

Model City San Jose Chiapa, Puebla

A strategic location for industrial and logistics development

Total Area: 217.7 hectares

Location: San Jose Chiapa, Puebla

Strategic Macro-Location

- Logistics and industrial hub in the central-eastern region
- Connection to the Northern Ring Road and Amozoc-Perote
- Integration with regional infrastructure



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Key Competitive Advantages

- Diversified productive profile.
- Focus on technology, advanced manufacturing, and automotive industry.
- Strong commitment to sustainability and industrial reconversion projects.



Scientific and Technological Infrastructure

- Network of 29 CIITA-IPN laboratories specialized in:
 - Agroindustry
 - Textile
 - Water
 - Automotive
- Installed capacity for R&D, pilot testing, prototyping, and technology transfer.
- Competitive advantage for companies with high innovation and certification requirements.



Specialized Talent and Dual Training

- **4 technical training programs** aligned with strategic sectors
- **1 upper-secondary education institution**
- **2 universities**
- Over **200 STEM graduates** annually
- More than **1,400 students** currently enrolled in higher education STEM programs
- Dual training programs and industry-academia linkages.
- Capacity to design customized training programs by sector.



Tax Framework

Federal (PODECOSBI)

- **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



Automotive



Electronics &
Semiconductors



Textiles & Footwear



Chemicals



Plastics & Rubber

Connectivity and logistics

- **Arco Norte** and Amozoc-Perote Highway.
- **Puebla-Huejotzingo International Airport (90 km), AIFA (189 km), and AICM (176 km).**
- **Ferrosur** within the polygon.

Strategic infrastructure

- **Availability of electricity** for industrial operations.
- **Water supply** via regional infrastructure.
- **Natural gas** availability.

Ecosystem of the area

- **Anchored** by the automotive industry.
- **Transition** towards technology and sustainability.
- Industry-academia **integration**.