



**SELVA & Co.**  
COMERCIAL

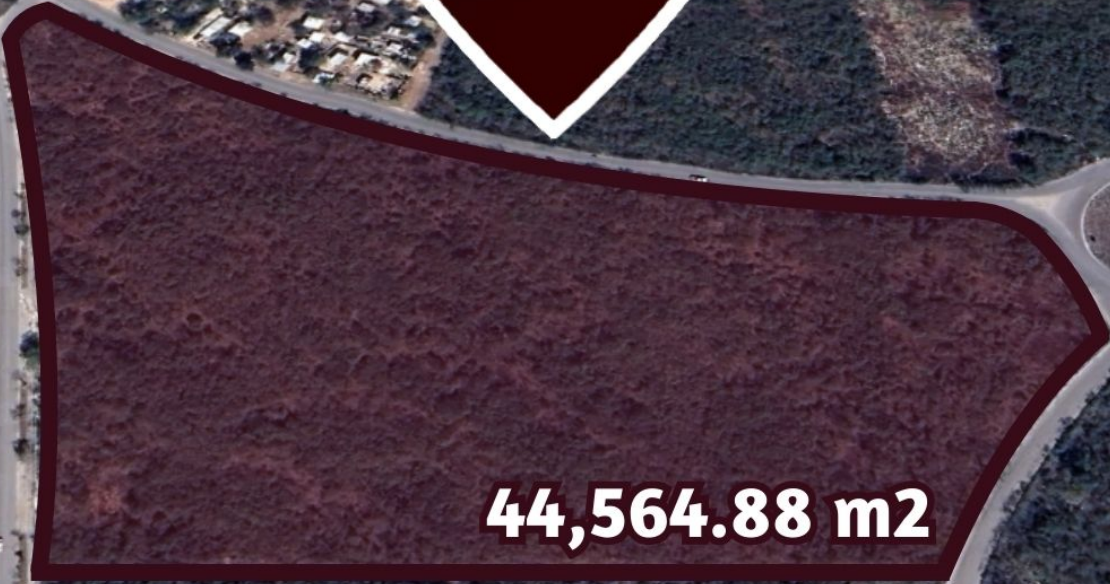
[www.selvacomercial.com](http://www.selvacomercial.com)



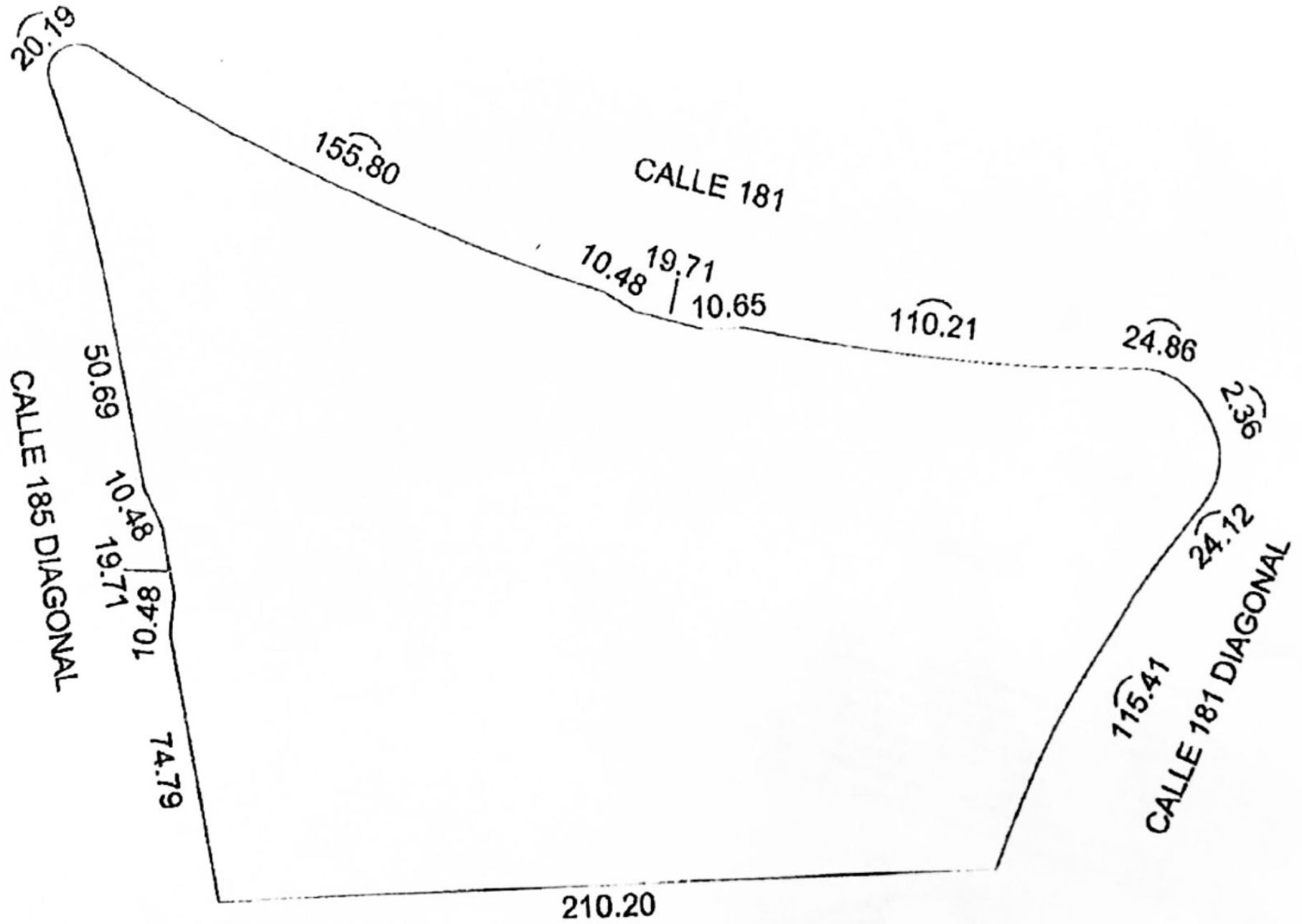
**44,564.88 m<sup>2</sup>**

# 44,565 m2 Land for Sale for Commercial Use, South of Mérida.

<i>ID: ALME205</i>	<i>Location: Mérida</i>
<i>Zone: Fraccionamiento San Marcos</i>	<i>Type: Land</i>
<i>Land: 44,564 m2 / 479,686.90 ft</i>	<i>Land ha: 4.46 ha / 11.01 ac</i>



**44,564.88 m2**



**Periférico de Merida Lic. Manuel Berzunza**

**Calle 181 diagonal**

**Calle 185 diagonal**

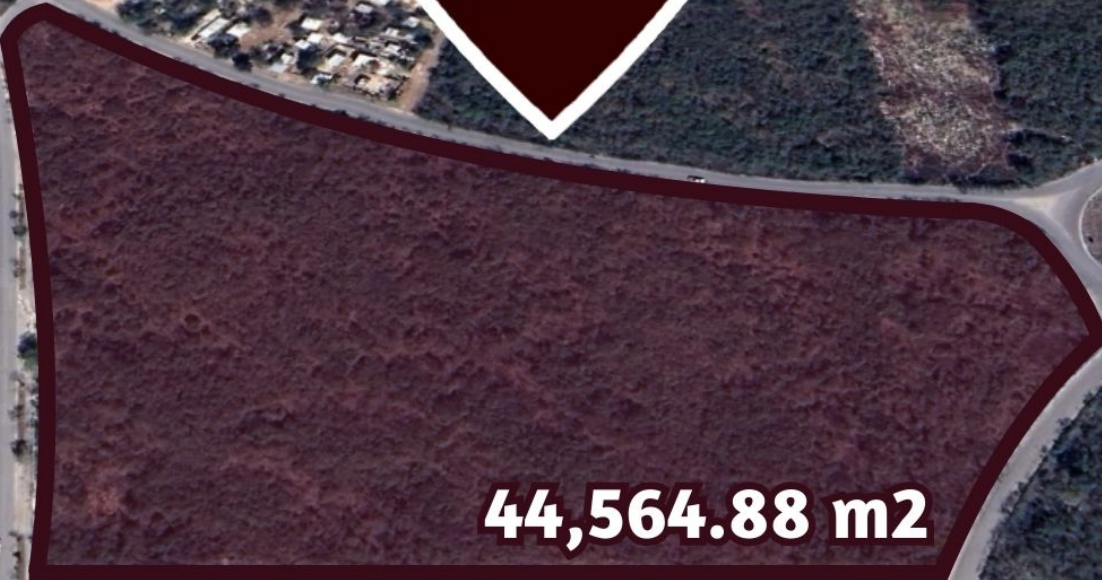
**Calle 181**





© 2023 Google





**44,564.88 m2**





**Periférico de Merida Lic. Manuel Berzunza**

**Calle 181 diagonal**

**Calle 185 diagonal**

**Calle 181**





**44,564.88 m<sup>2</sup>**



© 2023 Google

ÁREA DE RECUPERACIÓN



**Centro de Mérida**  
*Downtown*

San Antonio  
Ixluh

**“Aguada”**  
**San Marcos**

**Aeropuerto**  
**internacional de Mérida**  
*Merida International airport*

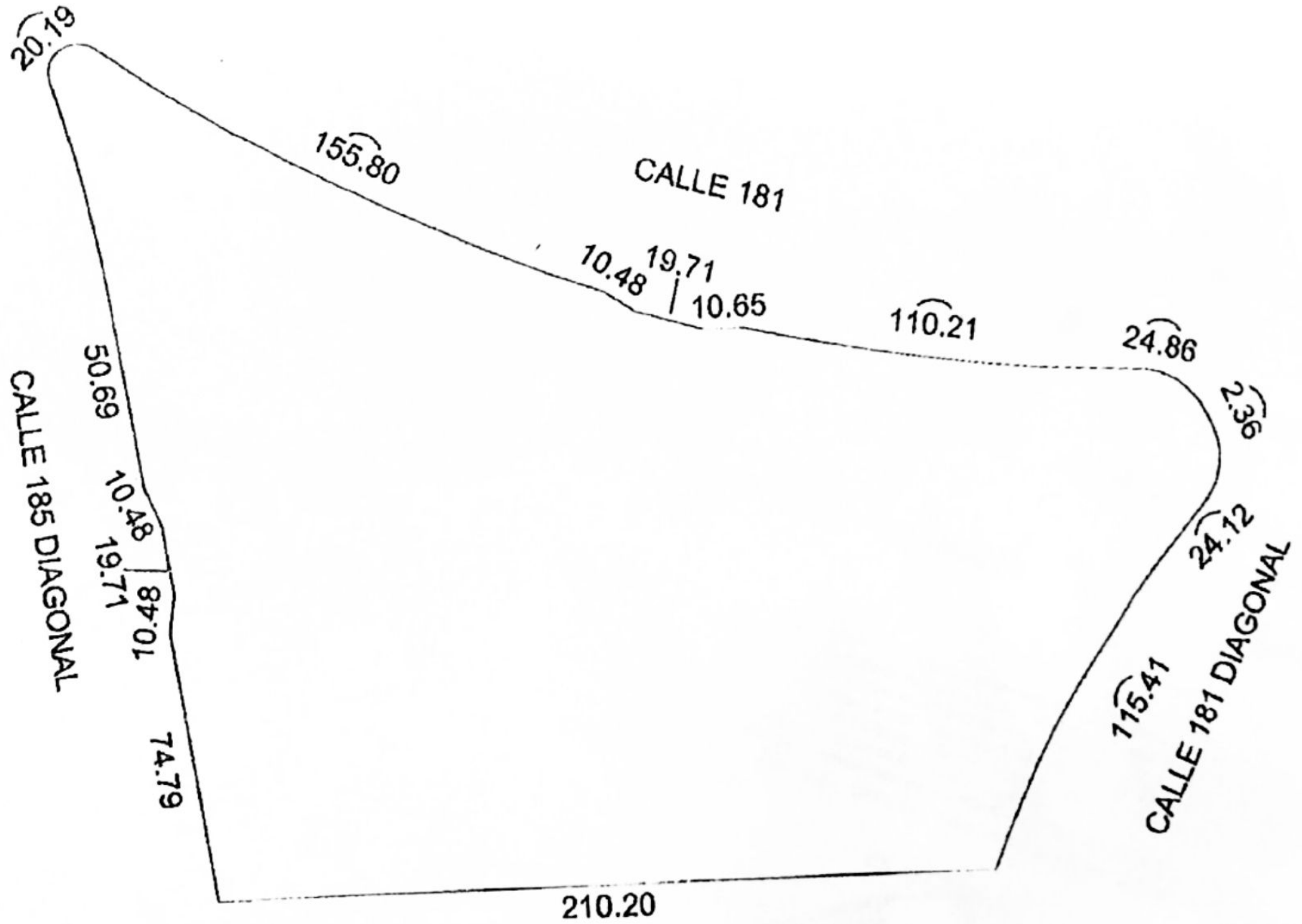


 SELVA & Co.  
COMERCIAL

**TERRENO**  
**LOT**







## Description

ALME205 Andrea Llergo

44,565 m2 Land for Sale for Commercial Use, South of Mérida.

Great investment opportunity in this commercial land located within the San Marcos subdivision, south of Mérida.

This lot is the primary commercial property in the development, which is projected to include 12,000 homes, 3,000 of which are currently occupied.

This is a high-impact commercial area, positioned in front of the subdivision's roundabout where three main avenues intersect, ensuring high pedestrian and vehicular traffic.

ABOUT THE COMMUNITY

San Marcos is a development located in the southwest of Mérida, in an area of significant growth, just 10 minutes from the airport. It features commercial areas, excellent connectivity, and transportation routes.

## LAND FEATURES

Services at the lot line

Land use: Commercial

Price per m<sup>2</sup>: \$1,500 MXN

## MEASUREMENTS

306.85 m x 141.89 m

Irregular shape

Total area: 44,564.88 m<sup>2</sup>

## SERVICES

Paved streets

Water service

Electricity

Drainage.

## PROPERTY STATUS

Property title, legal certainty.

## LOCATION

Land for sale in Fraccionamiento San Marcos, Mérida, Yucatán, Mexico.

23 minutes from downtown Mérida.

10 minutes from Mérida International Airport.

If you want more information about this land or to learn more about the real estate market in the area, contact us.

The official price of this property is in pesos; the price in dollars is a reference. For the purchase, the exchange rate of the day will be used.

Schedule your appointment to visit the area or call us to answer your questions.

#Mérida #Méridaproperties #Méridalistings #selvacorealty  
#selvacomercial #commercialrealestateMérida #commercialrealestate  
#Méridacommercialrealestate #Méridacommerciallistings  
#landbankingMérida #landbankingMérida  
#commerciallandMérida #lotsandlandMérida  
#lotsforsaleMérida #landforsale #lotsforsaleMérida  
#macrolotsMérida #hectaresforsaleMérida

## Location





**SELVA & Co.**  
**COMERCIAL**

MX 984 803 2058 / US 805 308 2900  
[www.selvacomercial.com](http://www.selvacomercial.com)