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# Mixed-use land near universities and commercial areas, for sale

|                                      |                                   |
|--------------------------------------|-----------------------------------|
| <i>ID: DLQR220-6</i>                 | <i>Location: Queretaro</i>        |
| <i>Zone: El Marqués</i>              | <i>Type: Land</i>                 |
| <i>Land: 2,384 m2 / 25,661.38 ft</i> | <i>Land ha: 0.24 ha / 0.59 ac</i> |



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**Comunidad planeada de lujo**  
*Luxury planned community*



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# Golf





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# Comunidad cerrada - *Gated community*



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## Alrededores - Surroundings



## Alrededores - Surroundings





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**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

DLQR220-6

Mixed-use land near universities and commercial areas, 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 m<sup>2</sup>

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 \$11,445,470 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





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MX 984 803 2058 / US 805 308 2900

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