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**Fray Junípero Serra**

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

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



**Fray Junípero Serra**



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**Superficie total:  
428,631.46 m2**



**Centro  
Comercial  
de Lujo**

**Uptown  
Center**

**Altozano**

**El Salitre**

**Jurica**

**Au. Paseo de la República**

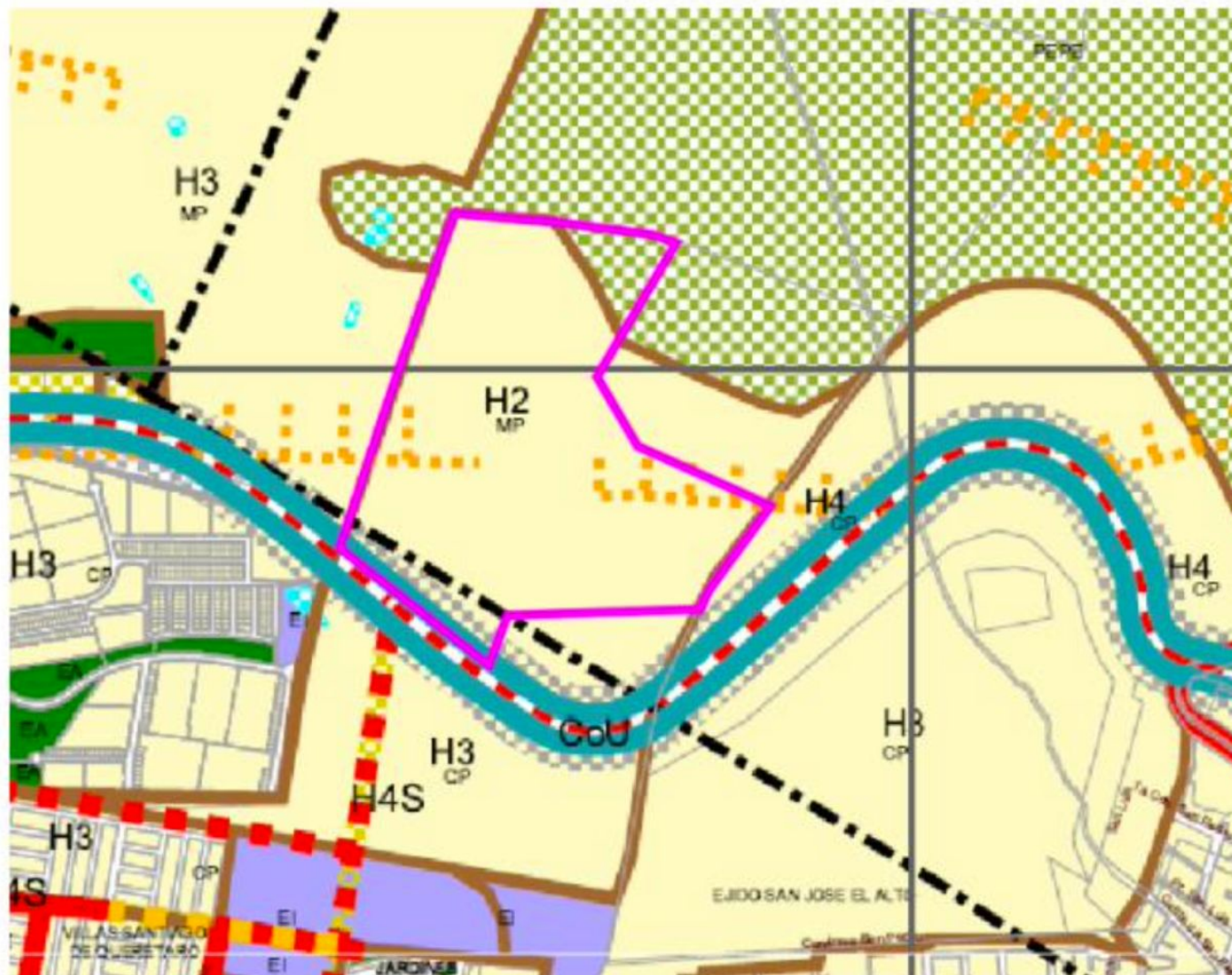
**Villas de  
Santiago**





## 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







# Centro comercial - Shopping mall



**Campo de Golf  
"El Campanario"**

**El Refugio**

**Desarrollo  
de Lujo**

**San José Alto**





# UpTown



STARBUCKS CO



 SELVA & Co.  
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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 m<sup>2</sup>

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





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