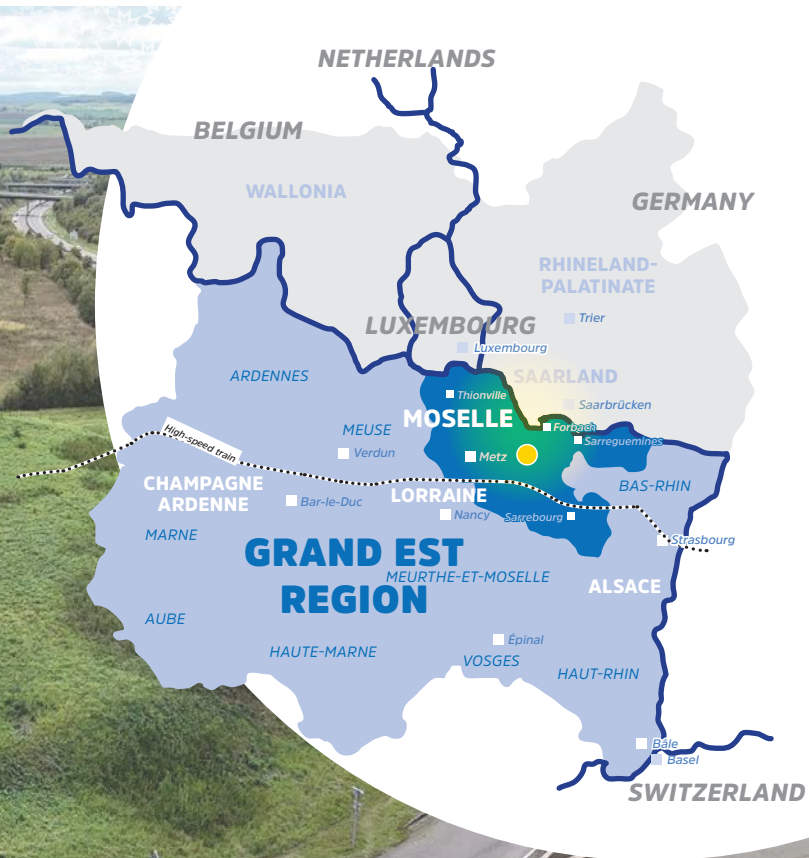


# FAULQUEMONT INDUSTRIAL PARK

## > LAND FOR A HOTEL PROJECT



**BUSINESS OPPORTUNITY AREA**

MOSL

**THE FAULQUEMONT INDUSTRIAL PARK IS HOME TO OVER 3,500 JOBS SPREAD THROUGHOUT NEARLY 70 COMPANIES. IT IS IDEALLY LOCATED:**

- 15 MINUTES FROM THE A4 MOTORWAY LINKING PARIS AND STRASBOURG.
- WITH EXCELLENT ACCESS TO THE RD910 INTERCHANGE LINKING THE A31 MOTORWAY (PONT-A-MOUSSON) TO THE A4 MOTORWAY (SAINT-AVOLD).
- 25 MINUTES FROM THE TGV (HIGH-SPEED TRAIN) STATION AND THE REGIONAL AIRPORT. FAULQUEMONT TRAIN STATION IS LOCATED ON THE METZ-SAARBRÜCKEN LINE.
- CLOSE TO THE FAULQUEMONT GOLF COURSE AND A MICHELIN-STARRED RESTAURANT.

### FAULQUEMONT URBAN DISTRICT IS SELLING LAND FOR A HOTEL PROJECT

- > 7,462 m<sup>2</sup> plot with optimum visibility.
- > Hotel capacity: between 40 and 50 rooms.
- > 2 to 3 star rating.
- > Restaurant services.

**Price per m<sup>2</sup> of serviced area: €8 excl. VAT/m<sup>2</sup>**

**Availability: immediate**

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# INVEST IN FAULQUEMONT

## PRESENTATION OF THE REGION

- > The Faulquemont Urban District spans 33 communes and has a population of 25,000. It has 6 business parks, comprising over 170 companies and employing nearly 5,500 people. Faulquemont is located in the heart of the Moselle department, between the two major economic hubs of Metz and Saint-Avold.
- > The Faulquemont industrial park is an all-purpose site, currently home to more than 3,500 jobs in nearly 70 companies operating in a wide range of sectors: automotive subcontracting, construction, metallurgy, plastics, heating and air conditioning systems, logistics, healthcare, waste processing and recovery.
- > The Faulquemont industrial park is ideally located, bordering the town of Faulquemont to the west and its 18+9 hole golf course to the east. A Michelin-starred restaurant has been added to the range of catering options for workers and golfers.

## TOURIST INFORMATION

- > The hotels in and around Faulquemont are mainly geared towards business customers. However, the golf course and Michelin-starred restaurant are a major tourist magnet. Within a 30 km radius of Faulquemont, there are 19 hotels (58% of which are 3\* hotels and 16% are 4\* hotels). The hotel capacity is 1,617 beds. In 2023, the hotel occupancy rate in Moselle was 59.2%, with an average length of stay of 1.5 days. The Forbach/Saint-Avold area clocked up 980,000 overnight stays in the first half of 2024 (including both commercial and non-commercial accommodation). French overnight guests come mainly from the Grand Est, Île-de-France and Auvergne-Rhône-Alpes regions. As for foreign overnight stays, most of them come from Germany, the Netherlands and Belgium. (Sources: Sitlor, Orange Flux Vision, Insee-Moselle Attractivité-2024).
- > Within easy reach are the small town of Hombourg-Haut, the small Maginot fortifications of Bambesch and Laudrefang, Saint-Avold and its industrial activity, Morhange and its military history, as well as many other local sites that make Faulquemont a green area steeped in history.



Faulquemont Golf Course



Bambesch fortifications  
in Bambiderstroff



Hombourg-Haut