

PROPERTY BROCHURE

Mundo Urbano - 29 Apr 2026

Terreno con uso de suelo en venta en Tlalnepantla de Baz Estado de Mexico

Lot · 7,000sqm · Flat · Sale
Carretera México, 2, San Juan Ixhuatepec, Tlalnepantla de baz, Estado de México

ASKING PRICE

\$ 73,500,000 MXN



7010
built area

SQUARE METERS

KEY FEATURES

- Garden
- Línea Blanca
- Laundry Area
- 1/2 bathroom for visitors
- Terraza / Balcón
- Cuarto de servicio con baño
- Parking for visitors
- Storage Room
- Pet-friendly
- A/C
- Furnished
- Dining Room
- Living Room
- Equipped kitchen
- Family

PROPERTY GALLERY

Preview of the main areas





DESCRIPTION

Land for Sale – Investment Opportunity with Mixed-Use Zoning and Dual Frontage on Highway to Pachuca

This 9,010 m² lot represents a unique real estate and commercial development opportunity in a strategic location in the northern area of Mexico City, right on the exit to the Pachuca Highway and the Naucalpan–Ecatepec toll road.

Key Features:

- Total land area: 9,010.00 m²
- Zoning: CU833C – Urban Center: High density, up to 7 construction levels, 20% open space. Suitable for warehouse, office, and commercial developments
- Flat topography
- Dual frontage, offering great versatility and access for different project types
- Located in a third-order residential and industrial zone

Ideal for:

- Shopping centers or mixed-use complexes
- Industrial or logistics warehouse parks
- Office projects with retail areas
- Urban industrial parks

Strategic Advantages:

- Prime location with excellent connectivity to Mexico City and the State of Mexico
- High visibility and vehicle flow due to its proximity to the highway
- Growing area with strong potential for urban transformation and future capital gains

Business Opportunity:

With flexible zoning and a large lot featuring dual frontage, this property offers a solid investment with an attractive return potential, suitable for both developers and institutional investors.

Contact us for more information or to schedule a private tour.

We will guide you to maximize the potential of this property.