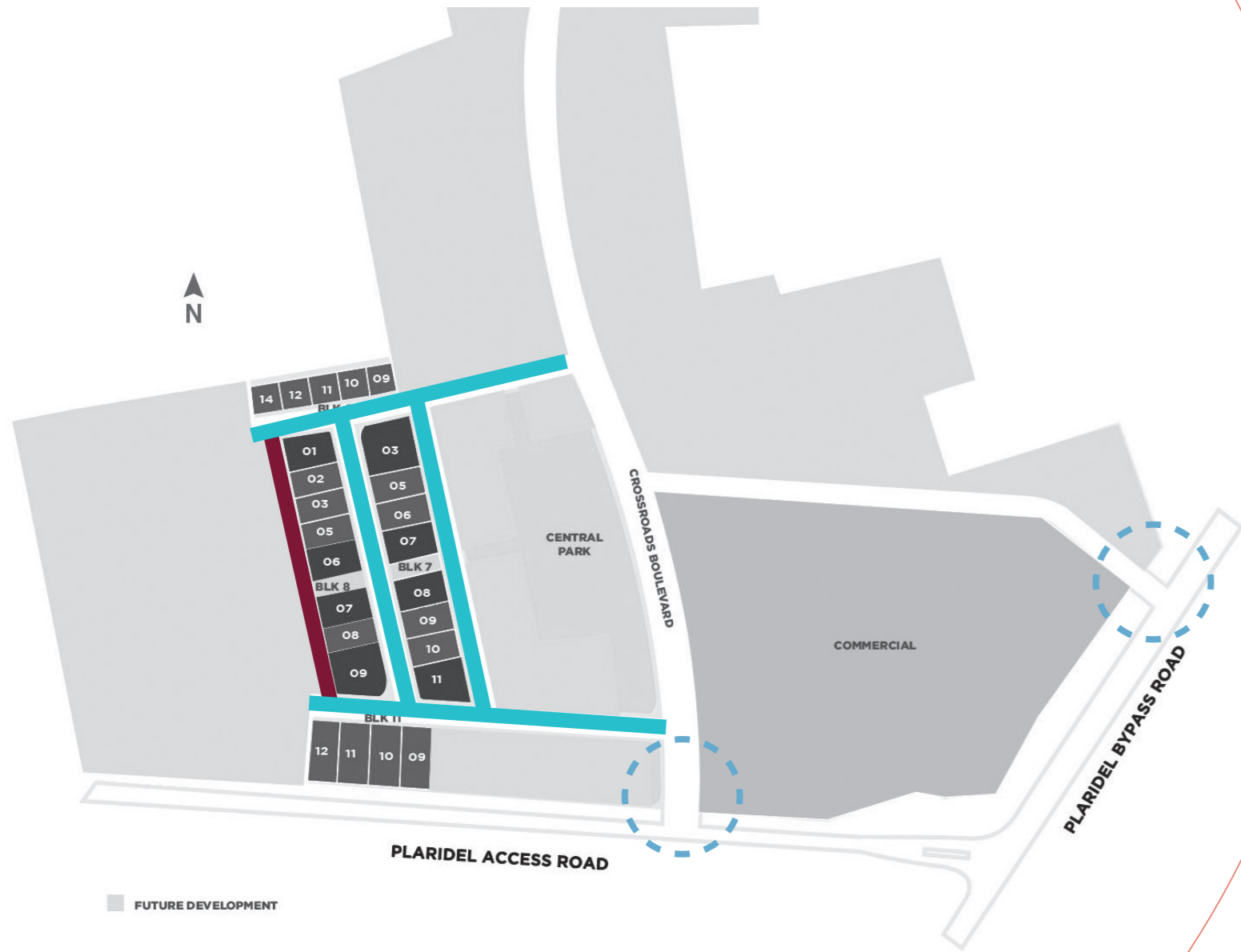
SPINE ROAD 25.50M ROW – 4 LANES



ARTERIAL ROAD 16.50M ROW – 2 LANES



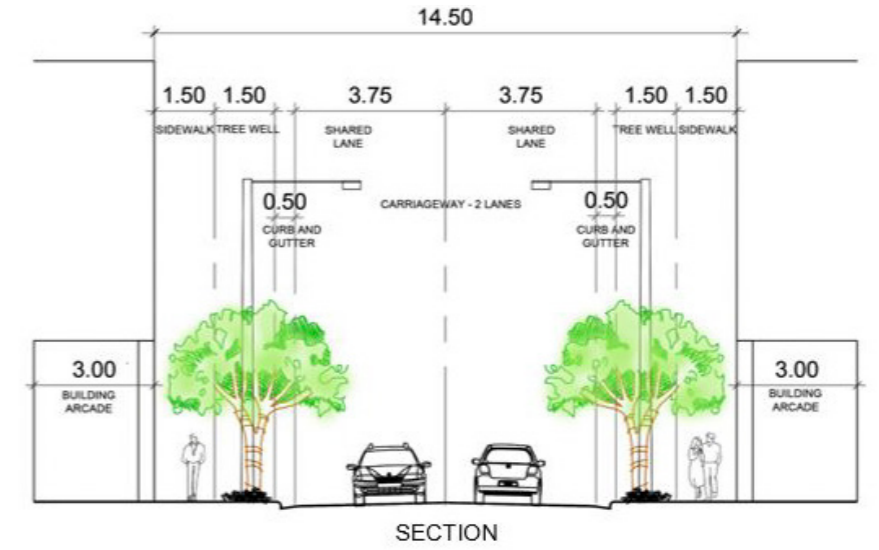
LANES



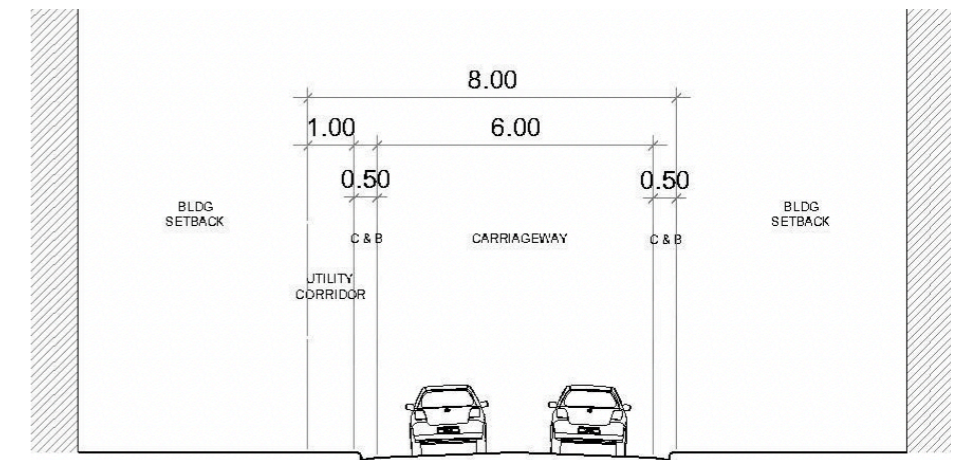
LEGEND

Road Sections

LOCAL ROAD 14.50M RROW – 2 LANES



LANE 8.0 M RROW – 2 LANES



PARKS



LEGEND

Open Spaces

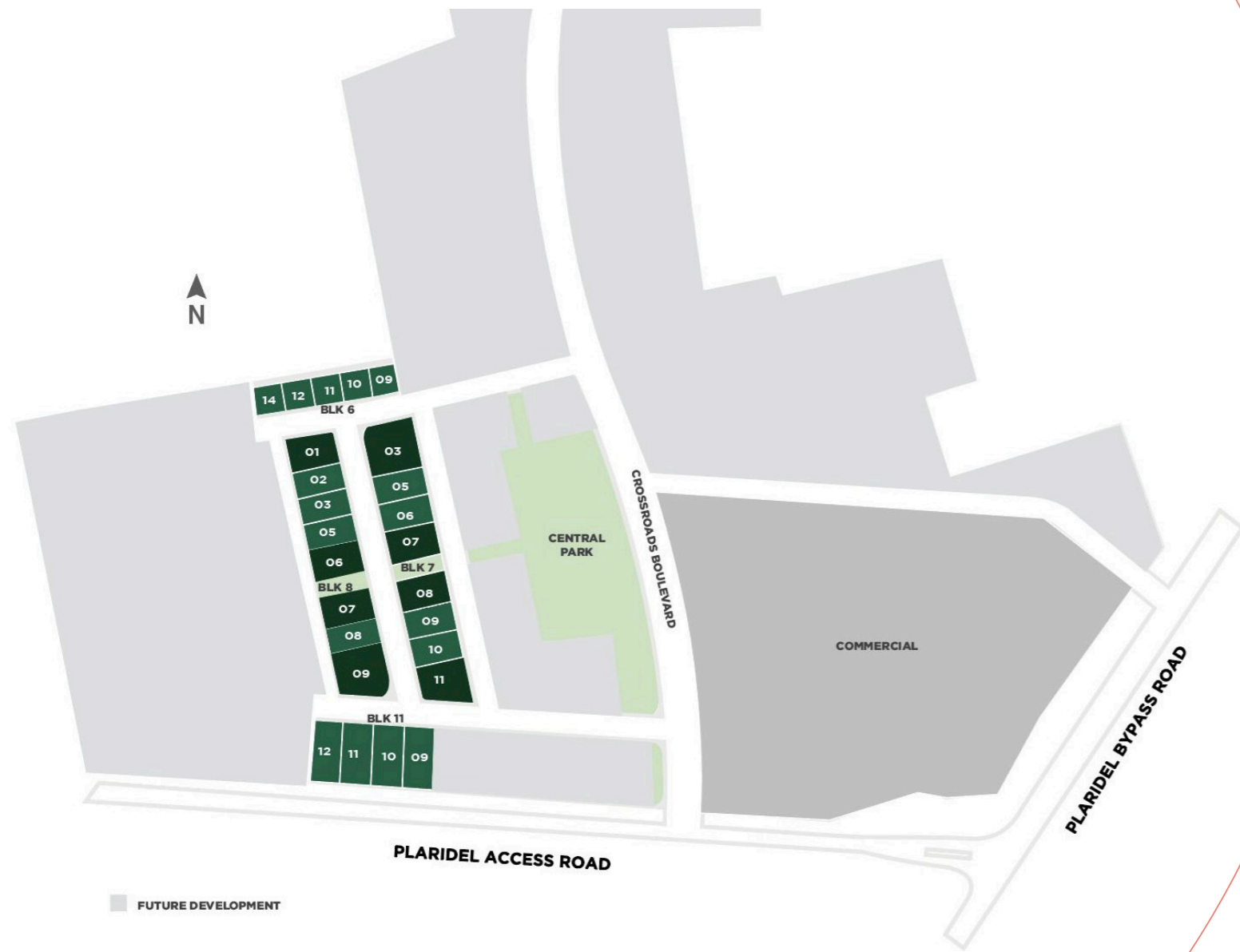
CENTRAL PARK



LINEAR PARK



LOTS



Lot	Area (sqm)	Lot	Area (sqm)
Block 06 Lot 10	332	Block 8 Lot 1	692
Block 06 Lot 11	333	Block 8 Lot 2	512
Block 06 Lot 12	333	Block 8 Lot 3	512
Block 06 Lot 14	333	Block 8 Lot 5	512
Block 7 Lot 3	1,028	Block 8 Lot 6	608
Block 7 Lot 5	544	Block 8 Lot 7	608
Block 7 Lot 6	544	Block 8 Lot 8	512
Block 7 Lot 7	635	Block 8 Lot 9	930
Block 7 Lot 9	544	Block 11 Lot 9	696
Block 7 Lot 10	544	Block 11 Lot 10	696
Block 7 Lot 11	772	Block 11 Lot 11	697
		Block 11 Lot 12	698



ALLOWED USES

Commercial spaces with the option for residential or apartment dwellings in the upper levels

Commercial uses

Food & Non-food

Office

Bed and Breakfast type accommodations

RESTRICTIONS

Industrial Plant

Factory and Machine Shops

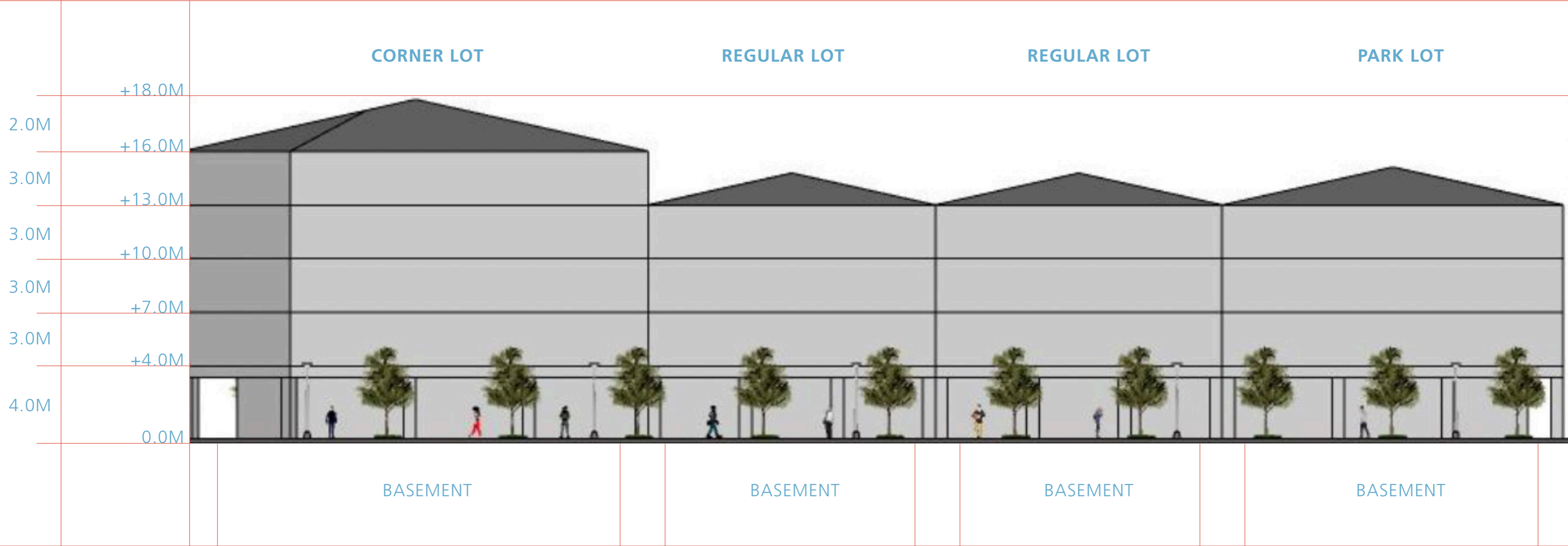
Funeral Parlor

Gambling Dens and Establishments of Ill-repute

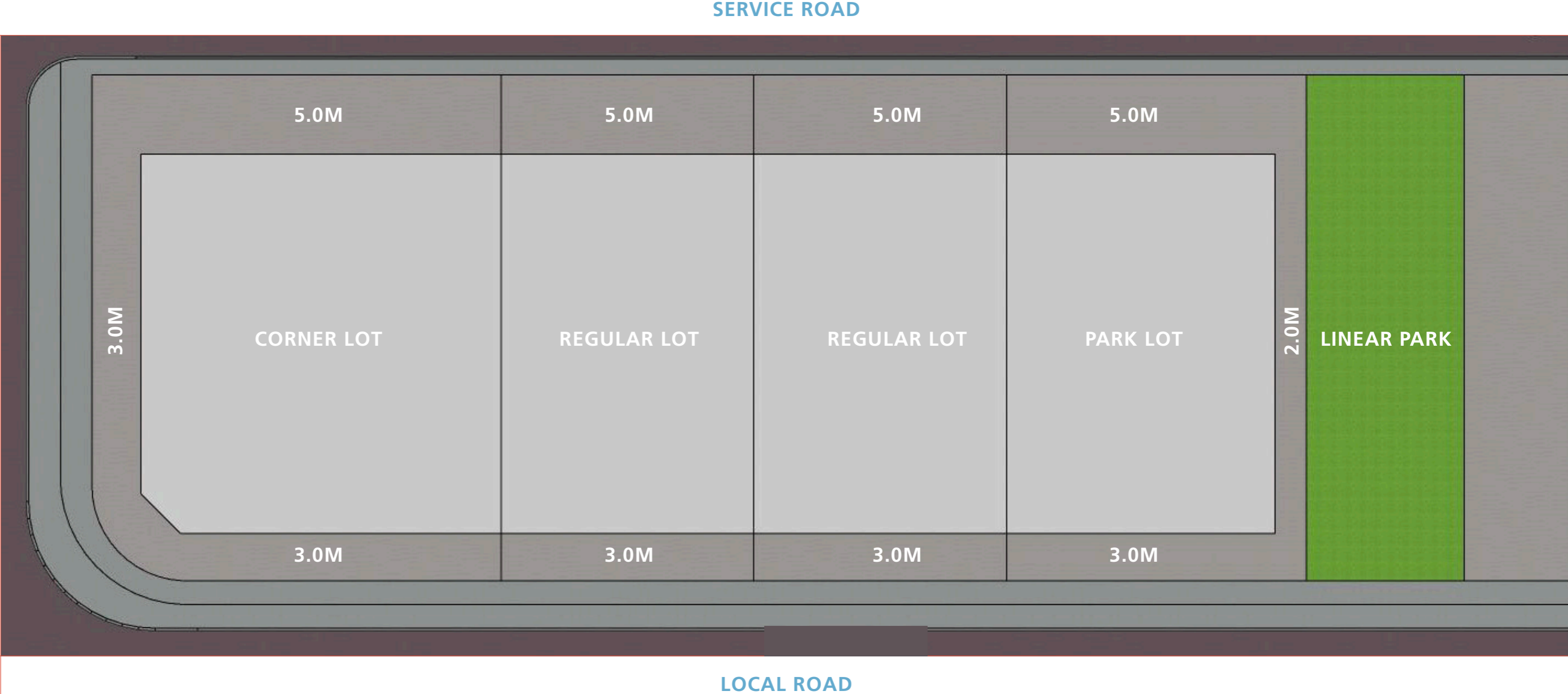
Lumberyard and Junkshop Centers

Vulcanizing shop

Building Height Guideline — Typical Block

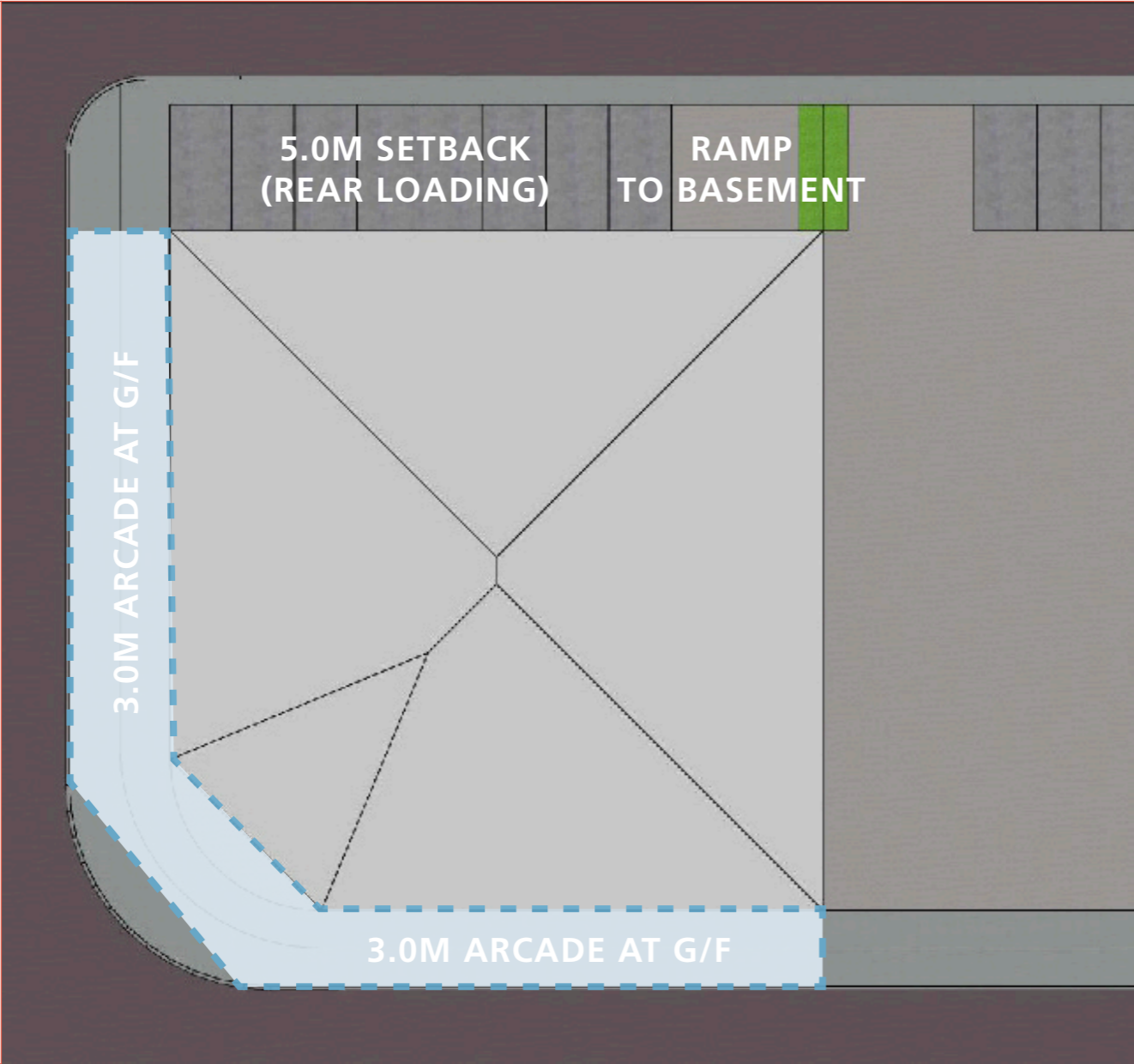


Setback Requirement — Typical Block

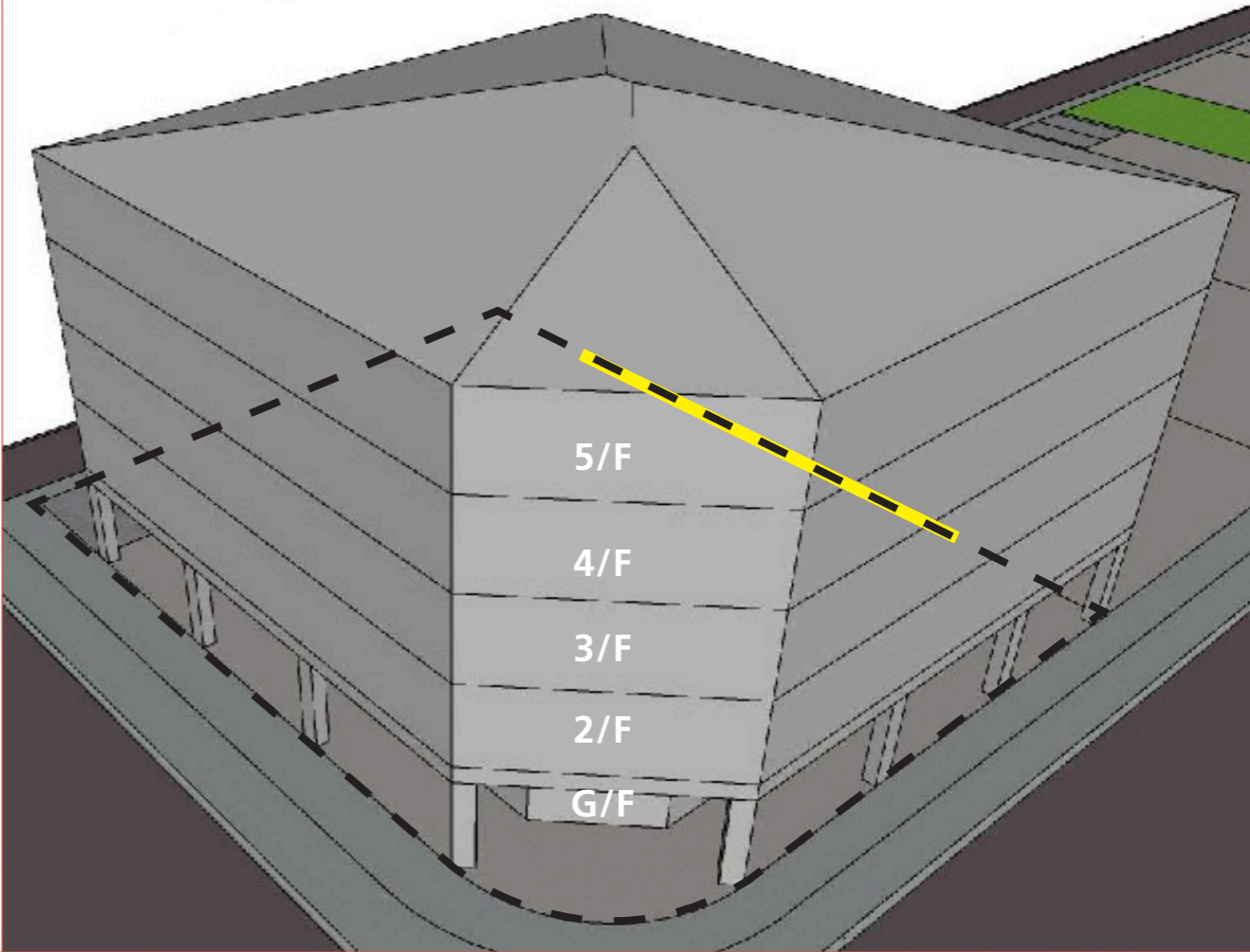


Shophouse Lots — Corner Lot

TERTIARY LANE - REAR

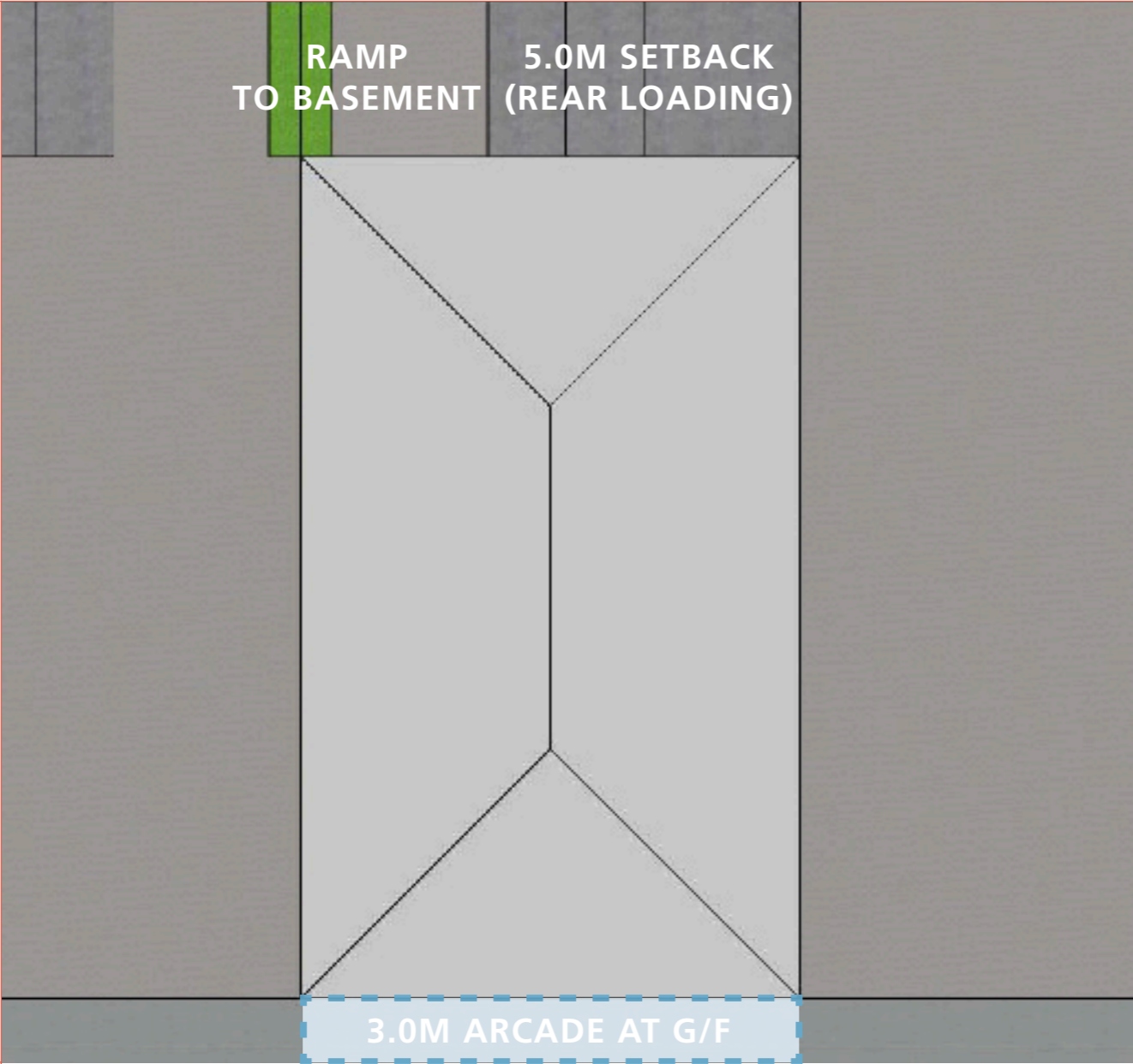


FRONT

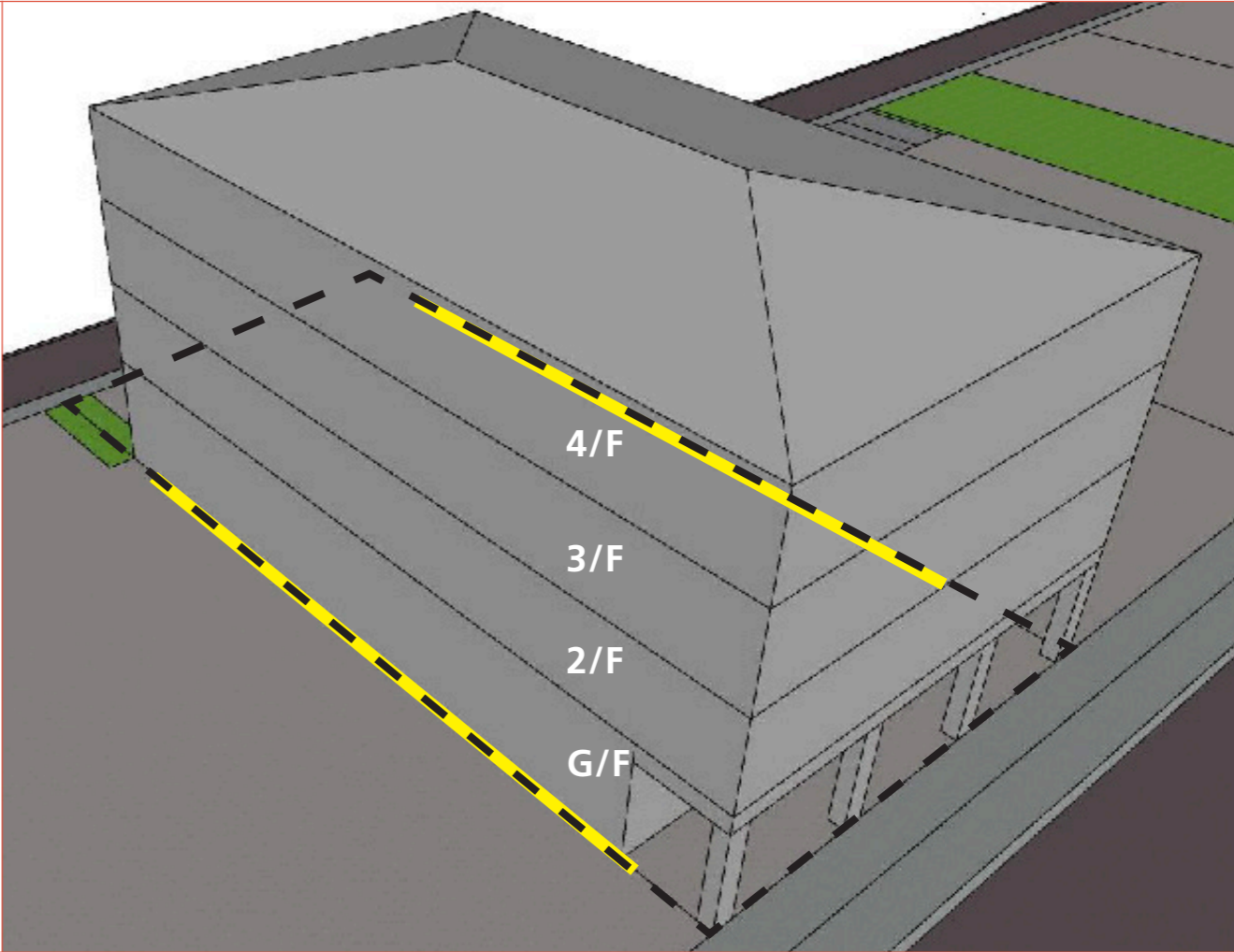


Shophouse Lots — Regular Lot

TERTIARY LANE - REAR

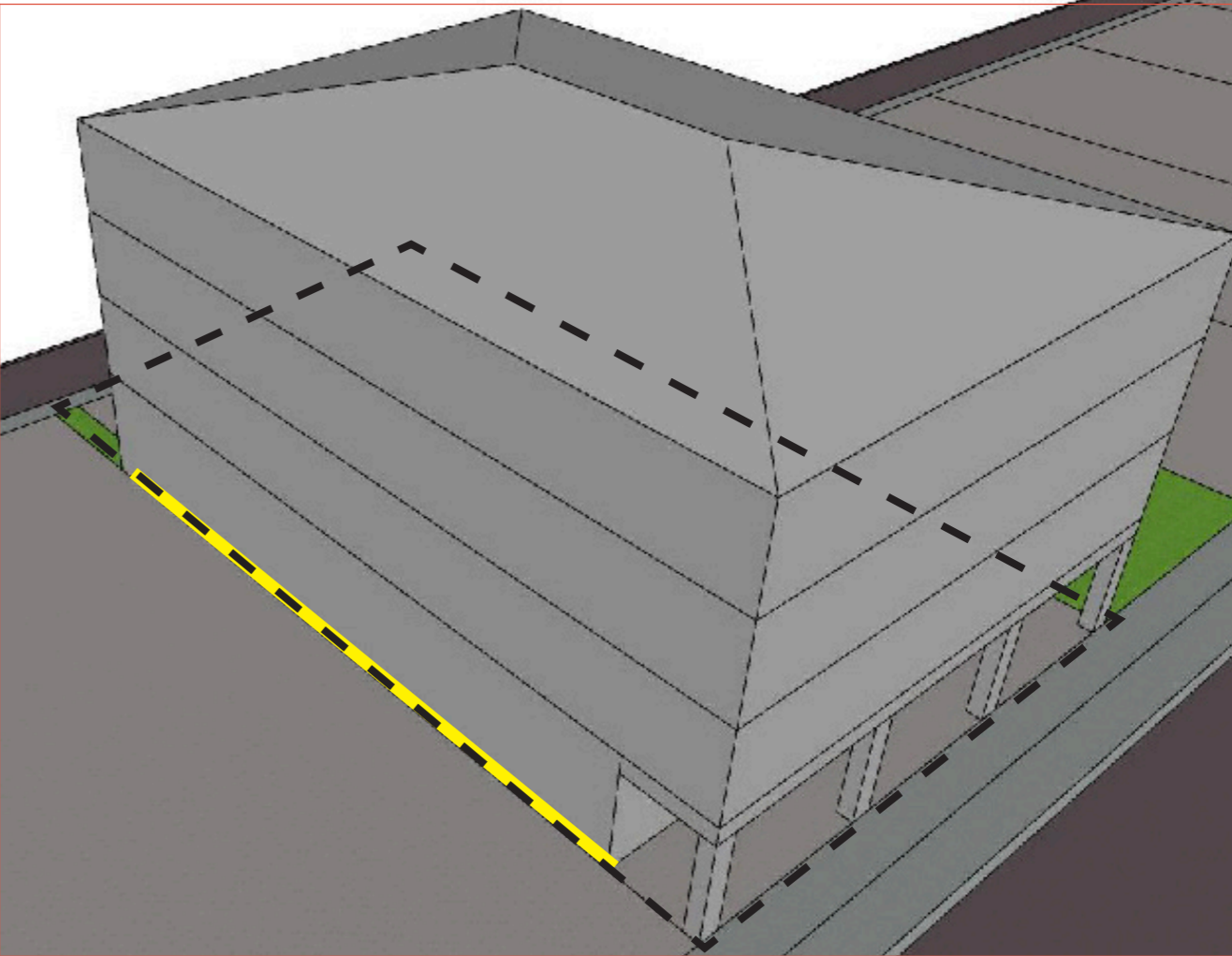
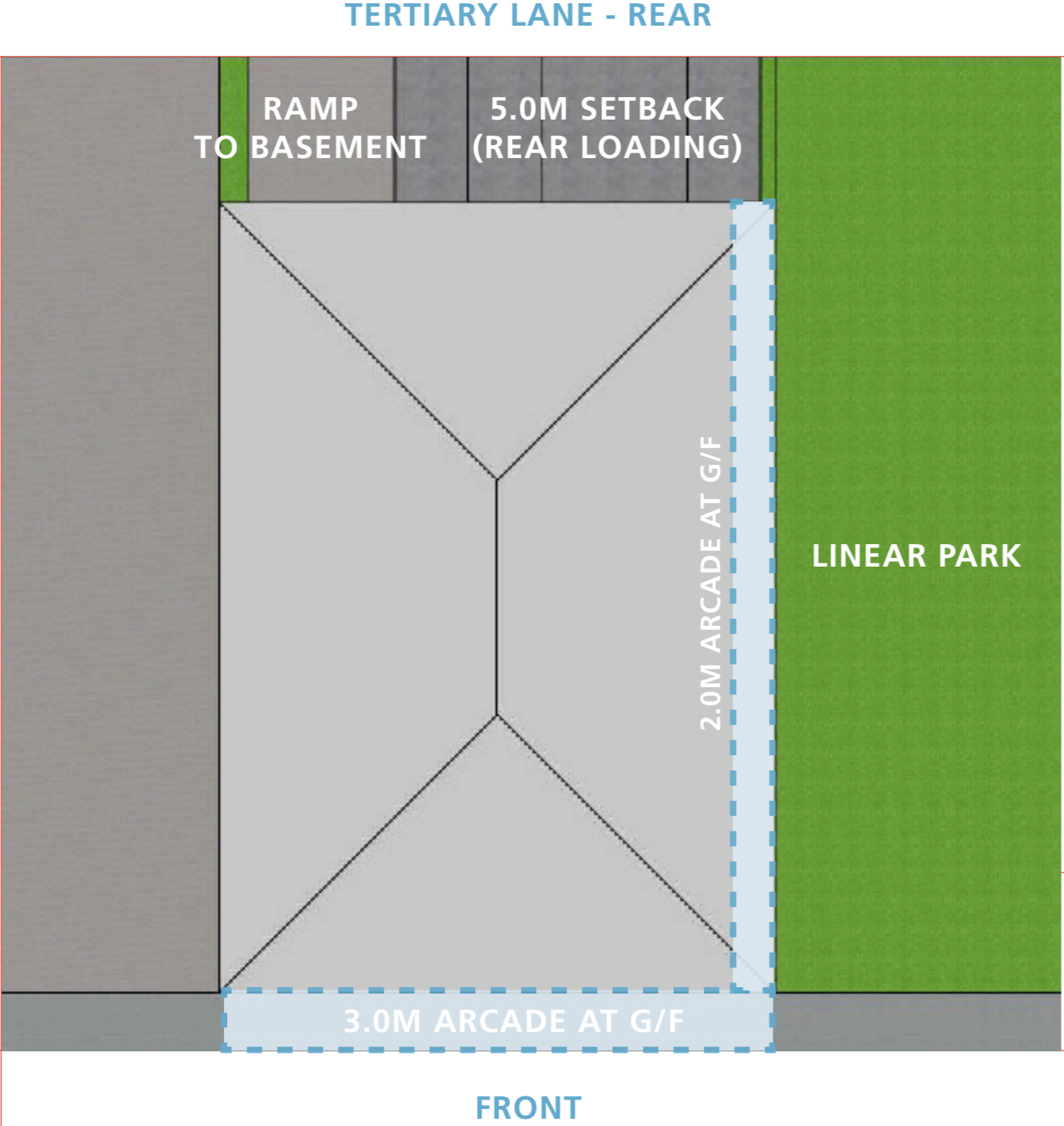


FRONT



--- PROPERTY LINE
— BUILD-TO-LINE

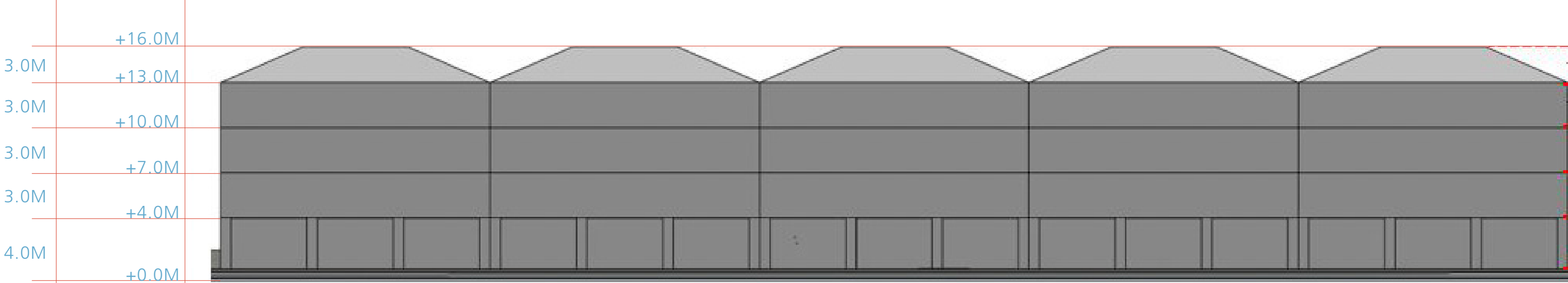
Shophouse Lots — Park Lot



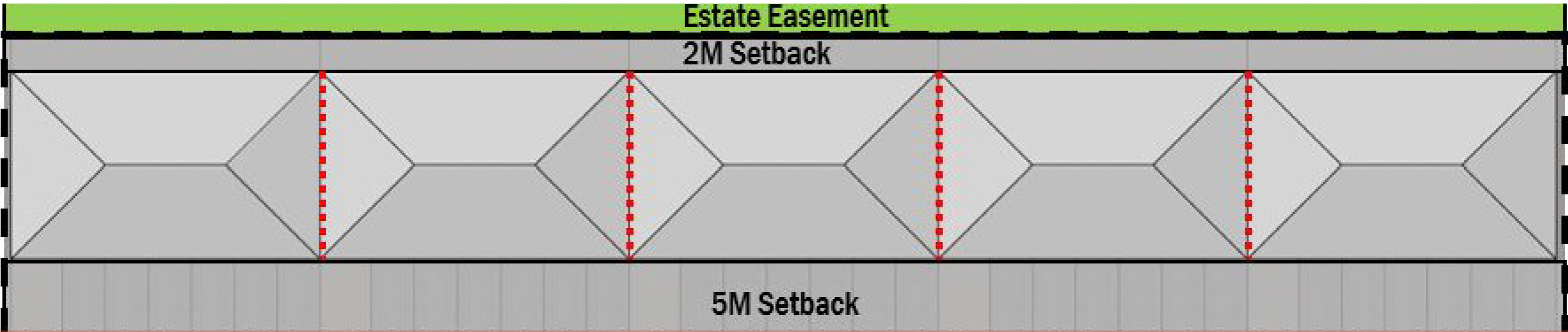
--- PROPERTY LINE
 — BUILD-TO-LINE

Special Guidelines — Perimeter Lot

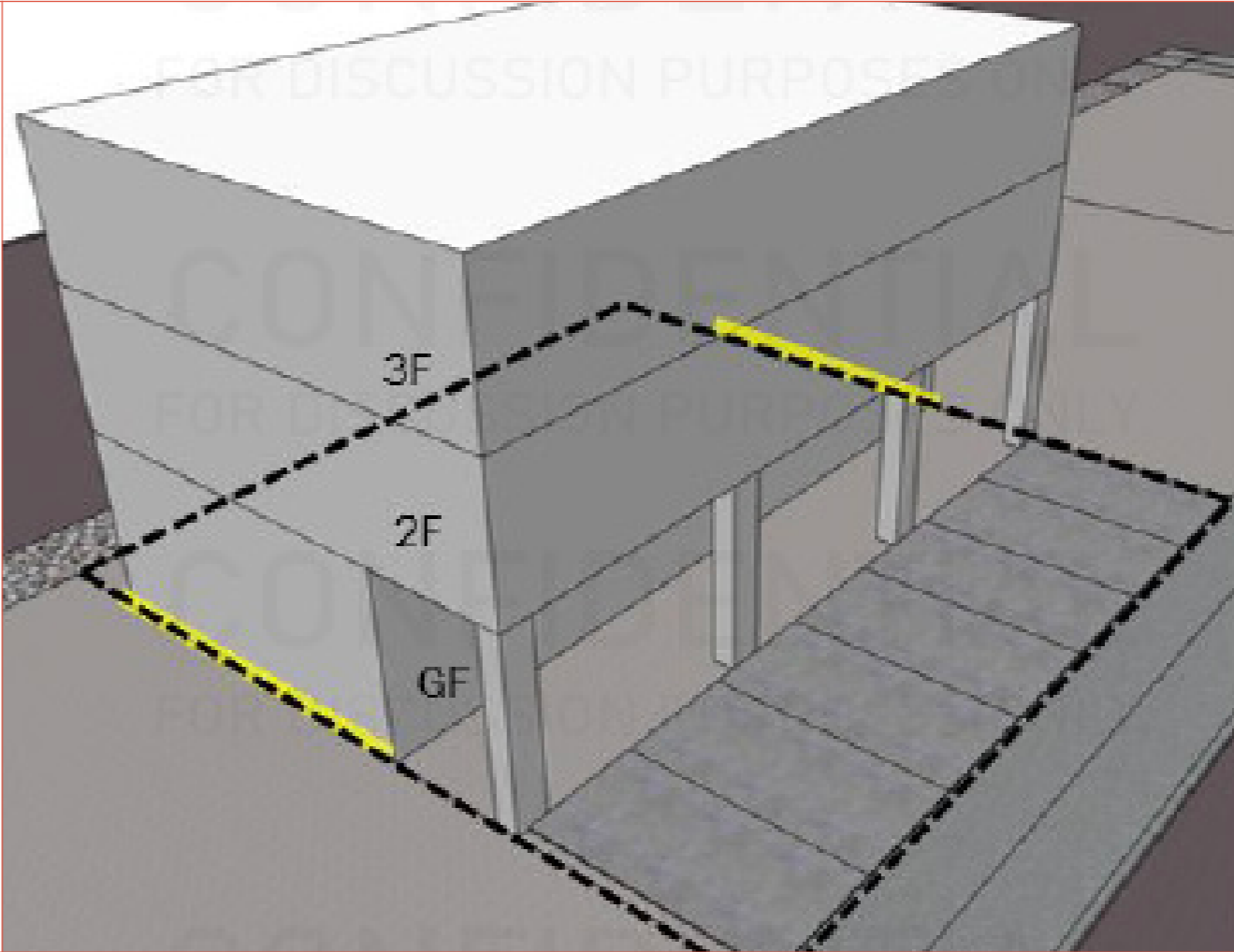
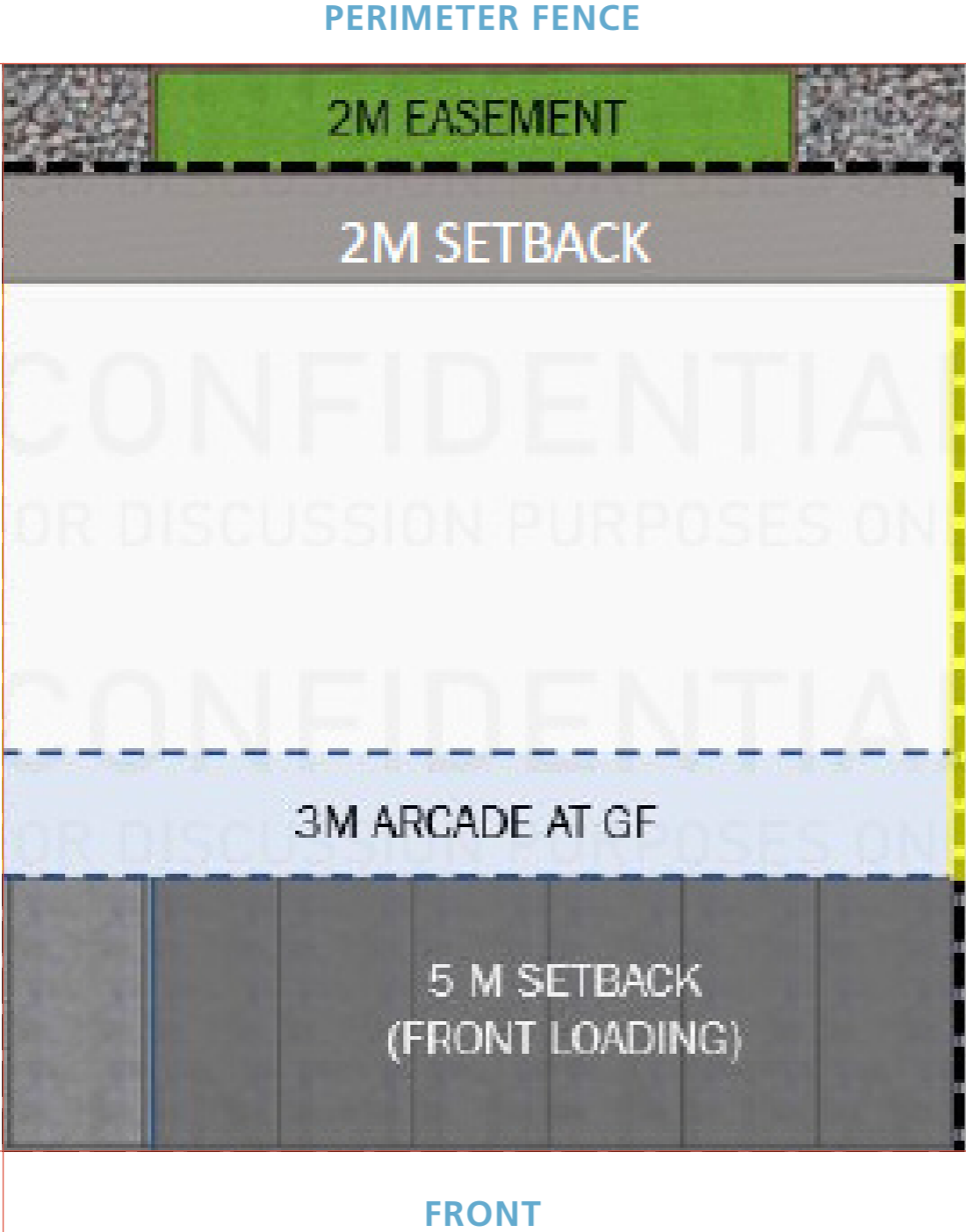
BUILDING HEIGHT LIMIT OF 4-STOREYS



SETBACK REQUIREMENTS

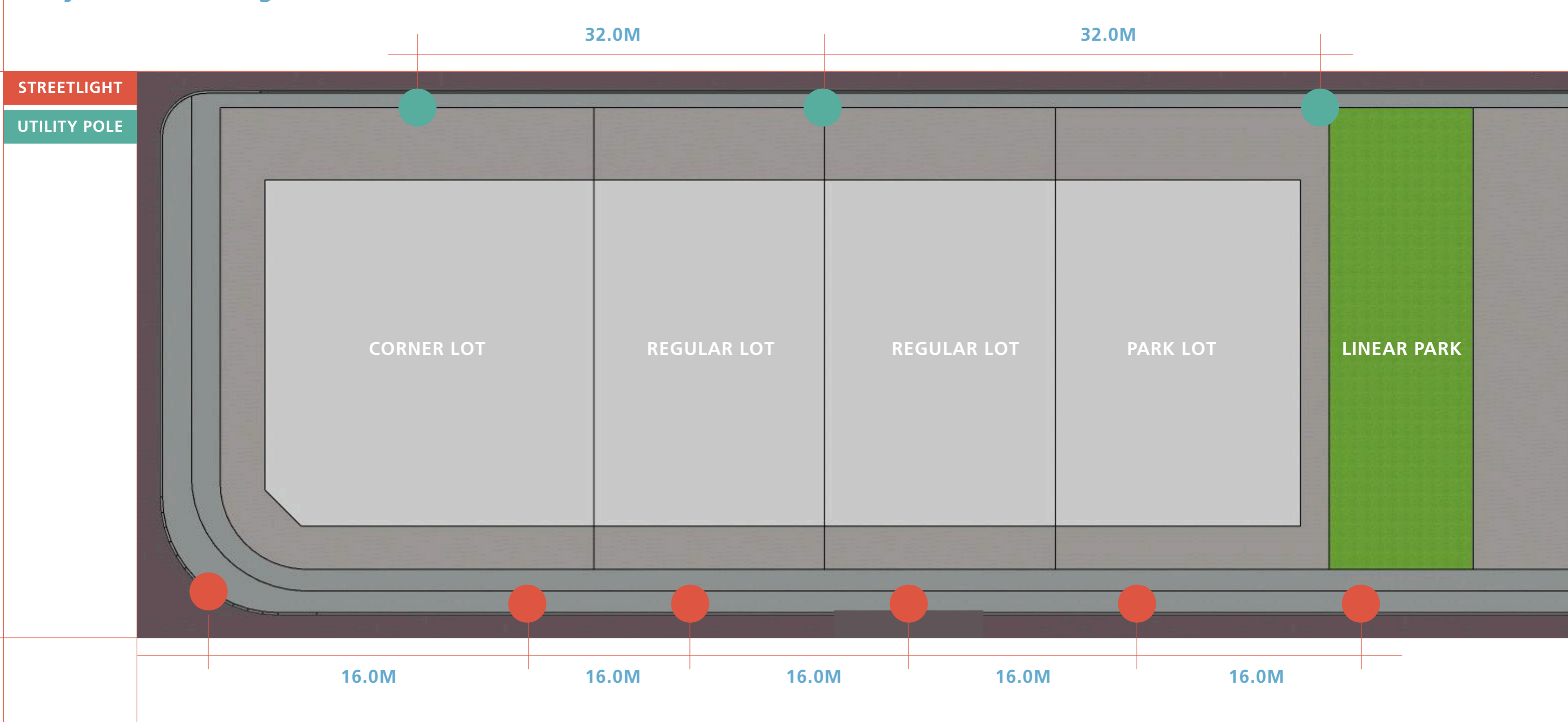


Special Guidelines — Perimeter Lot



--- PROPERTY LINE
— BUILD-TO-LINE

Utility Corridor Along Service Road



Glass Ratio

FACADE
+30%



REAR
15-20%





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