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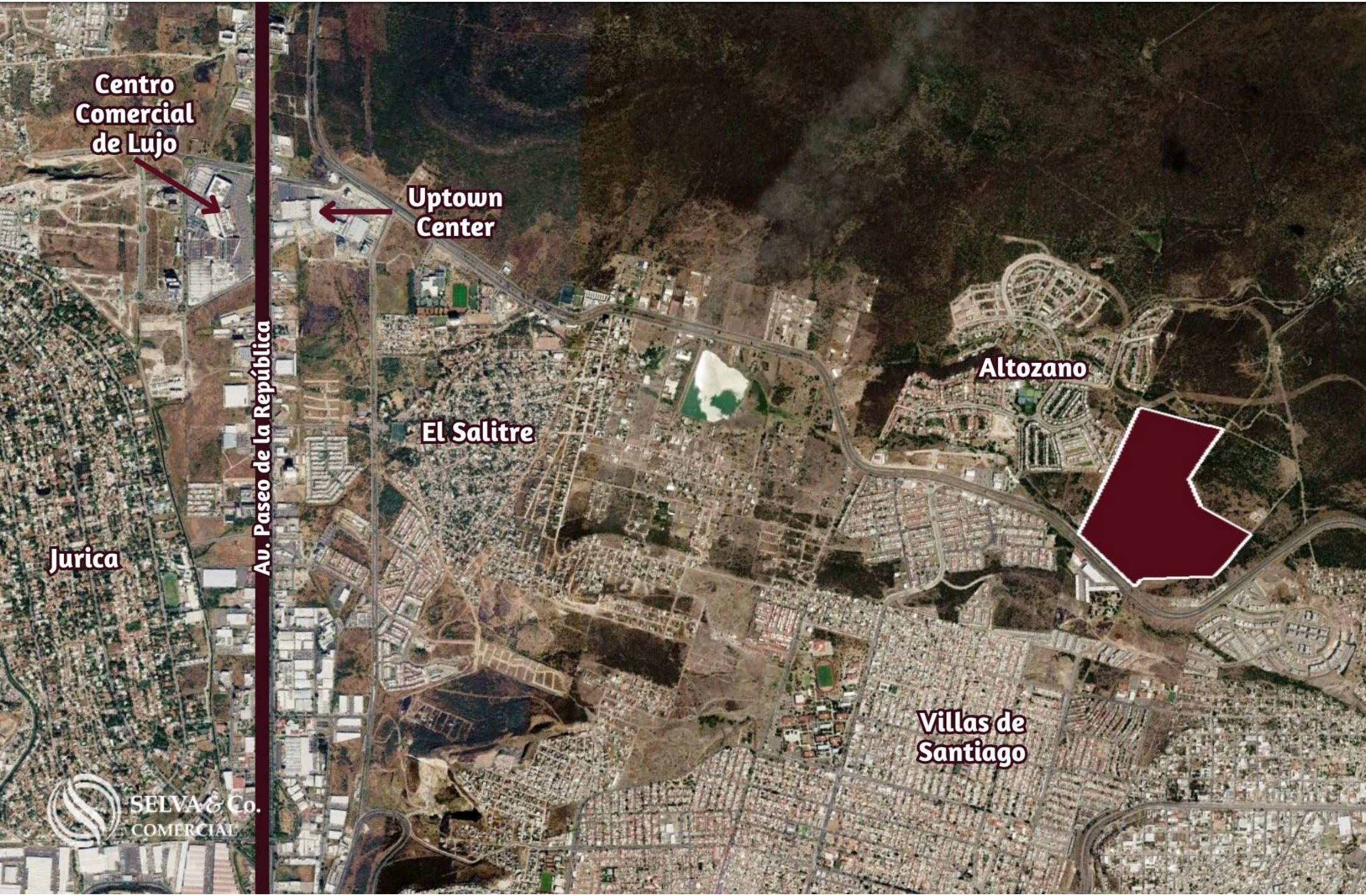
Mixed-use macro lot for 632 homes on Fray Junípero Serra, for sale

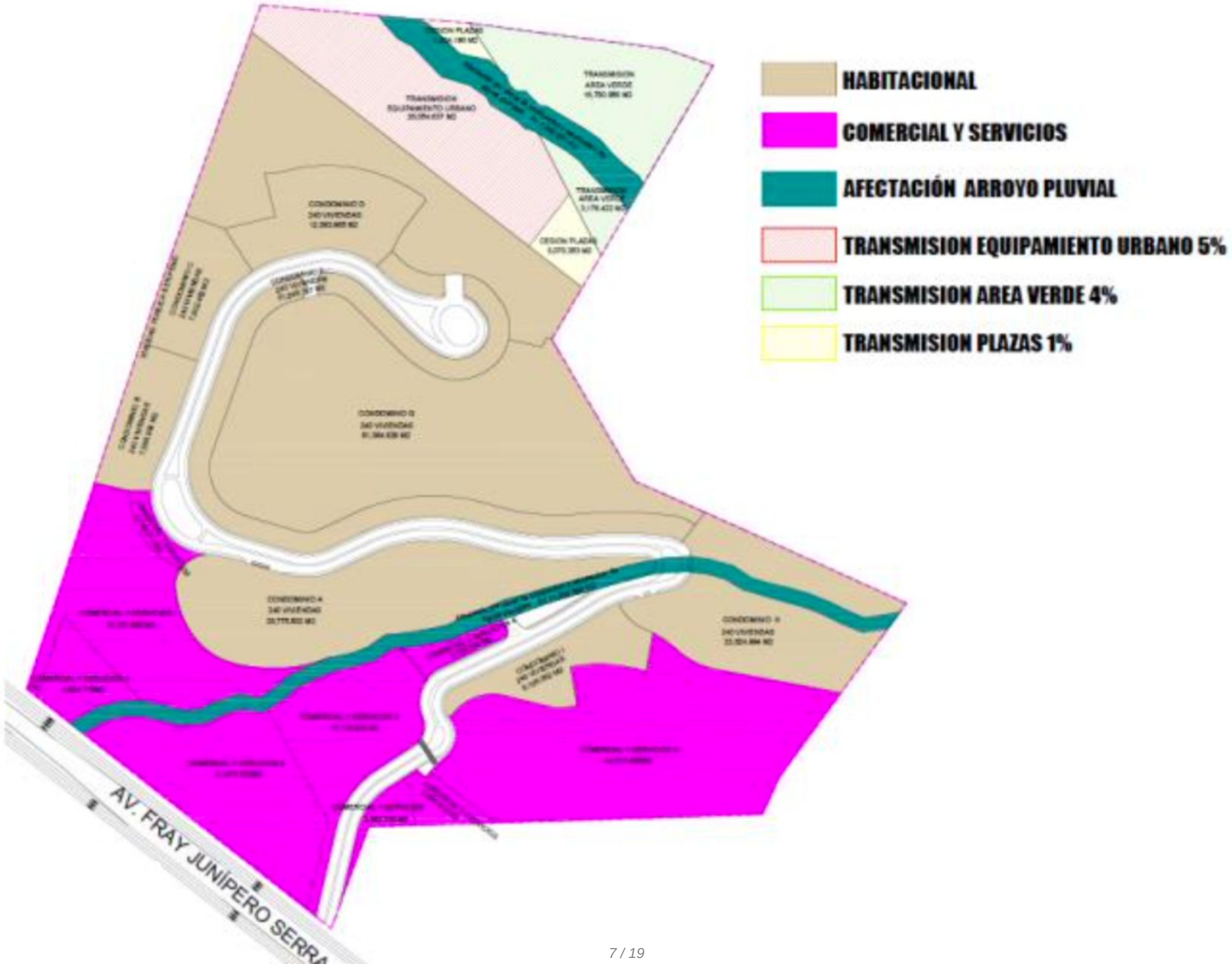
ID: BLQR231	*Location: Queretaro*
Zone: Fray Junípero Serra	*Type: Land*
Land: 428,631 m2 / 4,613,784.08 ft	*Land ha: 42.86 ha / 105.91 ac*

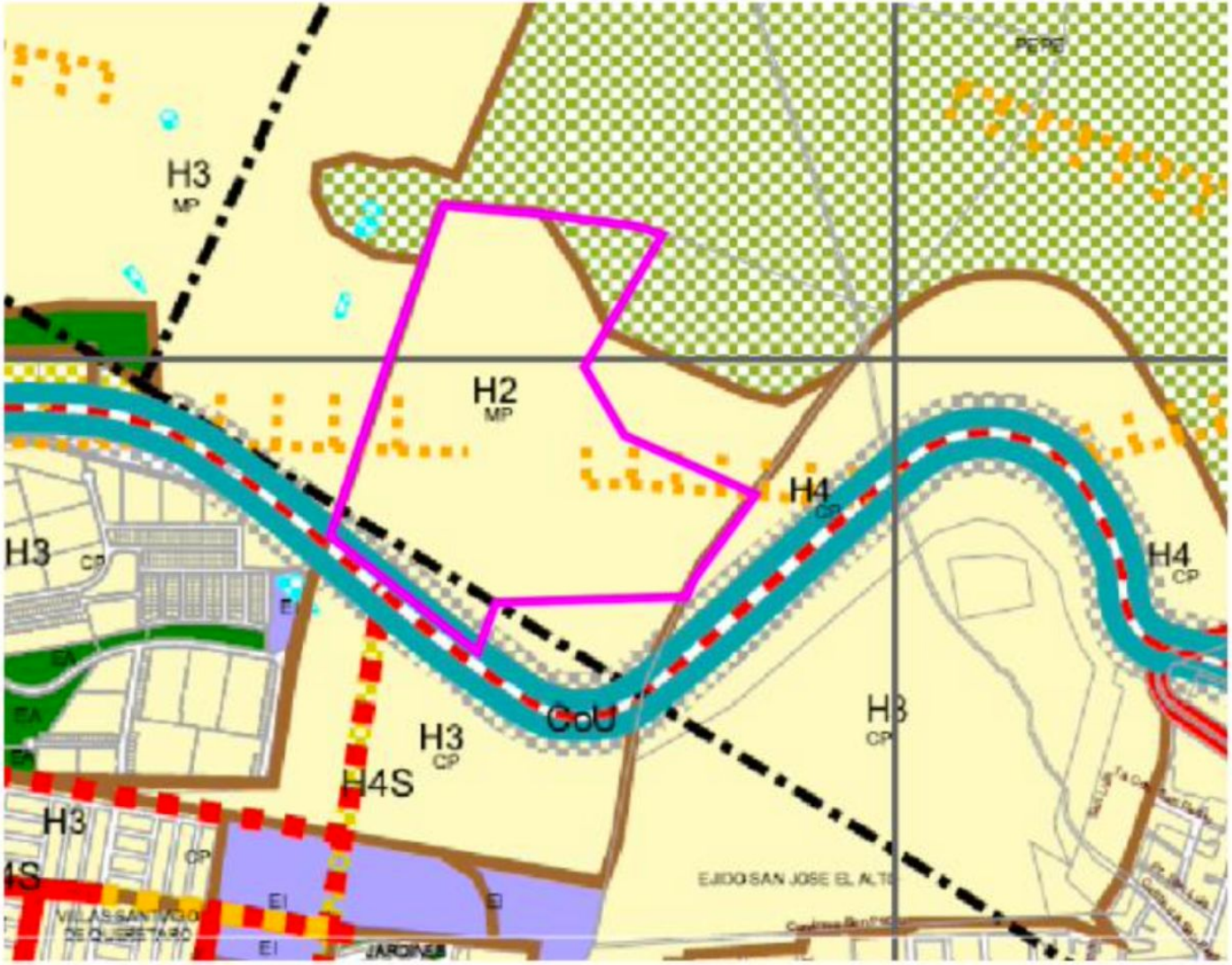

Fray Junípero Serra
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Google


Superficie total:
428,631.46 m2
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Centro Comercial de Lujo
Uptown Center
Av. Paseo de la República
El Salitre
Altozano
Jurica
Villas de Santiago
SELVA & Co.
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HABITACIONAL
COMERCIAL Y SERVICIOS
AFECTACIÓN ARROYO PLUVIAL
TRANSMISION EQUIPAMIENTO URBANO 5%
TRANSMISION AREA VERDE 4%
TRANSMISION PLAZAS 1%
AV. FRAY JUNÍPERO SERRA



USOS DE SUELO

H0.5	Habitacional hasta 50 hab/ha
H1	Habitacional hasta 100 hab/ha
H2	Habitacional hasta 200 hab/ha
H3	Habitacional hasta 300 hab/ha
H4	Habitacional hasta 400 hab/ha
H2S	Habitacional con Servicios hasta 200 hab/ha
H4S	Habitacional con Servicios hasta 400 hab/ha
CS	Comercio y Servicios
IL	Industria Ligera
PEPE	Preservación Ecológica, Protección Especial
PEA	Preservación Ecológica Agrícola



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Centro comercial - *Shopping mall*




Campo de Golf
“El Campanario”
El Refugio
Desarrollo
de Lujo
San José Alto
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Uptown center

Description

BLQR231 JP

Mixed-use macro lot for 632 homes on Fray Junípero Serra, for sale

42-hectare macro lot with residential and commercial zoning, located on Fray Junípero Serra Ring Road. The property includes an approved plan for 632 homes and a commercial area at the front, along with key permits and feasibility studies already in place.

FEATURES

H6 residential and commercial zoning

Approved plan for 632 homes

Commercial area: 30,003.72 m²

Density: 600 inhabitants per hectare

PROGRESS AND PERMITS

Approved zoning certificate

Water and sewage feasibility

SEMARNAT clearance

CEI road authorization

Topographic and subdivision plans

Approved density increase

LOCATION

Mixed-use land for sale on Fray Junípero Serra Ring Road, Querétaro, Mexico.

20 minutes from a luxury shopping mall (the second largest in Latin America)

35 minutes from Downtown Querétaro

45 minutes from Querétaro International Airport

PROPERTY STATUS

Title deed, legal certainty

OFFICIAL PRICE

The official price of this property is $600,084,044 pesos prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

DISCLAIMER

This property is listed in collaboration with the exclusive agent; no co-brokerage commission is offered to other agents or agencies.

The images presented are for illustrative purposes and may differ from the final product in features and location.

Prices are subject to change without notice. Contact us to send you updated information.

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

Location


San Pedrito
el Alto
540
Centro Mariano Virgen
Desatadora de nudos
COLINAS
DEL LAGO
PASEOS DEL
PEDREGAL
40
540
Ejido San
Pablo
ITQ Campus
Norte
FRAY JUNÍPERO SERRA
FRACCIONAMIENTO
NACIONAL
VILLAS DE
SANTIAGO
SAN JOSE
EL ALTO
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