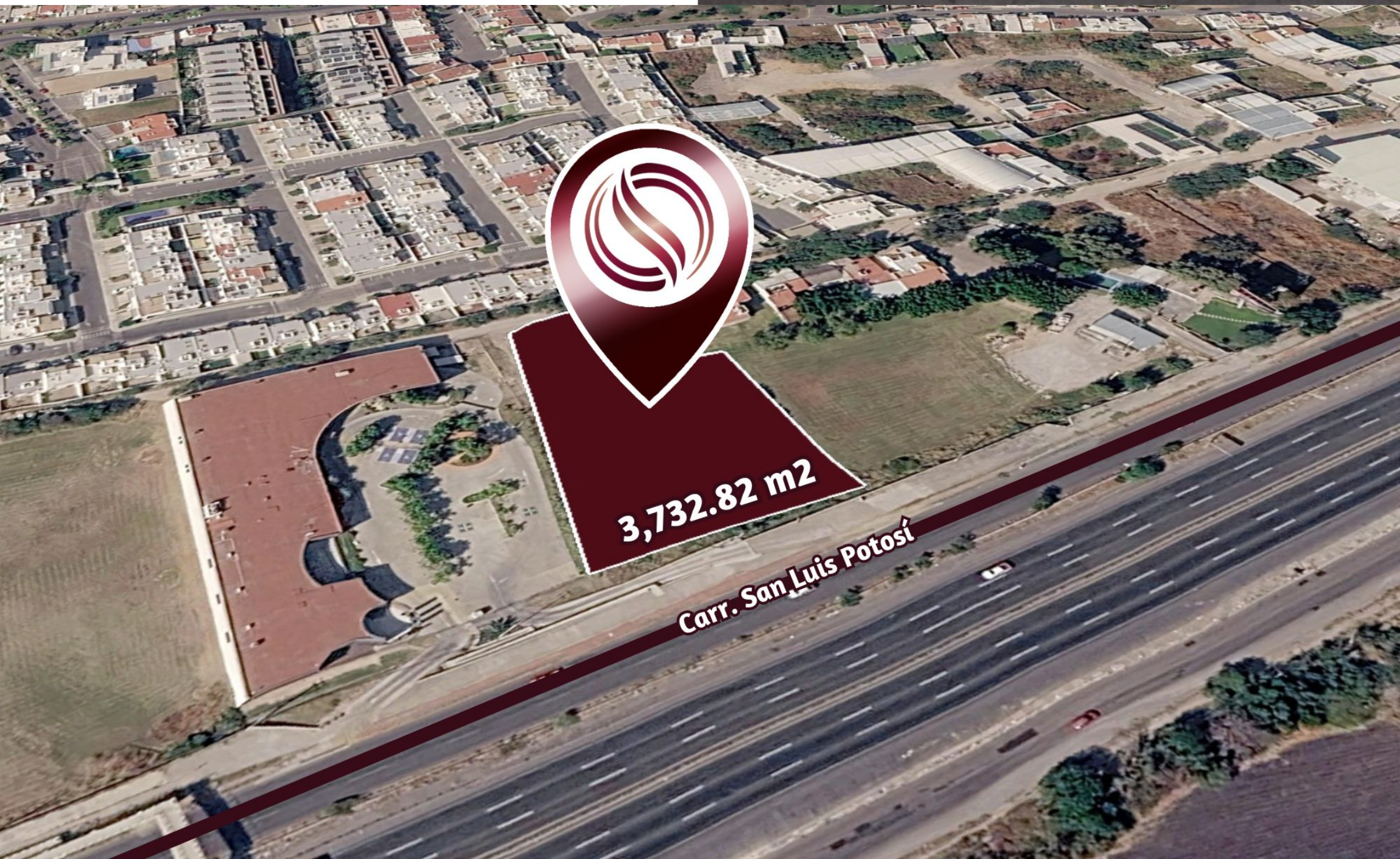




SELVA & Co.
COMERCIAL

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3,732.82 m2

Carr. San Luis Potosí

Commercial and service land on Paseo de la República, for sale

<i>ID: BLQR232</i>	<i>Location: Queretaro</i>
<i>Zone: Juriquilla</i>	<i>Type: Land</i>
<i>Land: 3,733 m2 / 40,182.01 ft</i>	<i>Land ha: 0.37 ha / 0.92 ac</i>

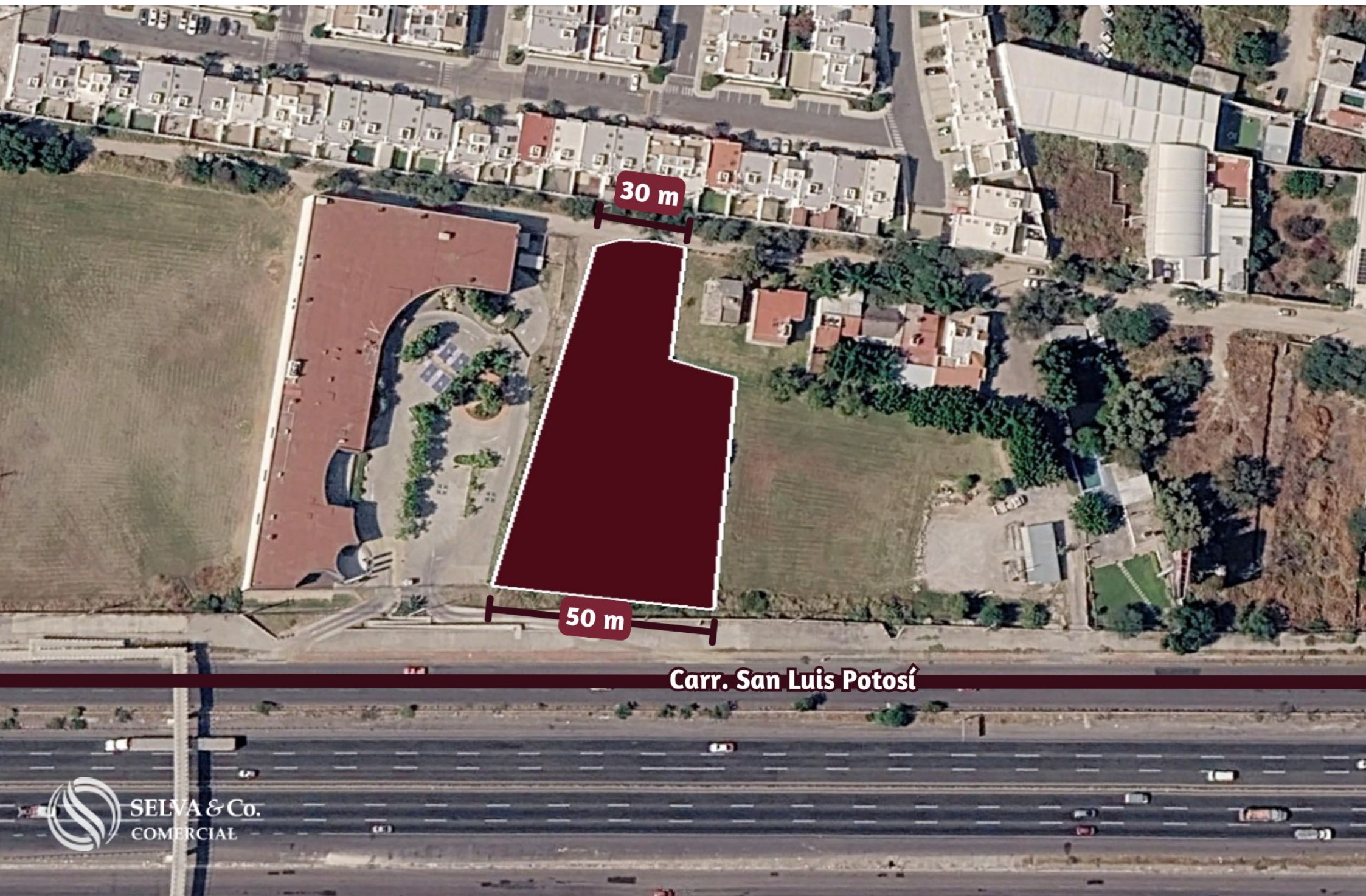


3,732.82 m2

Carr. San Luis Potosí



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Centro comercial - *Shopping mall*



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Juriquilla Santa Fe



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Jurica

Golf

Juriquilla

**Centro
comercial de lujo**
Luxury shoppingmall

**Santa fe
Juriquilla**

Carr. San Luis Potosí

Uptown Center

**Conjunto
Industrial**

 **SELVA & Co.**
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Description

BLQR232 JP

Commercial and service land on Paseo de la República, for sale

Land with commercial and service zoning, located along the lateral road of Paseo de la República, one of Querétaro's highest-traffic corridors.

Its strategic location and dual access make it an excellent option for corporate, commercial, or service-oriented projects.

The property has a registered deed, is free of liens, and has several key permits and feasibility approvals in place, offering a development-ready opportunity.

HIGHLIGHT FEATURES

Zoning: Commercial and Services

Private property

Deeded and free of liens

Dual access to the property

High visibility from Paseo de la República

Excellent connectivity to industrial parks and the city

Approved building-height assessment

PERMITS & FEASIBILITY APPROVALS

SEDESU

CFE

CEA

SCT

PEMEX

Environmental Impact

Traffic Impact

ADVANTAGES

Direct access from the lateral road of Paseo de la República

Secondary access from the Juriquilla residential area

Located along one of Querétaro's main commercial and industrial corridors

High-traffic area with excellent visibility

One of the few properties in the area with an approved building-height assessment

LOCATION

Commercial and service land for sale in Juriquilla, Querétaro, Mexico.

10 minutes from Juriquilla Golf Course

10 minutes from the luxury shopping center (the second largest in Latin America)

50 minutes from Querétaro International Airport

PROPERTY STATUS

Private property with registered deed, free of liens, and documentation in order, providing legal certainty.

DISCLAIMER

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

OFFICIAL PRICE

The official price of this property is \$50,000,000 Pesos, prices in US dollars are provided as a reference. For purchase, the exchange rate of the day will be applied.

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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