Key: teNo0416432
ID: terreno-con-uso-de-suelo-en-venta-en-tlalnepantla-de-baz-estado-de-mexico
Operation: Venta

PROPERTY BROCHURE

Mundo Urbano · 30 Oct 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

















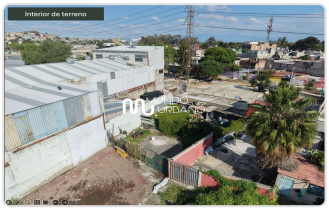










DESCRIPTION

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

This 7,010 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: 7,010.00 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.

Information subject to change without notice · Document generated for commercial purposes.