



SELVA & Co.
COMERCIAL

www.selvacomercial.com

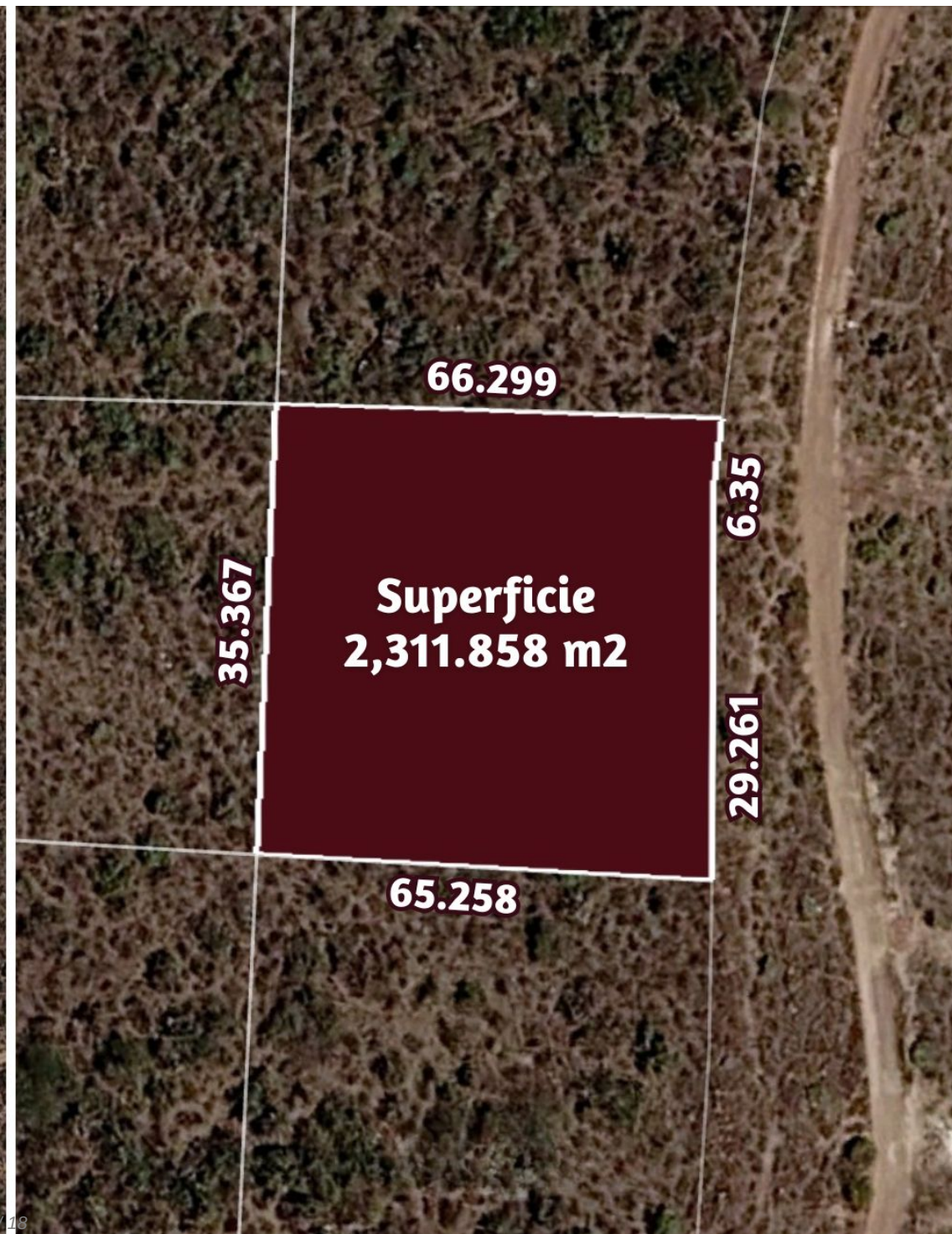
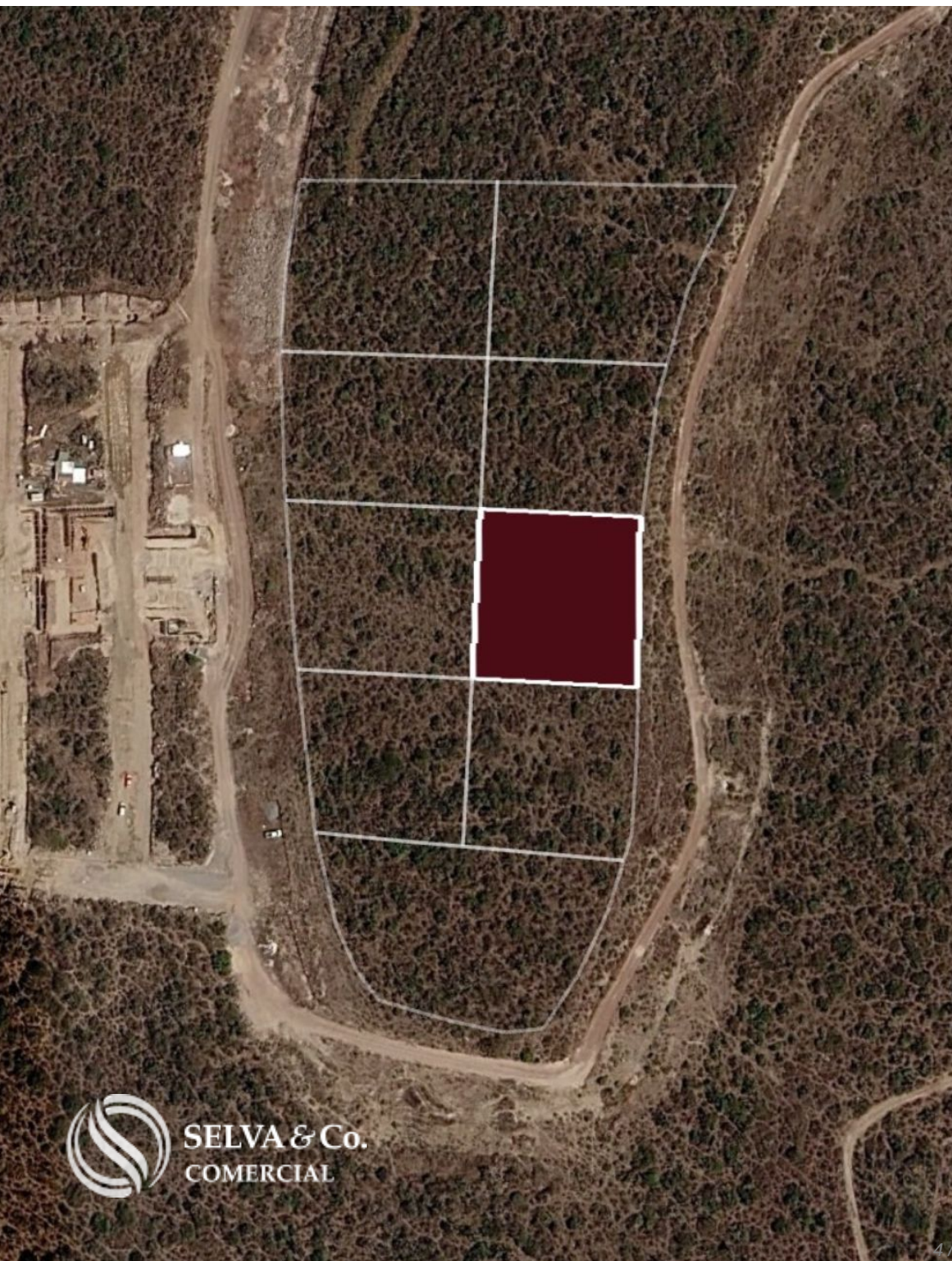


Mixed-use land ideal for commercial development, for sale

<i>ID: DLQR220-5</i>	<i>Location: Queretaro</i>
<i>Zone: El Marqués</i>	<i>Type: Land</i>
<i>Land: 2,312 m2 / 24,886.37 ft</i>	<i>Land ha: 0.23 ha / 0.57 ac</i>



SELVA & Co.
COMERCIAL





Comunidad planeada de lujo
Luxury planned community



SELVA & Co.
COMERCIAL

Golf





SELVA & Co.
COMERCIAL

Comunidad cerrada - *Gated community*



SELVA & Co.
COMERCIAL

Alrededores - Surroundings



Alrededores - Surroundings





SELVA & Co.
COMERCIAL

Centro Querétaro
Downtown

Golf



Hospital

Comunidad cerrada
Gated community

Comunidad cerrada
Gated community

Comunidad de lujo
luxury community

H.E.B

Golf

Plaza Comercial
Shoppingmall

Universidad



Anáhuac

Walmart

Description

DLQR220-5

Mixed-use land ideal for commercial development, for sale

Mixed-use macro lots located in El Marqués, Querétaro, designed for developments that integrate commercial spaces, offices, vertical residential projects, and services.

Situated in a highly connected area with immediate access to major roadways, shopping centers, universities, and essential services, these properties provide the ideal setting for mixed-use developments.

FEATURES

Mixed-use zoning

Ideal for commercial, office, and vertical residential projects

Lot sizes starting from 2,000 m²

Topography well suited for contemporary developments

Excellent connectivity to El Marqués' main roadways

Surrounded by services, shopping centers, and educational institutions

PERMITTED USES

Retail spaces

Corporate offices

Vertical residential developments

Coworking spaces

Medical offices and professional services

Short-term accommodations

Mixed-use developments

NEARBY LANDMARKS

Anáhuac University

H.E.B.

Shopping centers

Schools

Services and retail

Major roadways

LOCATION

Mixed-use macro lots for sale in El Marqués, Querétaro, México.

15 minutes from H.E.B.

15 minutes from the nearest golf course

40 minutes from Downtown Querétaro

40 minutes from Querétaro International Airport

PROPERTY STATUS

Title deed, legal certainty

OFFICIAL PRICE

The official price of this property is \$11,096,918 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

The images used for this advertisement are from the general project and do not correspond to any particular plot of land.

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 the price list and updated information.

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

Location





SELVA & Co.
COMERCIAL

MX 984 803 2058 / US 805 308 2900

www.selvacomercial.com