

# ADN LAND

Hwy. Monterrey - Nuevo Laredo  
Cienega de Flores, Nuevo León



**↔ Available Property  
↔ for Sale**

**AVAILABLE AREA:  
6.7 HA / 16.56 AC**



click / scan  
for location

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JUAN FELIPE ZAMORA



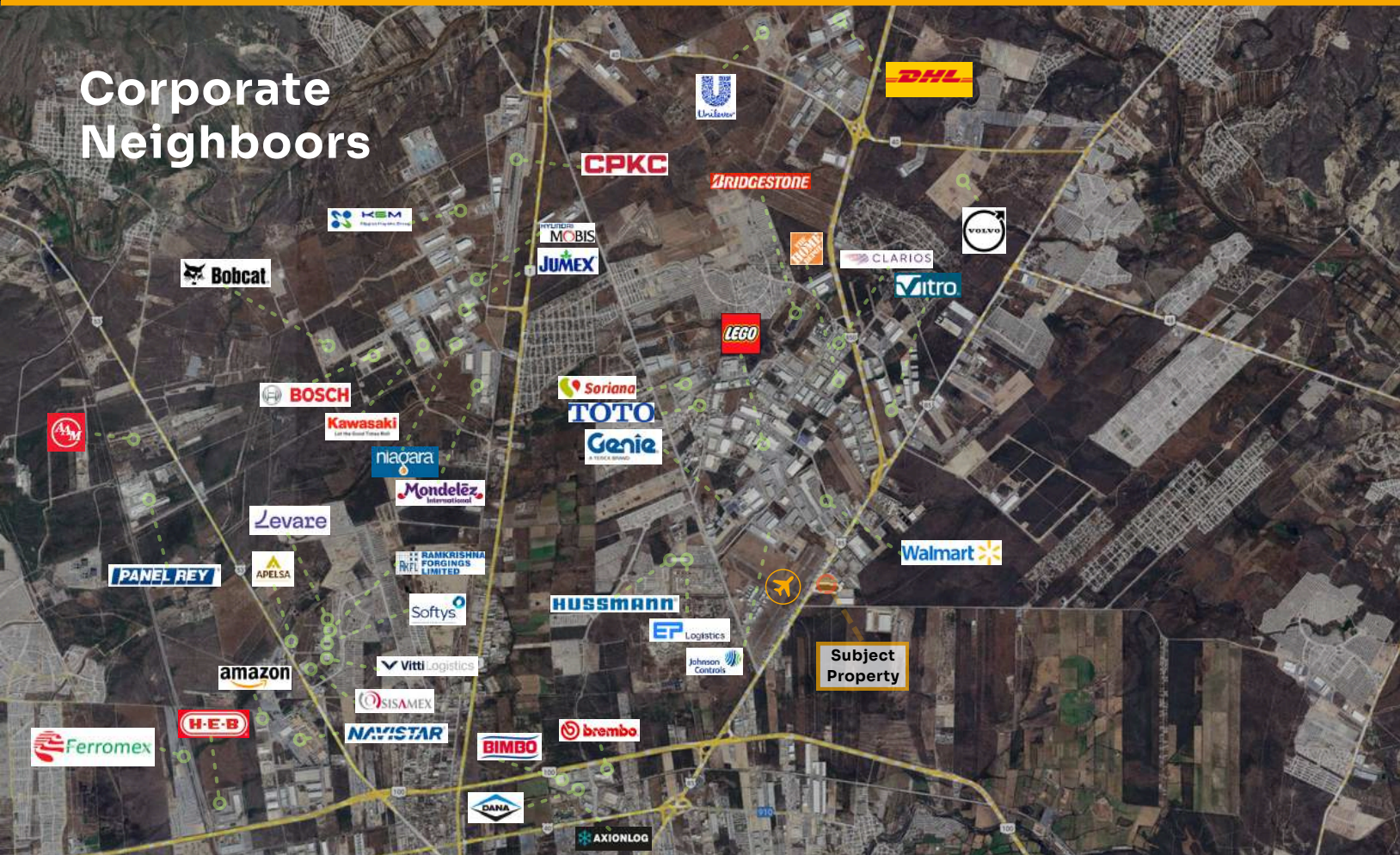
+52 (81) 2621 7356

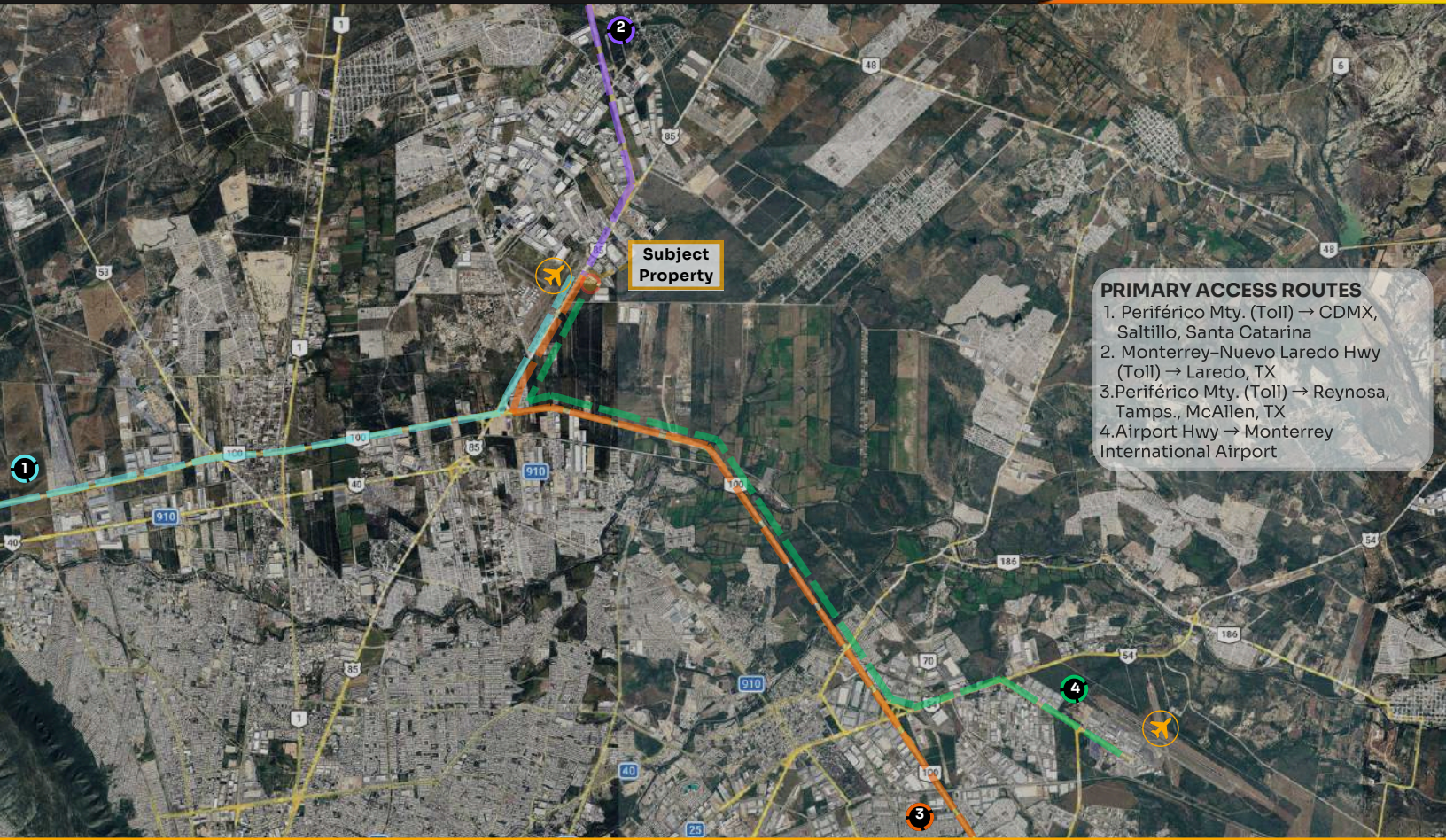


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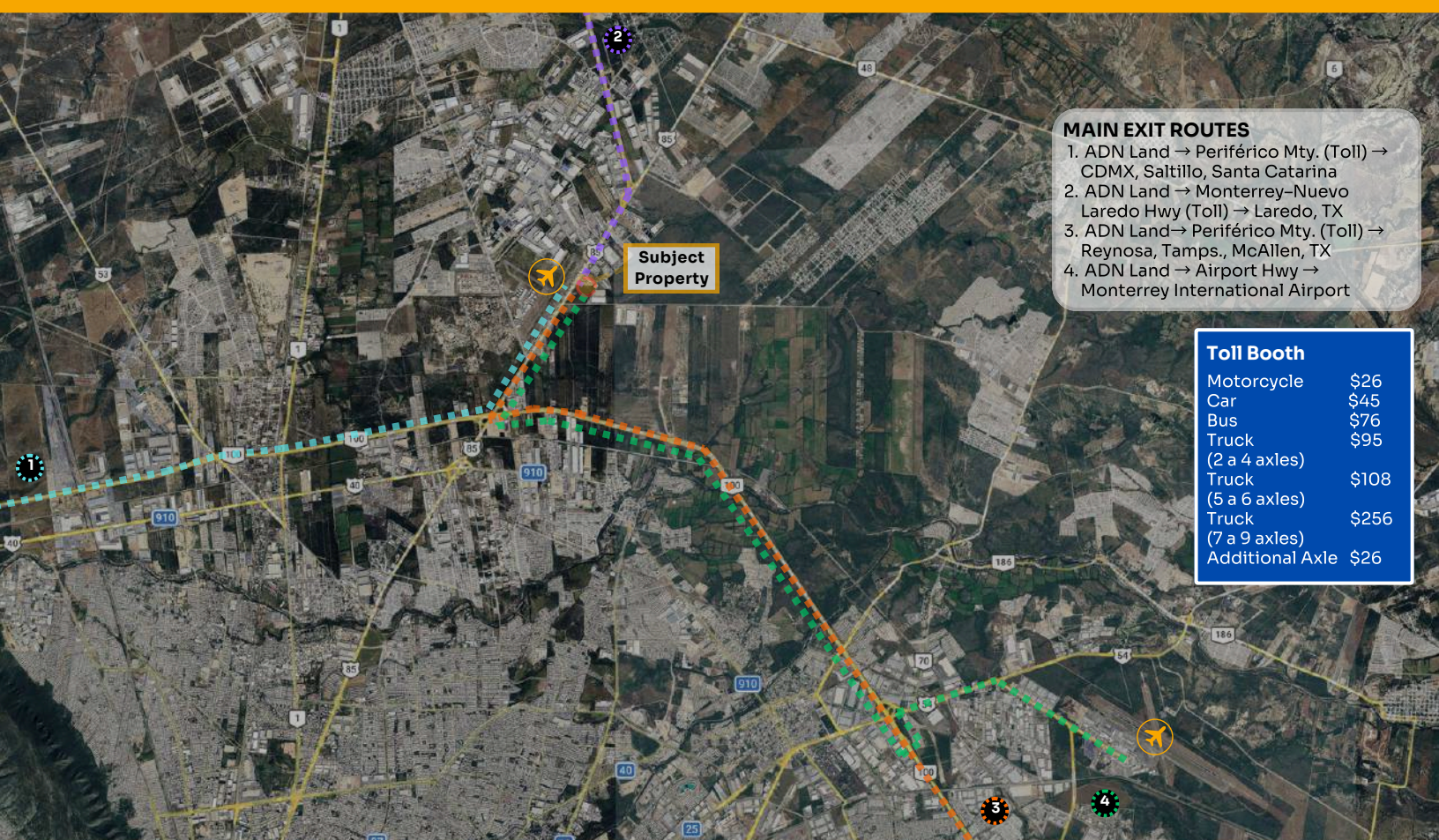
## Corporate Neighbors





### PRIMARY ACCESS ROUTES

1. Periférico Mty. (Toll) → CDMX, Saltillo, Santa Catarina
2. Monterrey–Nuevo Laredo Hwy (Toll) → Laredo, TX
3. Periférico Mty. (Toll) → Reynosa, Tamps., McAllen, TX
4. Airport Hwy → Monterrey International Airport



### MAIN EXIT ROUTES

1. ADN Land → Periférico Mty. (Toll) → CDMX, Saltillo, Santa Catarina
2. ADN Land → Monterrey–Nuevo Laredo Hwy (Toll) → Laredo, TX
3. ADN Land → Periférico Mty. (Toll) → Reynosa, Tamps., McAllen, TX
4. ADN Land → Airport Hwy → Monterrey International Airport

Toll Booth	
Motorcycle	\$26
Car	\$45
Bus	\$76
Truck (2 a 4 axles)	\$95
Truck (5 a 6 axles)	\$108
Truck (7 a 9 axles)	\$256
Additional Axle	\$26

# Industrial Parks within 10 Km Radius



## Property Overview



 **Total Land Area**  
6.7 HA / 16.56 AC

 **Electricity**  
Available

 **Sewer**  
Feasibility

 **Gas**  
Feasibility

 **Voice & Data**  
Feasibility

 **Road Access**  
Yes

 **Treated Water**  
N/A

The surrounding area supports a working-age population of ~38,754 (per site catchment). Beyond the immediate radius, the property is positioned within Monterrey's expanding north industrial corridor, where nearby municipalities have experienced strong population growth and ongoing residential development—supporting scalable hiring for industrial and logistics operations as the submarket continues to consolidate.

Recent demographic trends underscore this growth dynamic, reflecting the broader north-metro expansion that continues to add housing and labor availability in adjacent commuting areas.

- Salinas Victoria: 86,766 (2020) | +166% vs. 2010
- El Carmen: 104,478 (2020) | +549% vs. 2010
- Ciénega de Flores: 68,747 (2020) | +180% vs. 2010



Population growth:  
+166% vs. 2010



~38,754 working-age population  
(5 km radius)

Population base sourced from INEGI Census 2020

