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**Avenida  
Universidades**



# Commercial Lot of 1,701 m<sup>2</sup> on Av. Universidades, For Sale, El Marqués, Querétaro

|                                      |                                   |
|--------------------------------------|-----------------------------------|
| <i>ID: DLQR208-1</i>                 | <i>Location: Queretaro</i>        |
| <i>Zone: El Marqués</i>              | <i>Type: Land</i>                 |
| <i>Land: 1,701 m2 / 18,309.56 ft</i> | <i>Land ha: 0.17 ha / 0.42 ac</i> |





1,700.866 m2

**Avenida**  
**Universidades**



SECTOR  
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## Alrededores - Surroundings



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**Avenida Universidades**

**Anillo Vial Fray  
Junípero Serra**

**Avenida Universidades**



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## Alrededores - Surroundings



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**GOLF**

**Comunidad Cerrada**  
*Gated Community*

**TERRENO - LOT**

**Comunidad Cerrada**  
*Gated Community*

 **H.E.B.**

**Comunidad Cerrada**  
*Gated Community*



 **Walmart**  
SELVA & Co.  
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# Comunidad cerrada - *Gated community*



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# Golf





## Alrededores - Surroundings







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## Description

DLQR208-1

Commercial Lot of 1,701 m<sup>2</sup> on Av. Universidades, For Sale, El Marqués, Querétaro

Located in modern Querétaro within El Marqués, this lot connects to major roads, including Circuito Universidades, the Fray Junípero Serra Bypass, and Paseo Centenario. It is surrounded by corporate offices, hospitals, shopping plazas, schools, and more.

In a newly planned community along Av. Universidades, offering high pedestrian and vehicle traffic.

## LAND FEATURES

Services at lot line



Land use: Commercial

Size: 1,700.866 m<sup>2</sup>

Price per m<sup>2</sup>: \$7,000 MXN

## SERVICES

Paved streets

Water

Electricity

Drainage

## PROPERTY STATUS

Property title, legally certified

## LOCATION

Land for sale in El Marqués, Querétaro, Mexico

5 minutes from HEB El Refugio supermarket



9 minutes from the nearest golf course

24 minutes from Querétaro City Center

## OFFICIAL PRICE

The official price of this property is in PESOS, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

The image of the lot is for illustrative purposes only; the actual land may vary in characteristics and exact location.

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

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## Location







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