

## Zapotlan Reserve (Hidalgo)

Strategic Location within Mexico's Central National Trade Corridor

**Total Area:** 910.81 hectares

**Development Focus:** Productive and logistics-oriented hub supporting industrial growth in Central Mexico.

### Strategic Macro-Location

- Direct access to Mexico City, the Bajío region, and northern Mexico.
- Strategic connection in the industrial Golden Triangle.



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### Key Competitive Advantages

- Advanced manufacturing, mechanized processes, and electrical components production.
- Integrated logistics services, including warehousing and multimodal transportation.
- Direct market access to Mexico City, the Bajío region, and Northern Mexico
- Strategic positioning within Mexico's Industrial Golden Triangle.



### Talent Availability

- 17 technical degree programs aligned with priority industrial sectors
- 9 upper secondary education institutions and 6 universities
- Over **800 STEM graduates** annually at the higher education level
- More than **5,500 students enrolled** in higher education programs



### Fiscal Incentives

#### Federal (PODECObI)

- **100% immediate income tax (ISR)** deduction on fixed income 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



Aerospace



Automotive and  
auto parts



Manufacturing



Medical devices



Pharmaceutical



Logistics

### Connectivity and logistics

- **Arco Norte Highway** and **Federal Highway 85D**
- **Felipe Ángeles International Airport (AIFA):** 29 km and **Ing. Juan Guillermo Villasana Airport – 12 km**
- **Customs 50 NLU.** Load capacity of 470 thousand tons.
- **Intermodal terminal** (in planning).

### Strategic infrastructure

- **Access to CFE substations:** production from 20 MW in first phase.
- **Fiber optic** availability for 4.0 operations.
- **Natural gas** secured through nearby pipelines (4 km).
- **Water:** Branch lines and wells. Existing wastewater treatment plant and mega-plant (in planning).

### Ecosystem of the area

- Integrated **production base**.
- **Public-private coordination** that facilitates operations.
- Ordered and competitive **industrial growth**.