

ADN LAND

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



**↗ ↘ Available Property
↙ ↖ for Sale**

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



[clic / scan
for location](#)

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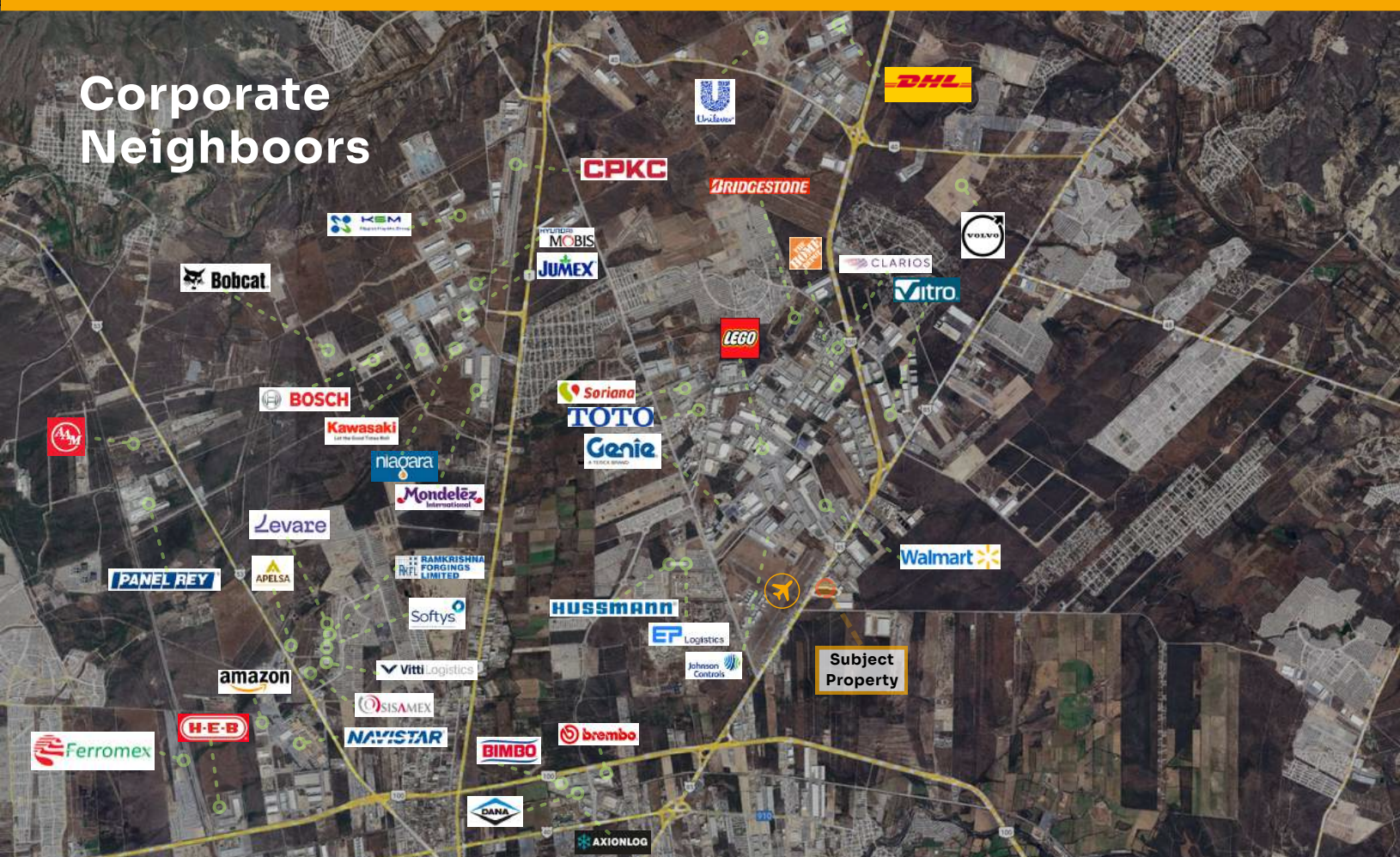


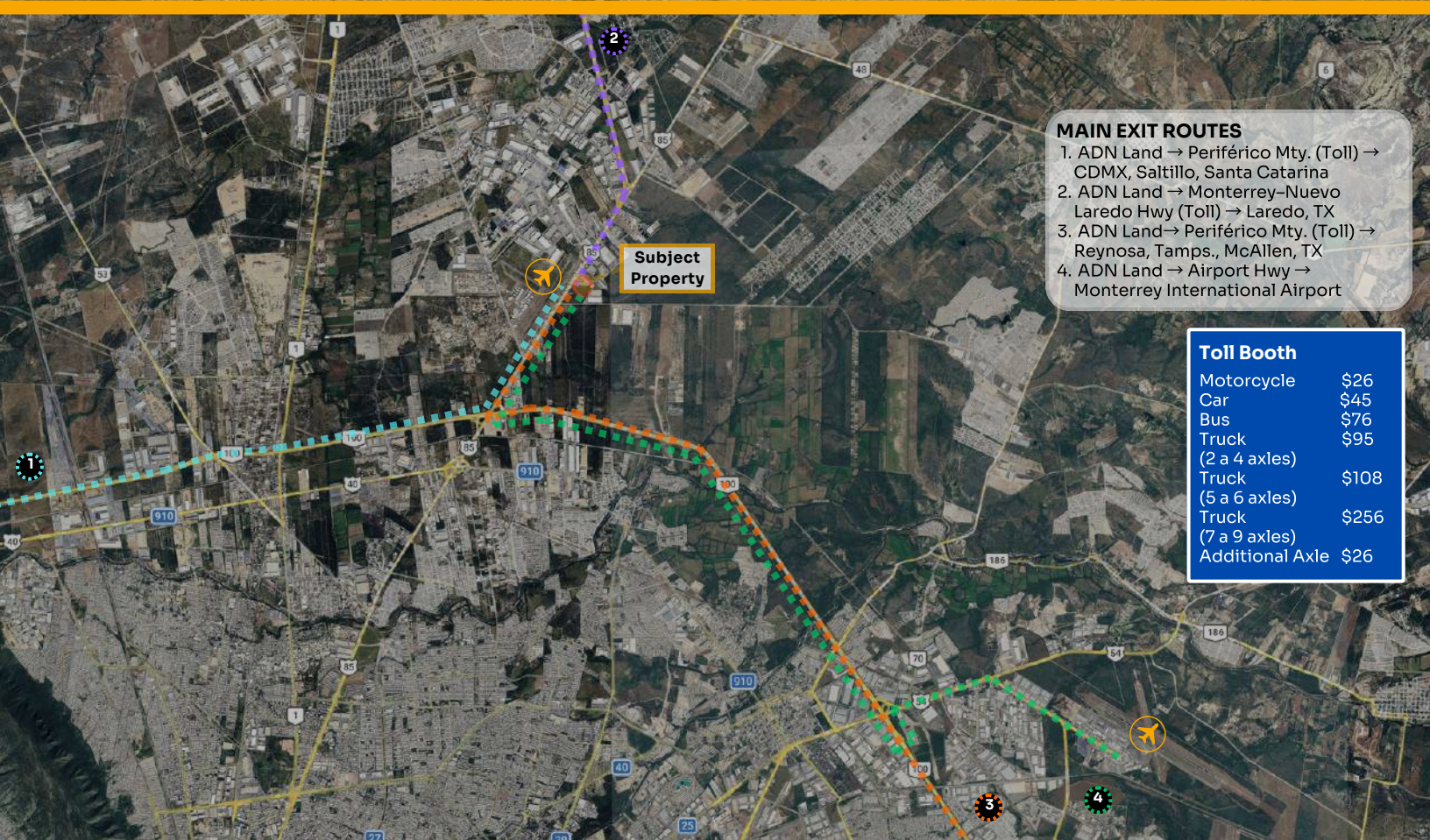
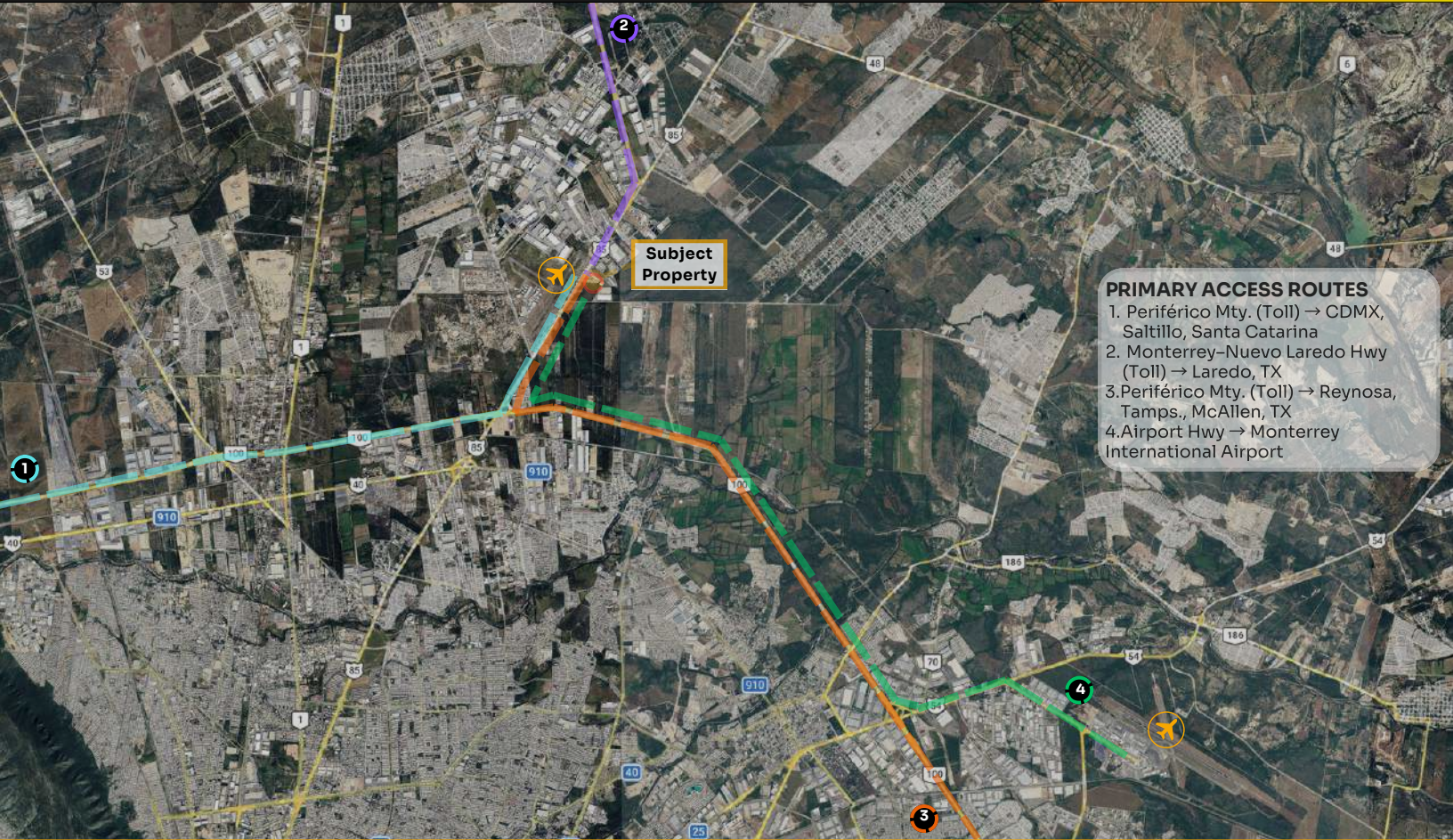
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Location



Corporate Neighbors





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

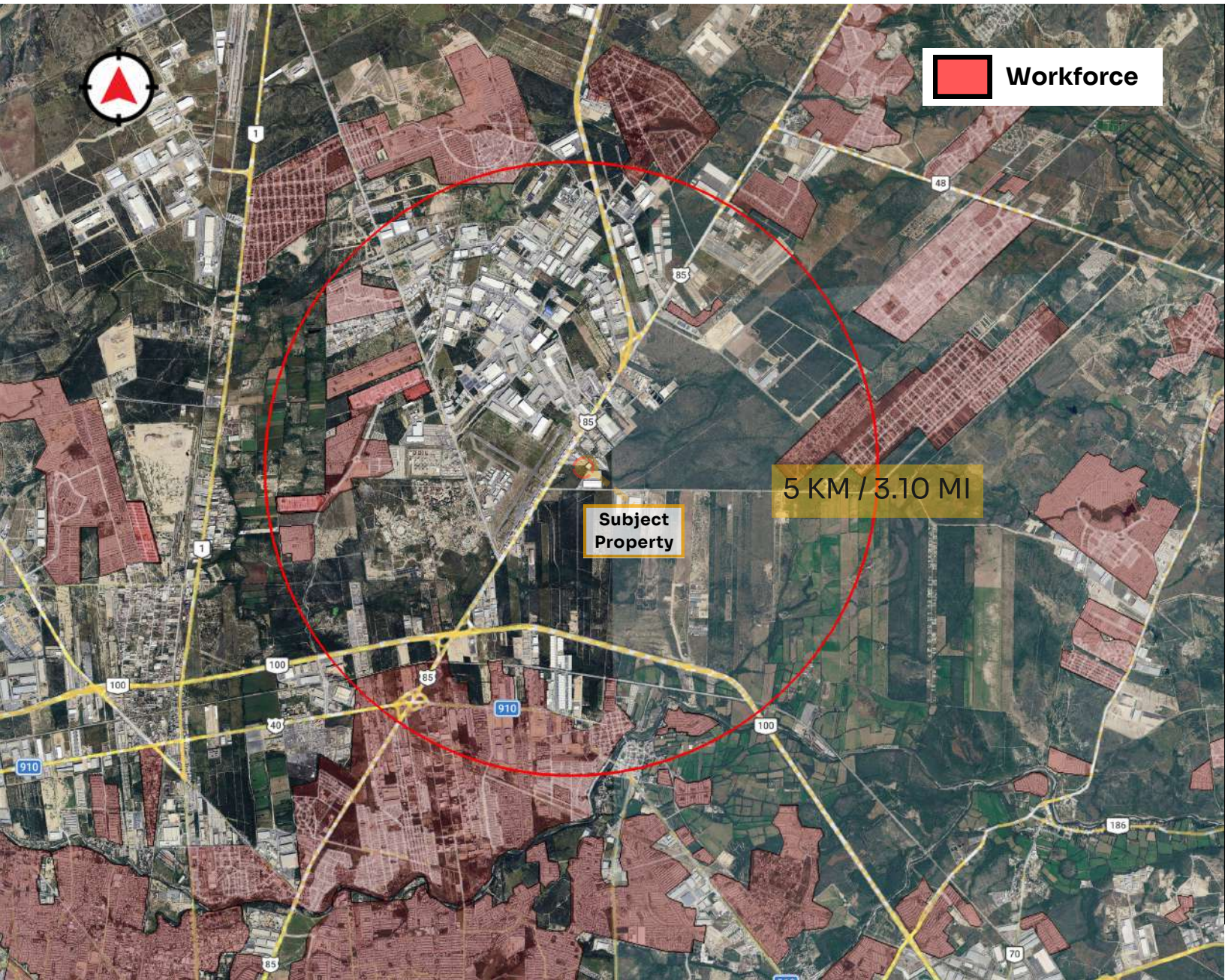


Population growth:
+166% vs. 2010



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

Population base sourced
from INEGI Census 2020





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