

ZAPOTLAN RESERVE, HIDALGO



TAX INCENTIVES

Federal (PODECObi)

- 100% immediate income tax (ISR) deduction on fixed income investments.
- Additional 25% deduction for technical training expenses.
- Additional 25% deduction for innovation and technological development activities.
- Federal administrative facilitation through a Single Window system.

These incentives reduce the tax burden and accelerate return on investment.

State-Level (Complementary)

- Local incentives defined by each state, including tax reductions, licensing facilitation, infrastructure support, and workforce development.

Zapotlan-AIFA positions itself as a flagship industrial platform for large-scale projects, offering air, road, and developing rail connectivity, with direct access to the Central Mexico logistics corridor.

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**Visit our
website**

<https://www.podecobi.com/>





HIDALGO

Zapotlan Reserve is a **large-scale strategic development** spanning more than **910 hectares**, designed to host **industrial parks, productive campuses, and logistics hubs**, with direct access to the country's largest consumer market.

STRATEGIC SECTORS



Aerospace



Automotive
& Auto Parts



Manufacturing



Medical devices



Pharmaceuticals



Logistics



COMPETITIVE ADVANTAGES

- Large-scale industrial hub with immediate connectivity to AIFA and the Arco Norte highway system, critical infrastructure available from the first development phase, and direct access to Mexico's largest consumer market, supported by tax incentives that accelerate return on investment.



CONNECTIVITY

- Felipe Angeles International Airport (AIFA) located 29 km away.
- Ing. Juan Guillermo Villasana Airport – 12 km
- Direct access to Arco Norte ring road and Federal Highway 85D.
- **Access to Customs Office 50 NLU (AIFA)**
- Intermodal terminal under planning.



LAND READINESS & PERMITS

- Total area of 910.8 hectares.
- Authorized industrial land use and defined environmental pathway.
- Core infrastructure and road access available from the first phase.



INDUSTRIAL SERVICES INFRASTRUCTURE

Infrastructure

- Power availability of 20 MW with expansion potential.
- Water supplied through branches and wells, with an operational wastewater treatment plant and a large-scale facility under planning.
- Natural gas pipeline located 4 km from the site with immediate feasibility for connection.

Workforce

17 technical programs. 9 upper secondary education institutions and 6 universities. More than 800 STEM graduates annually and 5,500 enrolled students.

