



**whereOn**



# whereOn

## OUR SERVICES

Some of our services that help developers, investors, and real estate agents make data-driven decisions to maximize their market opportunities:

- Market analysis and trends
- Feasibility studies
- Competitor analysis
- Customer segmentation
- Market forecasting
- Location analysis
- Pricing optimization
- Monitoring of economic and regulatory indicators
- Profitability and cash flow analysis
- Best practices benchmarking





# RUSTIC LAND WITH EXCELLENT LOCATION

PRICE **\$8,500,000 USD**

TYPE PRIVATE RUSTIC LAND

SIZE 13.2 HA



NORTH SIDE



SOUTH SIDE



WEST SIDE



EAST SIDE

## UNIT OVERVIEW

Rustic land with excellent location, ideal for logistics and agroindustrial development.

**m<sup>2</sup>** 13.2

Hectares

**m<sup>2</sup>** 0

Meters built

**1**

Levels

**0**

Age of construction

20.5321, -100.15843 Pedro Escobedo, Qro.

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# RUSTIC LAND IN THE LOGISTICAL HEART OF MEXICO

PRICE **\$8,500,000 USD**

TYPE PRIVATE RUSTIC LAND

SIZE 13.2 HA



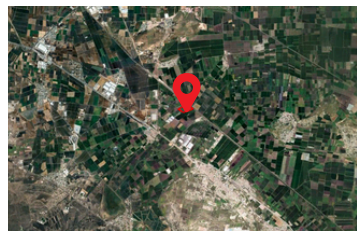
COUNTRY: MEXICO



REGION: BAJÍO (CENTER)



STATE: QUERÉTARO



MUNICIPALITY: PEDRO  
ESCOBEDO

## LOCATION

Luxury living at its best, with spacious rooms, top-of-the-line amenities, and breathtaking views.

 129M  
HABS  
México

 14.5M  
HABS  
Bajío

 2.3M  
HABS  
Querétaro

 77.4K  
HABS  
Pedro Escobedo

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SORIANA



AMAZON & BOSCH



KELLOGGS & LIVERPOOL



GEMSO & GANFER

## PRIVILEGED LOCATION

The property is situated in the heart of Mexico, both geographically and logistically.



60

Industrial zone



20

Industrial parks

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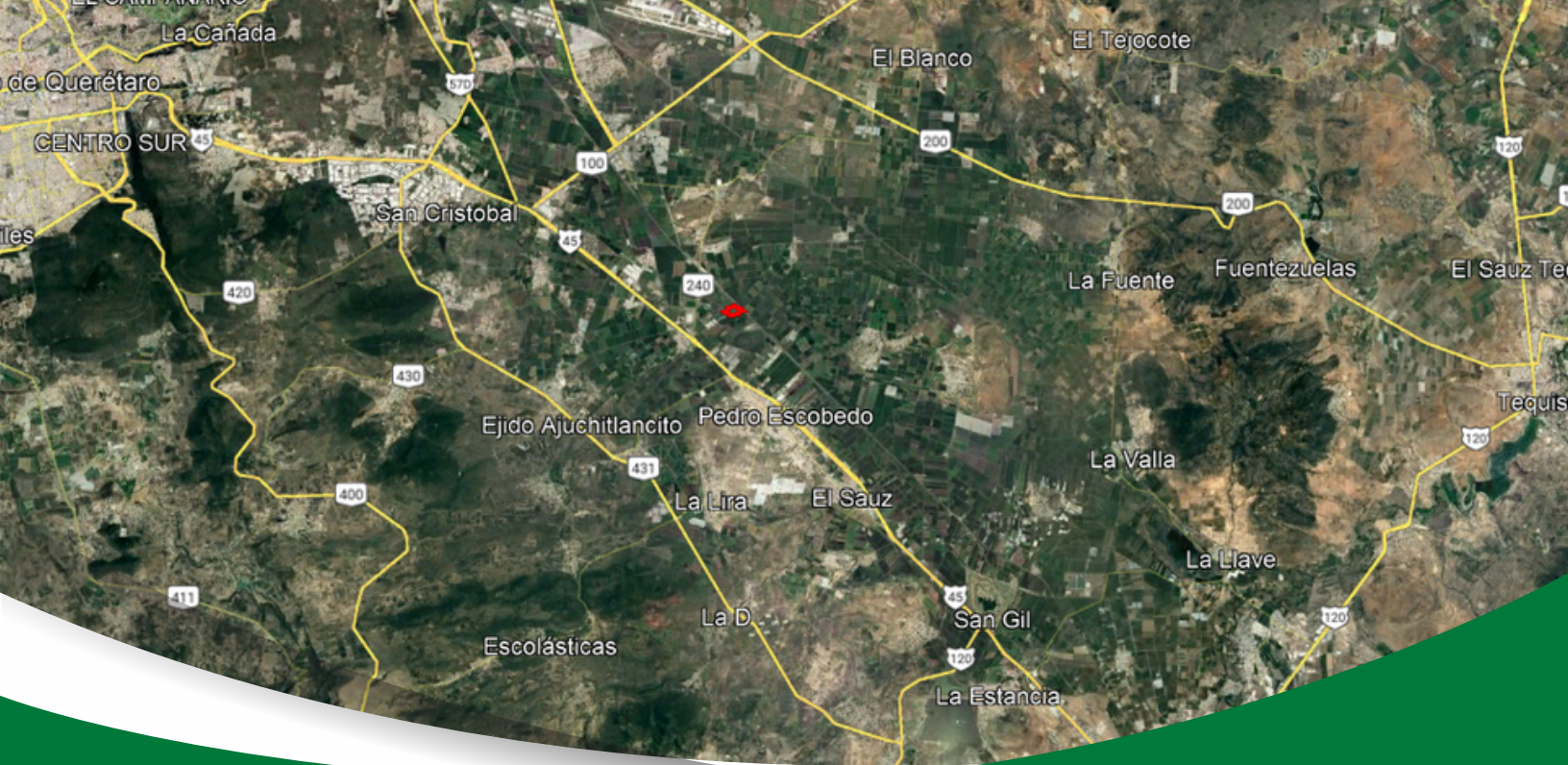


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# RUSTIC LAND WITH THE BEST INFRAESTRUCTURE

PRICE **\$8,500,000 USD**

TYPE PRIVATE RUSTIC LAND

SIZE 13.2 HA



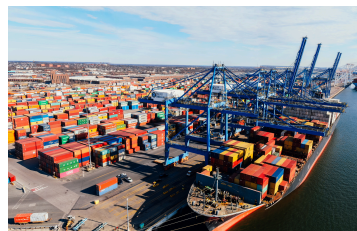
**QUERÉTARO  
INTERNATIONAL AIRPORT**



**RAILWAY STATION**



**COMBINED CYCLE POWER  
PLANT**



**LÁZARO CÁRDENAS SEA  
PORT**

## INFRASTRUCTURE

This property is perfect for developers, featuring easy access to Querétaro International Airport and a railway station. Proximity to the Combined Cycle Power Plant and Lázaro Cárdenas seaport enhances its appeal for industrial projects, offering significant business expansion potential and strong infrastructure for industrial development.



28  
KM

Nearest airport



383  
KM

Nearest railway  
station



20  
KM

Nearest Power  
plant



533  
KM

Nearest seaport  
(Ocean Pacific)

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# RUSTIC LAND IDEAL FOR THE LOGISTICS, MINING OR AGRO INDUSTRY

PRICE **\$8,500,000 USD**

TYPE PRIVATE RUSTIC LAND

SIZE 13.2 HA



MANUFACTURING  
INDUSTRY



MINING INDUSTRY



AGRIBUSINESS



LOGISTICS

## VOCATION

The region's central location lends itself primarily to an industrial logistics focus.



28  
KM  
Nearest Airport



383  
KM  
Mexico city



3  
KM  
Nearest  
highway



860  
KM  
Nearest  
border

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# RUSTIC LAND WITH ALL BASIC SERVICES

PRICE **\$8,500,000 USD**

TYPE PRIVATE RUSTIC LAND

SIZE 13.2 HA



POTABLE WATER NETWORK



ELECTRICAL ENERGY



DRAIN CONNECTION

## SERVICES

The property has basic services: connection to the drinking water network, electricity and connection to drainage.



28  
KM

Water network



383  
KM

Electrical energy



20  
KM

Drain connection

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