# TERRENO CARRETERA NACIONAL

CODIGO DE ANUNCIO: VYC-0445













| CARACTERISTICAS | DESCRIPCION |
|---|---|
| **SERVICIO:** VENTA<br>Terreno Habitacional<br>LAS MARGARITAS ,<br>SANTIAGO, Nuevo León<br>$3,800.00 MXN por m2<br>**Terreno:** 10819 m2<br>**Medida Frente:** 78 mts.<br><br>**CONTACTO:**<br><br>**Promotor:** Jorge Quintero<br>**Whatsapp:** 8117613423<br>**Correo:**<br>jorge.flores@vendoycompro.mx | <p data-path-to-node="0" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> ? <b data-index-in-node="3" data-path-to-node="0" style="line-height: 1.15 !important; margin-top: 0px !important;">¡ATENCIÓN INVERSIONISTAS Y DESARROLLADORES!</b> ?</p> <p data-path-to-node="1" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> <b data-index-in-node="0" data-path-to-node="1" style="line-height: 1.15 !important; margin-top: 0px !important;">TERRENO COMERCIAL / MIXTO A PIE DE CARRETERA NACIONAL</b> ??</p> <p data-path-to-node="2" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> <b data-index-in-node="0" data-path-to-node="2" style="line-height: 1.15 !important; margin-top: 0px !important;">Las Margaritas – Santiago, Nuevo León</b> | <b data-index-in-node="40" data-path-to-node="2" style="line-height: 1.15 !important; margin-top: 0px !important;">Cód. VYC-0445</b></p> <p data-path-to-node="3" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> ¡Ubicación estratégica de altísimo impacto! Situado justo en el acceso al Fraccionamiento Álamo Sur, garantizando flujo vehicular continuo, visibilidad inmejorable y conexión directa con una zona residencial en plena |

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expansión.</p>
<p data-path-to-node="4" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> Ideal para desarrollo de plaza comercial, proyecto de usos mixtos, tienda ancla o inversión patrimonial de gran rendimiento.</p>
<p data-path-to-node="6" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> ? <b data-index-in-node="3" data-path-to-node="6" style="line-height: 1.15 !important; margin-top: 0px !important;">Ficha Técnica:</b></p>
<ul data-path-to-node="7" style="padding-inline-start: 32px; font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;">
<li style="line-height: 1.15 !important; margin-top: 0px !important;">
<p data-path-to-node="7,0,0" style="line-height: 1.15 !important; margin-top: 0px !important;">
<b data-index-in-node="0" data-path-to-node="7,0,0" style="line-height: 1.15 !important; margin-top: 0px !important;">Superficie total:</b> 10,819 m²</p>
</li>
<li style="line-height: 1.15 !important; margin-top: 0px !important;">
<p data-path-to-node="7,1,0" style="line-height: 1.15 !important; margin-top: 0px !important;">
<b data-index-in-node="0" data-path-to-node="7,1,0" style="line-height: 1.15 !important; margin-top: 0px !important;">Frente:</b> 78.76 m (extraordinaria exposición de marca y accesos)</p>
</li>
<li style="line-height: 1.15 !important; margin-top: 0px !important;">
<p data-path-to-node="7,2,0" style="line-height: 1.15 !important; margin-top: 0px !important;">
<b data-index-in-node="0" data-path-to-node="7,2,0" style="line-height: 1.15 !important; margin-top: 0px !important;">Fondo:</b> 159.60 m</p>
</li>
<li style="line-height: 1.15 !important; margin-top: 0px !important;">
<p data-path-to-node="7,3,0" style="line-height: 1.15 !important; margin-top: 0px !important;">
<b data-index-in-node="0" data-path-to-node="7,3,0" style="line-height: 1.15 !important; margin-top: 0px !important;">Uso de suelo:</b> Comercial / Mixto</p>
</li>
<li style="line-height: 1.15 !important; margin-top: 0px !important;">
<p data-path-to-node="7,4,0" style="line-height: 1.15 !important; margin-top: 0px !important;">
<b data-index-in-node="0" data-path-to-node="7,4,0" style="line-height:

1.15 !important; margin-top: 0px
!important;">Ubicación:</b> Las
Margaritas, Santiago, N.L. (Carretera Nacional, entrada a
Álamo Sur)</p>
</li>
</ul>
<p data-path-to-node="9" style="font-family:
"Google Sans Text", sans-serif !important;
line-height: 1.15 !important; margin-top: 0px !important;">
? <b data-index-in-node="3"
data-path-to-node="9" style="line-height: 1.15
!important; margin-top: 0px
!important;">Inversión:</b></p>
<ul data-path-to-node="10"
style="padding-inline-start: 32px; font-family:
"Google Sans Text", sans-serif !important;
line-height: 1.15 !important; margin-top: 0px !important;">
<li style="line-height: 1.15 !important; margin-top: 0px
!important;">
<p data-path-to-node="10,0,0"
style="line-height: 1.15 !important; margin-top: 0px
!important;">
<b data-index-in-node="0"
data-path-to-node="10,0,0" style="line-height:
1.15 !important; margin-top: 0px !important;">Precio por
m²:</b> $3,800.00 MXN <i
data-index-in-node="29"
data-path-to-node="10,0,0" style="line-height:
1.15 !important; margin-top: 0px
!important;">(negociable)</i></p>
</li>
<li style="line-height: 1.15 !important; margin-top: 0px
!important;">
<p data-path-to-node="10,1,0"
style="line-height: 1.15 !important; margin-top: 0px
!important;">
<b data-index-in-node="0"
data-path-to-node="10,1,0" style="line-height:
1.15 !important; margin-top: 0px
!important;">Inversión total aprox.:</b>
$41,112,200.00 MXN</p>
</li>
</ul>
<p data-path-to-node="12" style="font-family:
"Google Sans Text", sans-serif !important;
line-height: 1.15 !important; margin-top: 0px !important;">
? <b data-index-in-node="2"
data-path-to-node="12" style="line-height: 1.15
!important; margin-top: 0px !important;">Ventajas
Clave:</b></p>
<p data-path-to-node="12" style="font-family:
"Google Sans Text", sans-serif !important;
line-height: 1.15 !important; margin-top: 0px !important;">
? <b data-index-in-node="20"
data-path-to-node="12" style="line-height: 1.15
!important; margin-top: 0px !important;">Mercado
cautivo:</b> Ubicación en la entrada a zona
habitacional consolidada.</p>
<p data-path-to-node="13" style="font-family:
"Google Sans Text", sans-serif !important;
line-height: 1.15 !important; margin-top: 0px !important;">
? <b data-index-in-node="2"
data-path-to-node="13" style="line-height: 1.15
!important; margin-top: 0px
!important;">Máxima visibilidad:</b>
Casi 79 metros lineales de frente sobre Carretera

Nacional.</p>
<p data-path-to-node="14" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> ? <b data-index-in-node="2" data-path-to-node="14" style="line-height: 1.15 !important; margin-top: 0px !important;">Alta plusvalía:</b> El corredor de Santiago mantiene la mayor demanda y dinamismo inmobiliario en Nuevo León.</p>
<p data-path-to-node="15" id="p-rc_9901b1e8941952f7-48" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> <span data-path-to-node="15,0" style="line-height: 1.15 !important; margin-top: 0px !important;">? <b data-index-in-node="2" data-path-to-node="15,0" style="line-height: 1.15 !important; margin-top: 0px !important;">Certeza jurídica:</b> Asesoría legal y notarial completa de principio a fin</span><span data-path-to-node="15,1" style="line-height: 1.15 !important; margin-top: 0px !important;"><source-footnote _nghost-ng-c3694776397="" class="ng-star-inserted" style="line-height: 1.15 !important; margin-top: 0px !important;"></source-footnote></span><span data-path-to-node="15,2" style="line-height: 1.15 !important; margin-top: 0px !important;">.</span><sources-carousel-inline _nghost-ng-c3939955044="" ng-version="0.0.0-PLACEHOLDER" style="line-height: 1.15 !important; margin-top: 0px !important;"> <source-inline-chip _ngcontent-ng-c3939955044="" _nghost-ng-c2003249625="" class="ng-star-inserted" style="line-height: 1.15 !important; margin-top: 0px !important;"></source-inline-chip></sources-carousel-inline></p>
<p data-path-to-node="17" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> ? <b data-index-in-node="3" data-path-to-node="17" style="line-height: 1.15 !important; margin-top: 0px !important;">¿Deseas revisar planos, estatus legal o agendar una visita en sitio?</b></p>
<p data-path-to-node="18" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> Envíanos un mensaje privado (DM) o contáctanos directamente:</p>
<ul data-path-to-node="19" style="padding-inline-start: 32px; font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> <li style="line-height: 1.15 !important; margin-top: 0px !important;">
<p data-path-to-node="19,0,0" id="p-rc_9901b1e8941952f7-49" style="line-height: 1.15 !important; margin-top: 0px !important;">
<span data-path-to-node="19,0,0,0"

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style="line-height: 1.15 !important; margin-top: 0px !important;"><b data-index-in-node="0" data-path-to-node="19,0,0,0" style="line-height: 1.15 !important; margin-top: 0px !important;">WhatsApp:</b> 81 3057 7990</span><span data-path-to-node="19,0,0,1" style="line-height: 1.15 !important; margin-top: 0px !important;"><source-footnote _nghost-ng-c3694776397="" class="ng-star-inserted" style="line-height: 1.15 !important; margin-top: 0px !important;"></source-footnote></span><sources-carousel-inline _nghost-ng-c3939955044="" ng-version="0.0.0-PLACEHOLDER" style="line-height: 1.15 !important; margin-top: 0px !important;"> <source-inline-chip _ngcontent-ng-c3939955044="" _nghost-ng-c2003249625="" class="ng-star-inserted" style="line-height: 1.15 !important; margin-top: 0px !important;"></source-inline-chip></sources-carousel-inline></p>
 </li>
 <li style="line-height: 1.15 !important; margin-top: 0px !important;">
  <p data-path-to-node="19,1,0" id="p-rc_9901b1e8941952f7-50" style="line-height: 1.15 !important; margin-top: 0px !important;">
   <span data-path-to-node="19,1,0,0" style="line-height: 1.15 !important; margin-top: 0px !important;"><b data-index-in-node="0" data-path-to-node="19,1,0,0" style="line-height: 1.15 !important; margin-top: 0px !important;">Web:</b> vendoycompro.mx</span><span data-path-to-node="19,1,0,1" style="line-height: 1.15 !important; margin-top: 0px !important;"><source-footnote _nghost-ng-c3694776397="" class="ng-star-inserted" style="line-height: 1.15 !important; margin-top: 0px !important;"></source-footnote></span><sources-carousel-inline _nghost-ng-c3939955044="" ng-version="0.0.0-PLACEHOLDER" style="line-height: 1.15 !important; margin-top: 0px !important;"> <source-inline-chip _ngcontent-ng-c3939955044="" _nghost-ng-c2003249625="" class="ng-star-inserted" style="line-height: 1.15 !important; margin-top: 0px !important;"></source-inline-chip></sources-carousel-inline></p>
 </li>
</ul>
<p data-path-to-node="21" style="font-family: "Google Sans Text", sans-serif !important; line-height: 1.15 !important; margin-top: 0px !important;"> #SantiagoNL #CarreteraNacional #TerrenosEnVenta #InversionInmobiliaria #AlamoSur #BienesRaicesNL #DesarrolloComercial #TerrenoComercial #MonterreyRealEstate #VendoYCompro</p>