



San Jeronimo, Chihuahua

Located at the border crossing Santa Teresa – San Jeronimo

Total Area: 60.32 hectares

Geographic Location: Northern Mexico Border

Strategic Macro-Location

- Direct **highway and rail connectivity**
- Direct access to the Santa Teresa - San Jerónimo border crossing.



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Key Competitive Advantages

- Road and rail infrastructure that optimizes logistics costs.
- Availability of a skilled workforce with technical and higher education in STEM fields.
- Leadership in manufacturing, automotive, and medical device industries.



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 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



Manufacture industrial



Electronics and Semiconductors



Pharmaceuticals and Medical Devices



Technology S services.



Textiles



Logistics

Connectivity and logistics

- **Federal Highway No. 2**
- **Ciudad Juárez International Airport** (25 km)
- **Rail network** (15 km)

Strategic infrastructure

- **Electric Power:** Availability of up to 20MW.
- **Natural Gas:** Pipeline available 25km away.
- **Water Supply:** Local infrastructure projects

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.