



San Jerónimo, Chihuahua

Located at the border crossing Santa Teresa - San Jerónimo

Total Area: 60.32 hectares

Geographic Location: Northern Mexico Border

Strategic Macro-Location

- Direct **highway and rail connectivity**
- Integrated with Mexico's **southeastern region and the Caribbean tourism-logistics corridor**
- Port connectivity to **Lázaro Cárdenas (20 km) and Campeche (29 km)**



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Key Competitive Advantages

- Direct access to the Santa Teresa - San Jerónimo border crossing.
- Road and rail infrastructure that optimizes logistics costs.
- Availability of a skilled workforce with technical and higher education in STEM fields.



Talent Availability

- **6 technical training programs** aligned with strategic sectors
- **5 upper-secondary education institutions**
- **3 universities**
- Over **200 STEM graduates** annually at the higher-education level
- More than **1,500 students** currently enrolled in higher-education programs



Tax Framework

Federal (PODECObI)

- **100% immediate tax deduction** on new fixed asset investments.
- **25% tax deduction** for technical training.
- **25% tax deduction** for innovation and technological development.
- Streamlined federal administrative processes through a **Single-Window System**.

State-Level (Complementary)

- Various local incentives on taxes, permits, infrastructure, and talent development.

Strategic Sectors



Agribusiness



Industrial Manufacturing



Textiles



Logistics



Paper Industry



Plastics & Rubber



Chemical Industry

Connectivity and logistics

- **Federal Highway No. 2**
- **Ciudad Juárez International Airport** (25 km)
- **Rail network** (15 km)
- **Mayan Train connection** (3.5 km). Integration with the Caribbean tourism-logistics corridor
- Proximity to the ports of **Lerma (20 km)** and **Campeche (29 km)**

Strategic infrastructure

- **Electric Power:** 6-10 MW (2030-2039)
- **Natural Gas:** Mayakan Pipeline (planned)
- **Water Supply:** Local infrastructure projects
- **Port Modernization:** Currently underway

Ecosystem of the area

- **Cross-border** production platform.
- **Long-standing** presence of manufacturing, logistics, and specialized services that facilitates immediate supply chains.
- **Export-oriented** operational base.