



Rancho Guadalupe

\$23,000,000 USD

MLS ID	SMA9249
Location	Alcocer
Lot Size	289 acres · 1,170,000 m ²



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Rancho Guadalupe offers the city's largest undeveloped land parcel closest to the city center and is sized sufficiently to accommodate the largest of mixed-use projects—no single project in San Miguel de Allende even comes close to this footprint size. Located just off the rapidly gentrifying road to Alcocer, this feeder street abuts the Luciernaga retail mall and passes the newly-built MAC Hospital and Hotel MX—the Hilton Albor is nearby too—with numerous new gated community developments already underway along this corridor, among the closest is Providencia, a 18 hectárea (180,000 M2) 116-lot gated residential development currently selling homes around the \$900K USD price point. So what kind of project could fit on this size parcel of 1.17MM M2? Think of the now-under-construction La Pilarica mixed-use project on the road to Queretaro: 192,000 M2 of land housing a 162-room Westin, 232 home lots, 94 branded residences, and a town center and cultural center. Now imagine fitting six Pilarica...

