

50 HECTARE LAND ON SALE!

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LOCATED IN CARRETERA ESTATAL 100
EL COLORADO-HIGUERILLAS
GALERAS, QUERETARO

SANTIAGO DE QUERETARO



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STRATEGIC LOCATION

Queretaro is one of Mexico's most dynamic and prosperous states, with consistent economic growth and a strategic location that makes it an ideal place to invest in the industrial or commercial sector.

Queretaro is strategically positioned in the heart of Mexico, granting easy access to major domestic and international markets. Furthermore, it is well-connected by road, rail, and an international airport, facilitating efficient transportation of goods.

**IMAGE****1**ILLUSTRATIVE REPRESENTATION
OF THE PROPERTY

50 Ha.



AN INVESTMENT WITH VISION

The state of Queretaro boasts well-established industrial parks equipped with modern infrastructure, services, and facilities for businesses. This streamlines the process of establishing industrial operations and reduces initial costs. The property is located on State Highway 100, El Colorado - Higuera, Galeras. Situated in an area with significant growth and industrial demand, it is in close proximity to industrial parks such as FINSA II, O'Donnell, Vesta, among others, and the Queretaro International Airport.

It is a place with a great industrial or commercial opportunity.

**IMAGE****2**ILLUSTRATIVE REPRESENTATION
OF THE PROPERTY



The state of Queretaro hosts a wide variety of industries, ranging from aerospace, automotive, and electronics to manufacturing and logistics. It has become a strategic hub for data centers. This diversification reduces reliance on a single sector and provides opportunities for different types of investors.



EVOLUTION & POWER OF QUERETARO IN NUMBERS

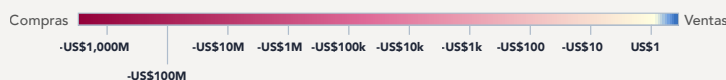
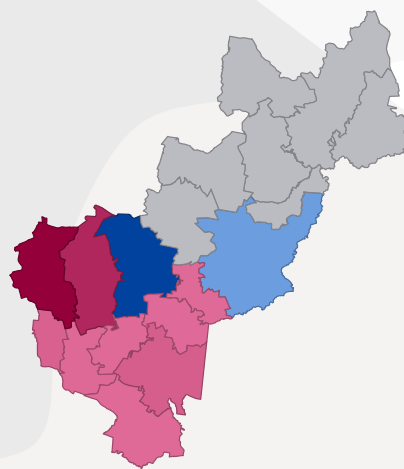
In 2022, Queretaro's international sales reached US\$15.534 billion, marking an 18.1% growth compared to the previous year. The top internationally sold products in 2022 were Parts and Accessories for Motor Vehicles (US\$4.143 billion), Refrigerators, Freezers, and other Refrigeration or Freezing Equipment (US\$1.465 billion), and Machines and Apparatus (Except Machines of Heading 84.50) for Washing, Cleaning, Wringing, Drying, Ironing, Pressing (Including Presses for Fixing), Bleaching, Dyeing, Dressing, Finishing, Coating, or Impregnating Yarns, Fabrics, or Textile Manufactures, and Machines for Applying the Coating to Fabrics or Other Supports Used in the Manufacture of Floor Coverings, such as Linoleum; Machines for Rolling, Unrolling, Folding, Cutting, or Crimping Fabrics (US\$680 million).

Source: Secretaría de Economía.

2022 Net Trade Balance

In the state of Queretaro, the cities with the highest level of international **sales** in 2022 were Queretaro City (US\$8.077 billion), El Marqués (US\$3.816 billion), Colón (US\$2.251 billion), San Juan del Río (US\$682 million), and Corregidora (US\$145 million).

In the state of Querétaro, the cities with the highest level of international **purchases** in 2022 were Queretaro City (US\$11.063 billion), El Marqués (US\$5.709 billion), Colón (US\$2.110 billion), San Juan del Río (US\$1.031 billion), and Corregidora (US\$411 million).



2022 Foreign Direct Investment

TRIMESTRAL

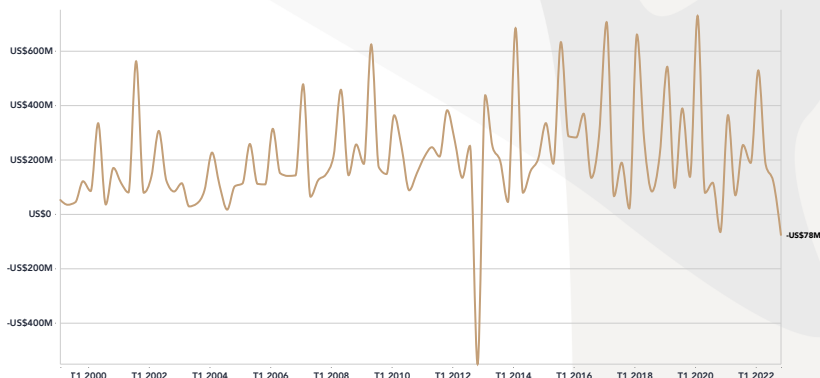
TOTAL

US\$753M

IED ENE-DIC 2022

In the period from January to December 2022, Foreign Direct Investment (FDI) in Queretaro reached US\$753 million, distributed among profit reinvestment (US\$369 million), intercompany accounts (US\$286 million), and new investments (US\$98 million).

From January 1999 to December 2022, Queretaro has accumulated a total of US\$19.927 billion in FDI, distributed among new investments (US\$8.067 billion), profit reinvestment (US\$7.773 billion), and intercompany accounts (US\$4.087 billion).





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