

# San Jerónimo

La Ciudad más Interesante de América

## Past and Present

**“key to New Mexico & Chihuahua’s bi-national Success.”**

January 2018

# Bi-National Community



San Jerónimo  
San José del Sol  
Santa Teresa

January 2018

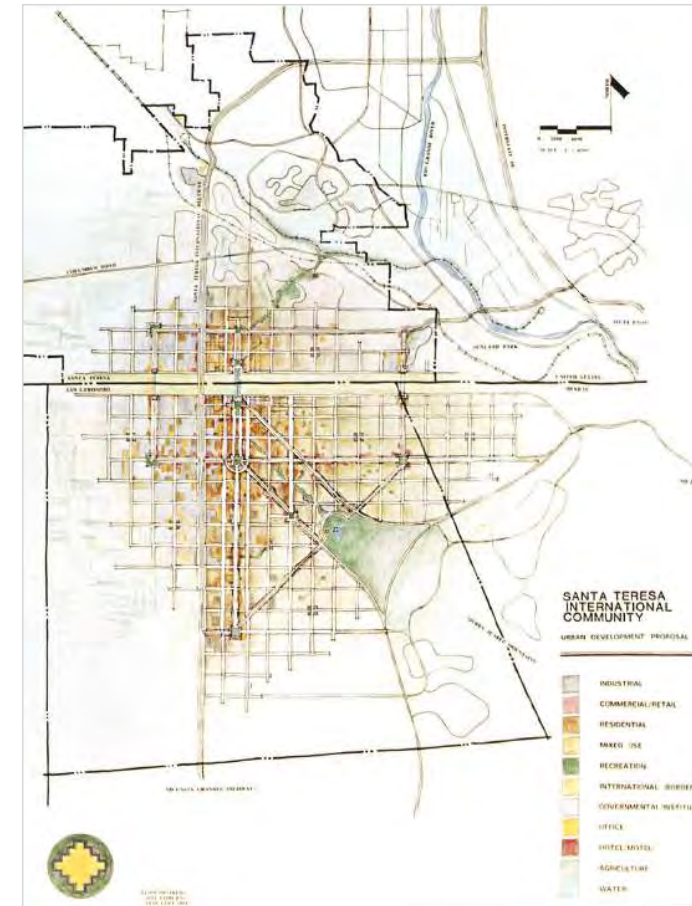
# The Concept

On both sides of the US-MEX border, three different entities encompasses more tan 67,000 acres, privately owned and controlled, representing the size of a new city, to be developed under the most advanced urband design practices, conceived as a bi-national impact development pole, located right on the border, being an innovative and unique project by its location and scale.

This model sets the plattform for an international sustainable metropoli, under a social, economic and environmental balance for its inhabitants.

Fully coordinated and planned on both sides of the border, with all sort of connectivities by roads, ports of entry, land designations, public transportation routes and population mobility allowing a great functionality, almost deleting the international limits.

A huge opportunity to create critical mass for development and investment, raising the interest of both countries to support this development pole.



Development	Area
San Jerónimo	47,000 acres
San José del Sol	3,000 acres
Santa Teresa	17,300 acres
<b>Total</b>	<b>67,200 acres</b>

# Location

A unique geographical position, being an strategic location towards international trade, represents a peerless logistics hub, improving the region's economy.

Goods from Asia, Europe and South America can easily converge at this location and be globally redistributed as final products.

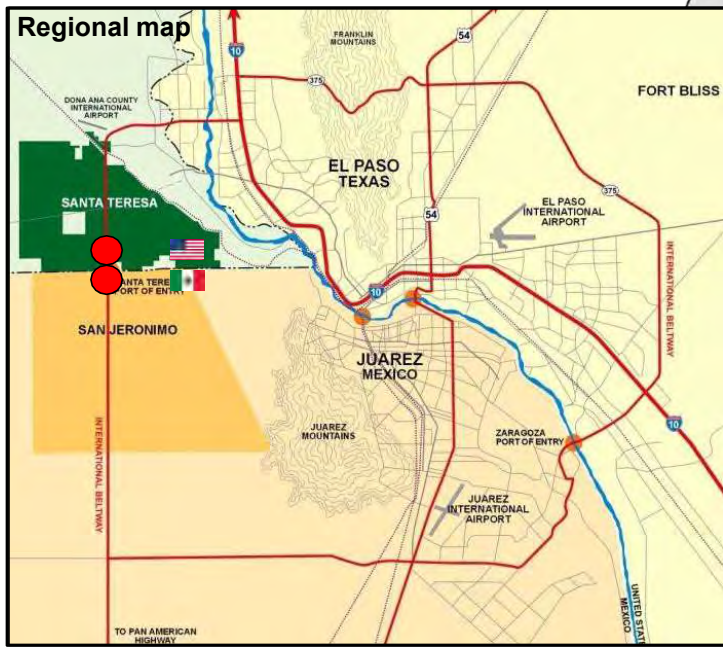
Competitiveness of the area is improved taking advantage of the already existing trade routes, products from both sides of the border now can be quickly sent to anywhere in the world.



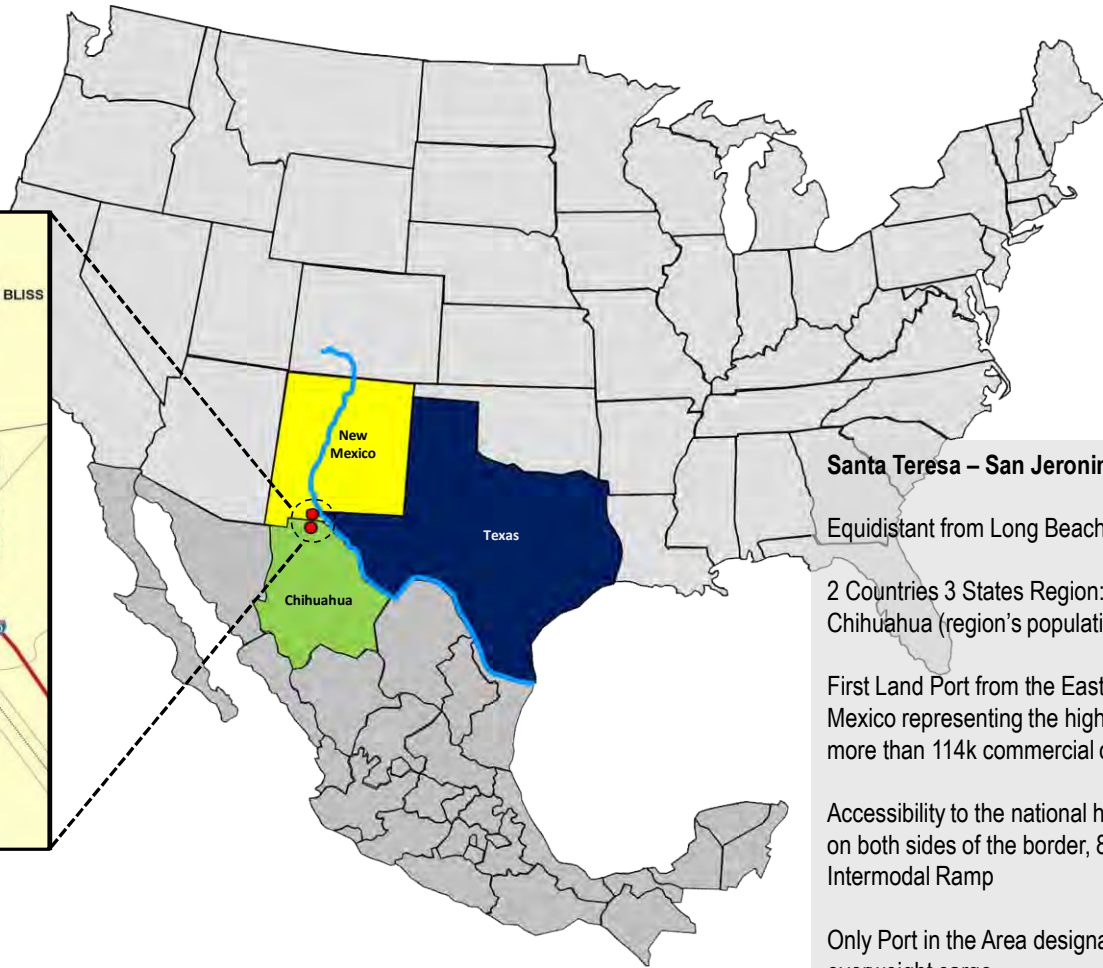
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# USA-MEX Border

## Santa Teresa-San Jeronimo POE



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### Santa Teresa – San Jeronimo POE features

Equidistant from Long Beach and Galveston Sea Ports

2 Countries 3 States Region: New Mexico, Texas and Chihuahua (region's population +2.7 Million)

First Land Port from the East Coast, main POE for New Mexico representing the highest state's trade value with more than 114k commercial crossings annually

Accessibility to the national highway and railroad systems on both sides of the border, 8 mi away from UP Intermodal Ramp

Only Port in the Area designated to handle oversize and overweight cargo

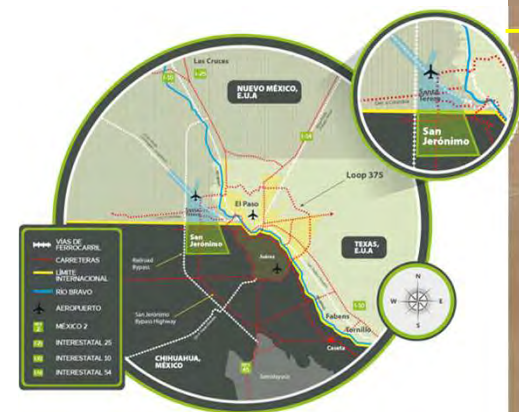




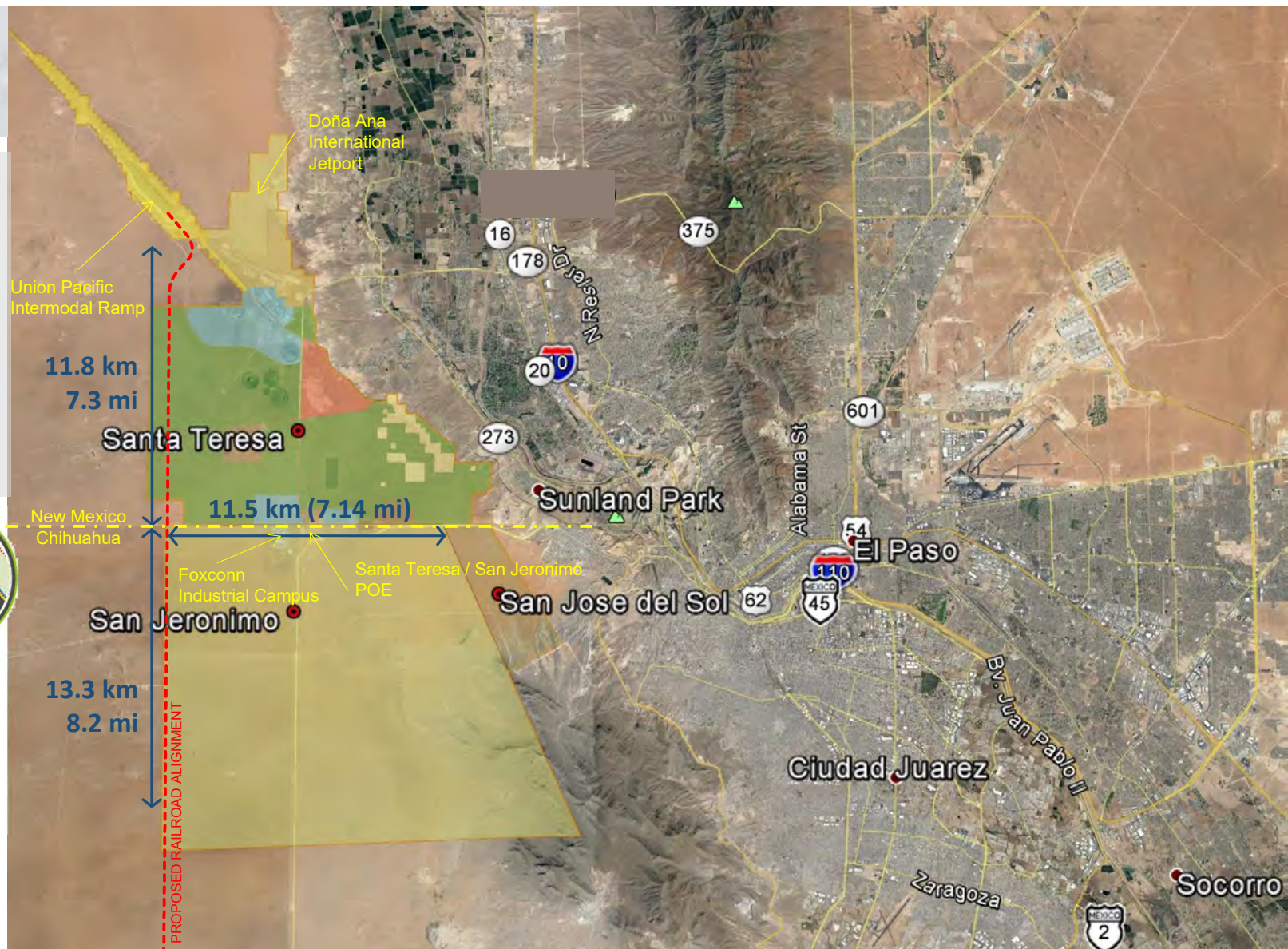
The swivel of this joint development is the POE located on the central portion of the 8 miles shared borderline, where the initial activities and establishments were built.

All existing roads converge to this point and it represents the center of a radial development around the border crossing.

Los Santos acreage compared to the El Paso and Juarez Metro Areas is equivalent to 70% of the urban area.



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# San Jerónimo

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# Land Reserve



A privately owned 47,000 Acres Land Reserve conceived as a New City with Bi-National Impact, designed under the New Urbanism Model and Smart Growth Principles, located right on the US-MEX border creating a unique development pole by its geographical position and extension.

This innovative model sets the foundation to a new Sustainable Development in Mexico, allowing competitiveness, becoming a greater productivity platform and ultimately generating higher Quality of Life standards for its inhabitants.

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# A New City

Creating a new city raises the opportunity to set a platform for greater competitiveness and generates enormous social benefits to its inhabitants, with precise features and higher standards for human development.

It is a relief valve to the real estate stressed zoning in certain areas of Juarez and a new opportunity to create densified environments, reducing the mobility and large trips between the housing neighborhoods, the working areas and the educational facilities.

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# Quality of Life

Better living environments means closer ties to you community, embracing the neighborhood and caring about the surroundings where all your needs are being satisfied and in most of the cases without even using any transportation system from your home to your work or the areas of interest at a given occasion.

A higher Quality of Life is achieved when the community is capable of enjoying the place where they make a living.

The housing developments shall provide everything that may be needed by its inhabitants from living spaces to leisure areas and entertainment venues at a walking distance.

The different residential environments shall equally offer a balance of institutional facilities, recreational areas, roads and accesibility, utilities and working places depending on the density they represent.

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# Smart Growth

New Urbanism and Smart Growth principles are performed as cutting-edge concepts in this 21<sup>st</sup> century.

The walkable neighborhood and the massive bus-rapid transportation systems (BRT) are promoted, superior land densification and efficiency ratios are adopted by mixing the different uses, strategically settled as a base for the project sustainability, controlling the balance between the economical, social and environmental components.

The combined use designations in high densified areas are considering commercial activities on the ground level, office and different working places on the first floors and living spaces at the top floors. Sometimes these spaces can be used by a sole person or by different ownerships.

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# Sustainability

This project starts under an ecological consciousness, seeking lower environmental impacts and encouraging actions to preserve the natural state of the area.

All those eco-friendly technologies will be implemented as well as energy-efficient sources such as solar farms and eolic turbines.

The natural resources are carefully saved and smart used such as water, its recovery and its reuse, also preserving areas with native vegetation with enhancing programs and improving the green areas.

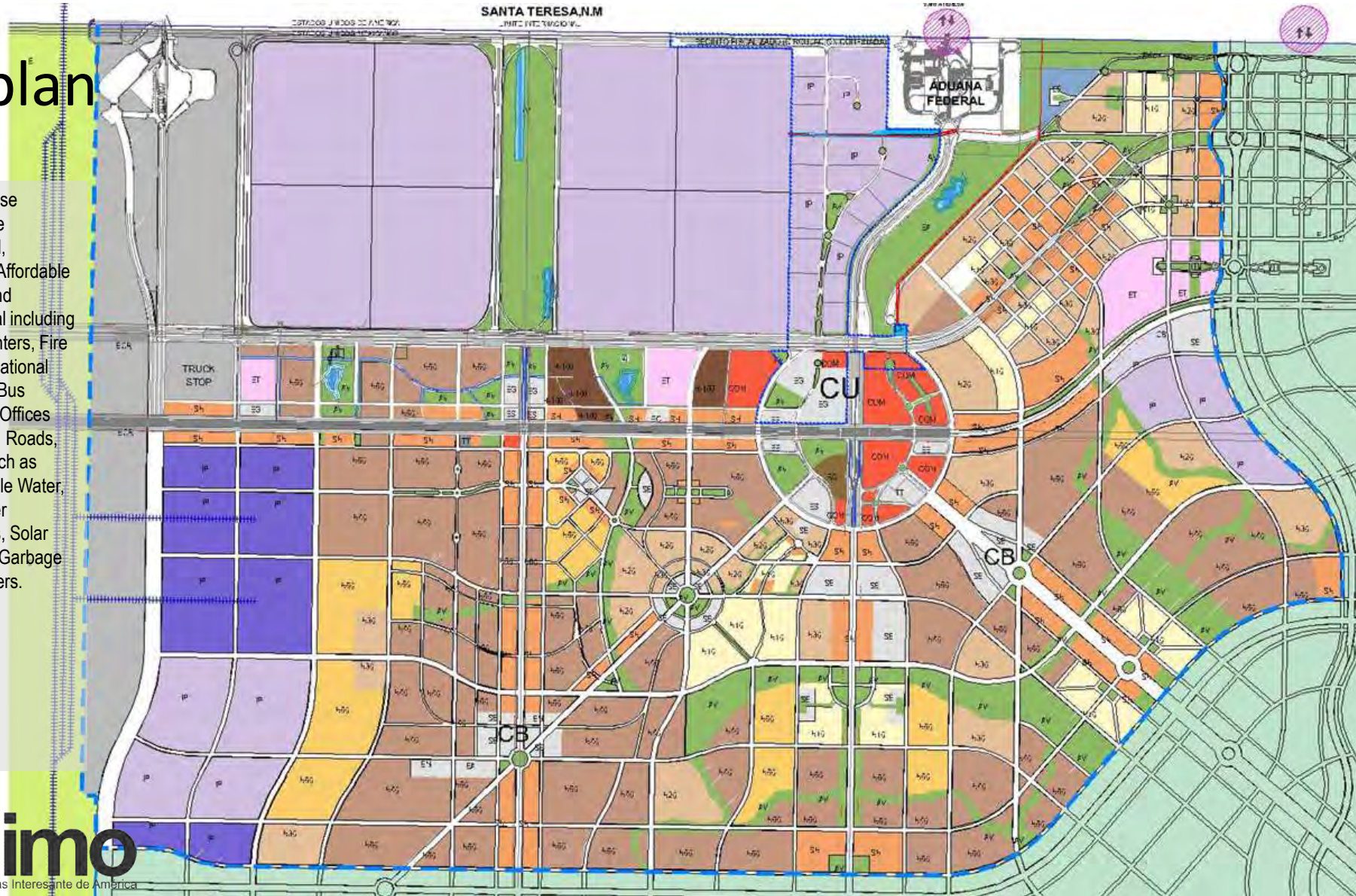




# Masterplan

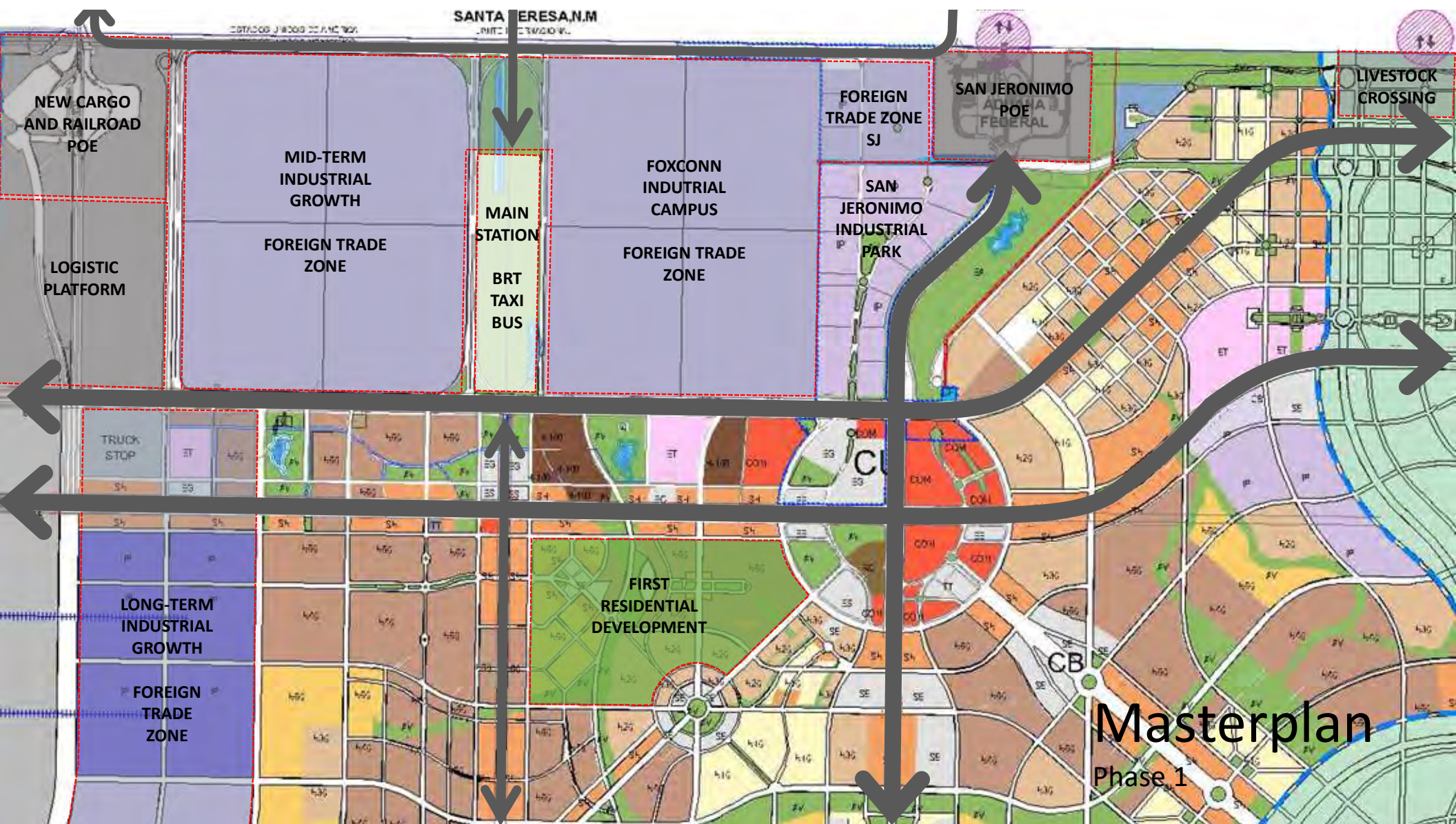
## Phase 1

An 8,600 acres phase mixed-use community with all the land use designations such as Industrial, Commercial, Residential from Affordable Homes to Plus Type Homes and Retirement Homes, Institutional including Hospitals and Health Care Centers, Fire Stations, Police Stations, Educational Facilities, Recreational Areas, Bus Stations, Community Centers, Offices and all the main Open Spaces, Roads, Cycling Routes and Utilities such as Telecomm, Natural Gas, Potable Water, Sewage Systems, Waste Water Treatment Plants, Power Lines, Solar Farms, Electrical Substations, Garbage Collection and Recycling Centers.



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Masterplan  
Phase 1



# Foreign Trade Zone

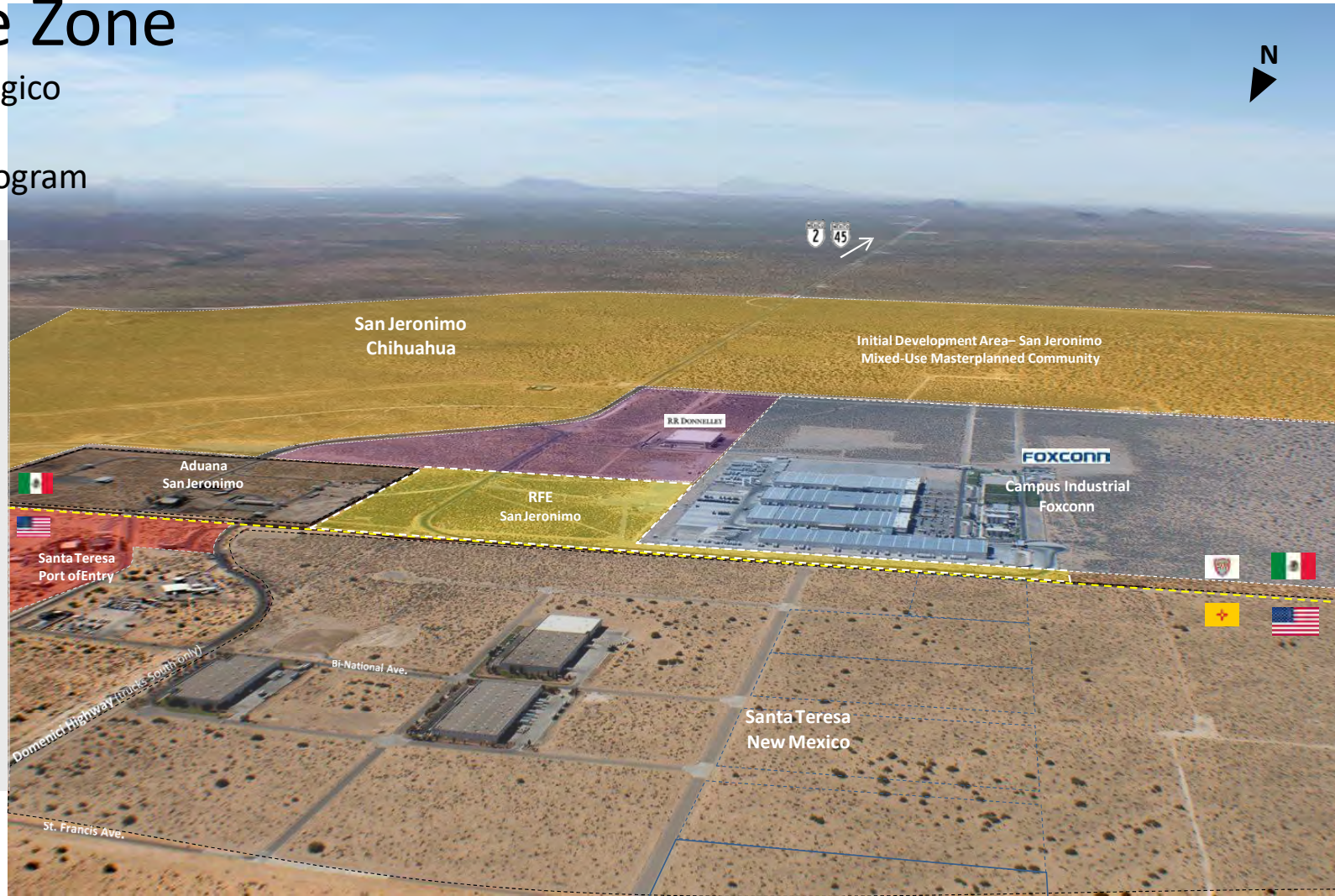
Recinto Fiscalizado Estrategico

## The Pre-clearance Pilot Program

The Foreign Trade Zone (FTZ) its a designated area for manufacturing and warehousing with taxes benefits to the companies operating under that fiscal regime.

Within the FTZ, both United States and Mexico's Customs Officials are simultaneously conducting clearance of products directly on the cargo area where they are shipped to the US, using an exclusive dedicated road only for agents and operators related to this program, allowing the trucks to cross the border in less than 2 minutes after screening.

After the pilot process is terminated, the full implementation stage will be executed fine tuning the constraints they may encounter during the testing procedures towards a continuous improvement basis



# Foreign Trade Zone

Recinto Fiscalizado Estrategico

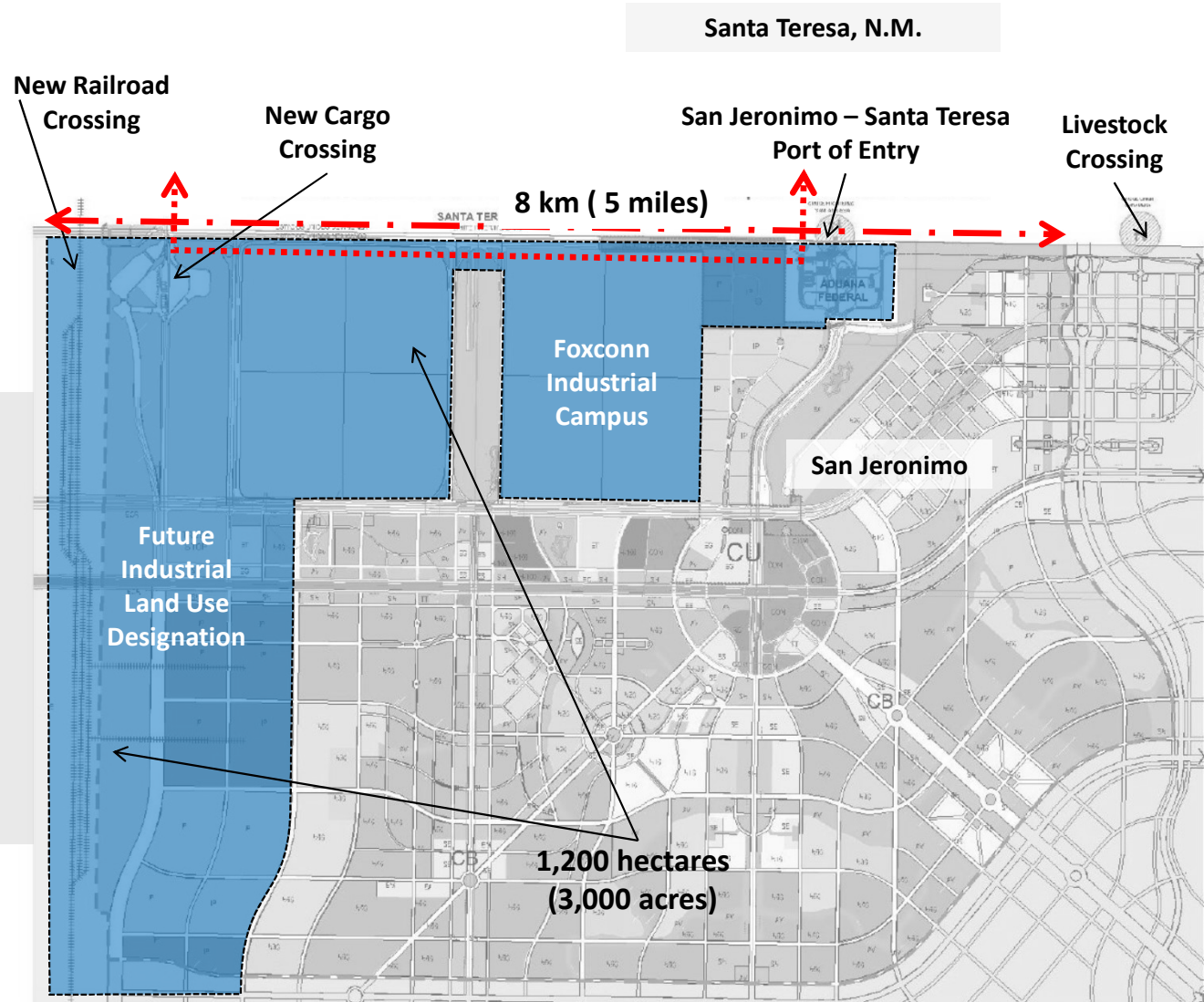
Long Term Plan

Potential growth for the  
Pre-clearance Pilot Program

The Foreign Trade Zone (FTZ and the Pre-Clearance Program can be expanded along the Industrial Land Use areas that represent around 3,000 acres on the Phase 1 of the total development area.

This is the base, on the Mexican side, for the bi-national logistics hub that is being created in the area around the POE and is including the UP Intermodal Ramp and the Santa Teresa Jetport on the US side.

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# Industrial Park



108 Hectares (260 Acres) of high-standard international specifications industrial park capable to handle 15 Class A Industrial Facilities and 9 New Generation Warehouses inside the FTZ being a total of 24 lots.

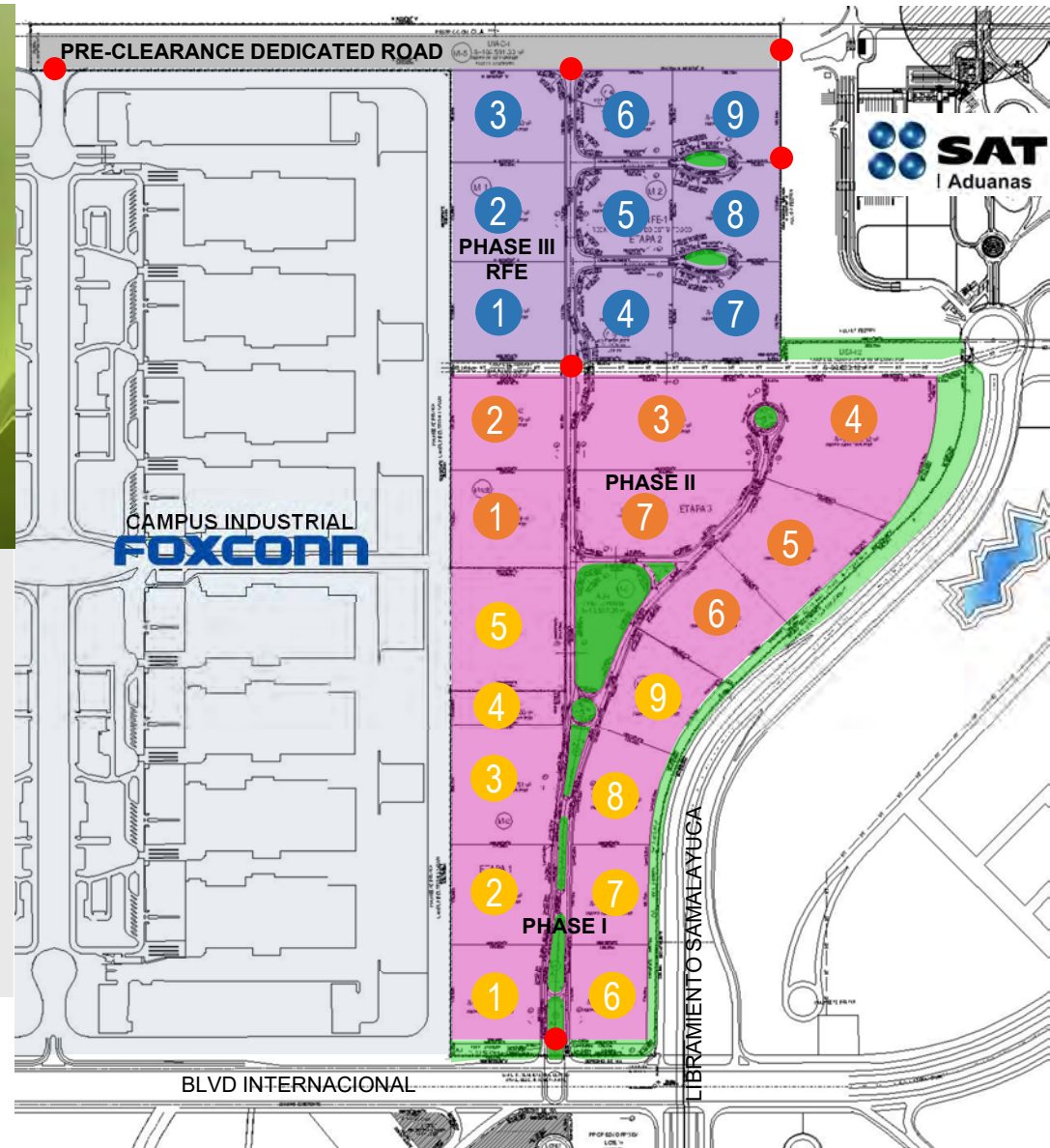
It includes all the utilities at every parcel, with an average size of 7 acres each.

RR Donnelley is already operating in the industrial park.

10 parcels are ready to move in and the remaining lots will be developed upon demand and market trends.

Direct access from the FTZ to Mexico's Customs Facility and instantly connected to the Pre-clearance Program through the dedicated road at the north of the property.

Accessible from the main highways from Mexico and to the US.





# Residential Development

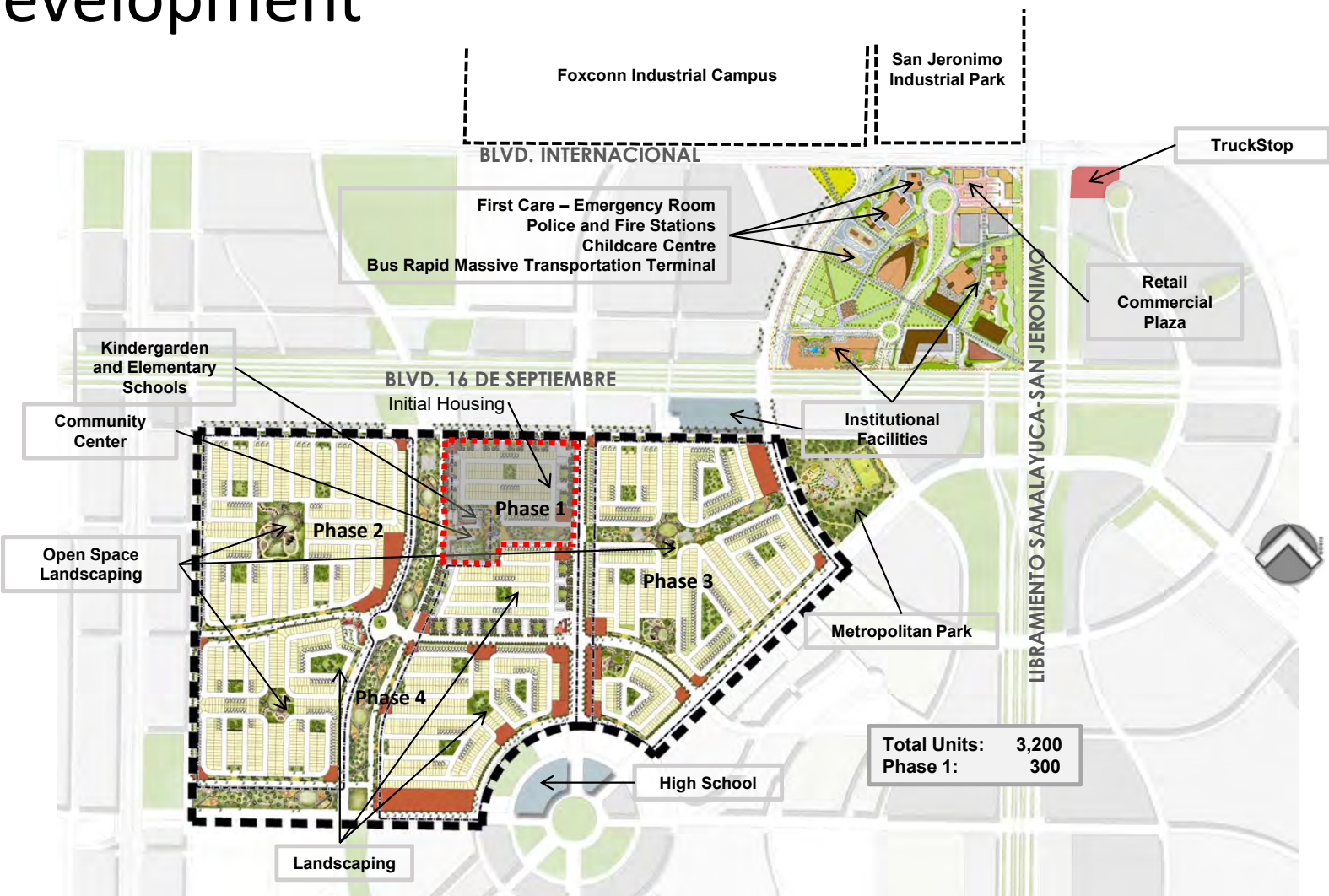
3,200 homes dedicated to Foxconn's 8,000 employees entitled to the Housing Institute and willing to apply for a house acquisition.

The residential development its surrounded by Institutional facilities such as Elementary Schools, High Schools, Community Centers, generous Landscaping, First Care Facilities, Police and Fire Stations and Bus Rapid Transportation Station and a Metropolitan Park.

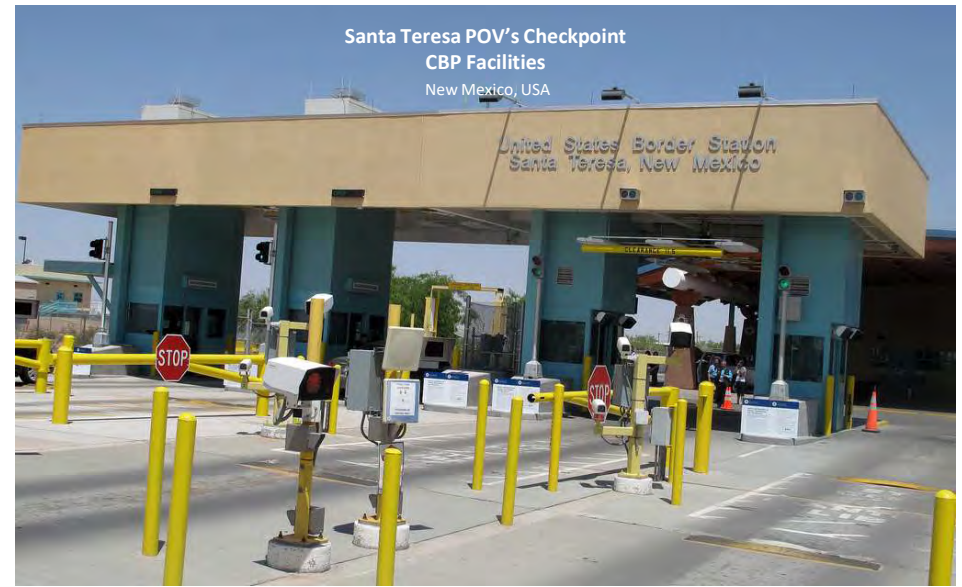
It includes bike routes and pedestrian only walkways to ensure direct connectivity to the different areas of interest.

Commercial corners and strips are designated around the total development and an Entertainment Center with Cinemas is placed at the centre and a linear park is also considered, to provide open spaces for leisure or excersise.

The First Phase is around 300 units, breaking ground this spring season in 2018.

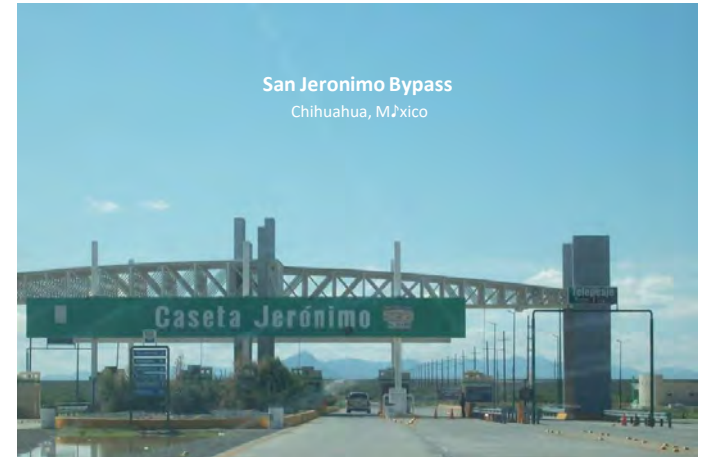
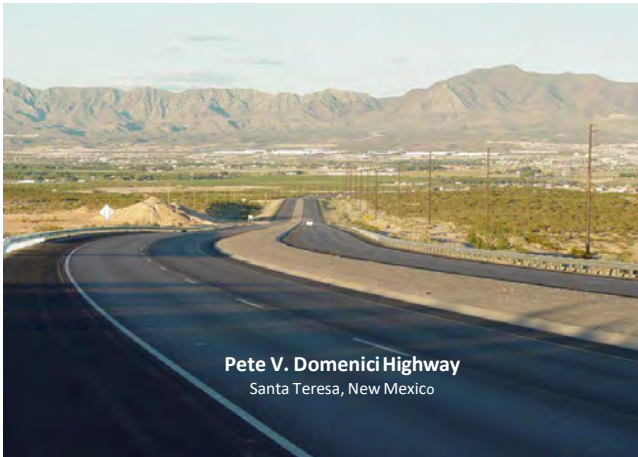


# Port of Entry



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# Main Highways





# Union Pacific

## Intermodal Ramp



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***"Santa Teresa is the future of our company"***

John J. Koraleski Chairman and CEO  
Union Pacific  
Corporation CNBC  
Interview: May 28,  
2014



# Industrial Growth

## Foxconn RR Donnelley

Since 2008 Taiwanese Foxconn arrived to San Jeronimo, with more than 1.6 million SF of industrial construction plus the cafeteria and lodging facilities for more than 8,000 workers at their campus.

Foxconn is the largest contract manufacturing for electronics in the world and it is only occupying a quarter of their property. Their expansion plans are related to the success of the FTZ and the Pre-Clearance Program and its benefits.

The second industrial company RR Donnelley arrived from Ireland in 2010 with 162 thousand SF of industrial construction, being the first occupant of the Industrial Park. They had recruited around 400 employees in total. Their US Headquarters are located in Chicago.

RR Donnelley is one of the biggest large format printing companies in the world. 4.2 B sales 2016.



# **Strategic Projects**

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Bi-national Nature  
Large Scale



# Medical Tourism

This project is an ideal location for Medical Tourism facilities. Currently the region already provides such services and those can be upgraded and magnified attracting hospitals, doctors and administrators, assisted living operators, retirement communities developers.

There are designated areas to allocate these type of projects surrounded by appropriate facilities and utilities for a functional and successful performance.



# Research Laboratories

There are enormous advantages to install Research Labs and Centers, linked on both sides of the border, for a fully integrated structure in programs and associates,



# Educational Programs



the same possibility can be expanded to universities, colleges and tech schools, including academic integration between american and mexican facilities to provide professionals that can fulfill the needs of the operating industries and businesses in the area.

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# OEM's Assembly

Ideal platform to efficiently allocate OEM's such as Automotive Assembly Plants or Aeronautical Plants.

San Jeronimo and Los Santos offers enough space to install such type of large-scale projects and its supplier network.

Other projects such as the recently launched proposal for Amazon Headquarters 2 site selection can be easily accommodated within the joint development, including a bi-national campus on both sides of the border, being a unique option among all the 200 different proposals sent to Amazon.

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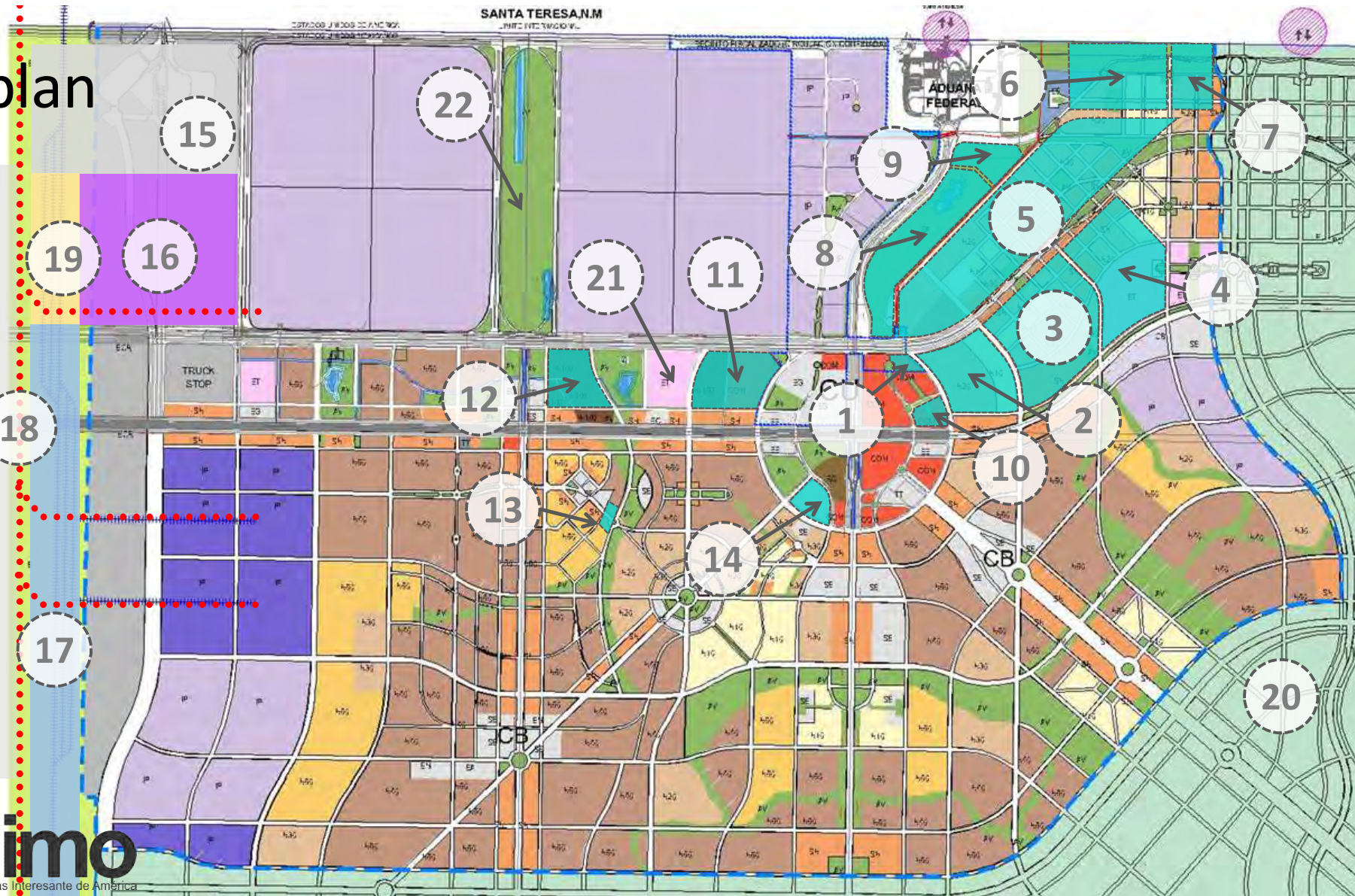


# Masterplan

## Phase 1

### Strategic Projects

1. San Jerónimo Plaza
2. HealthCare Complex
3. Assisted Living Community
4. Retirement Homes
5. Town Center
6. Binational Educational
7. Binational Research Labs
8. Metro Recreational Park
9. Binational Plaza
10. Call Centers Complex
11. Urban Center (Business)
12. Apartment Towers
13. Valle Plaza
14. Hospital and Clinics
15. Cargo POE
16. Logistic Platform
17. Solar Farms
18. Railroad and Spurs
19. AgroIndustry for Exports
20. Sports Complex
21. Hotels and Restaurants
22. International and Local Transportation Station





## Anteproyecto

## Centro Comercial Plaza Binacional



### Concepto de Plaza



### Características

Superficie Terreno:	27,313.0158 M2
Superficie Rentable:	6.580.0000 M2
Terreno Utilizado:	23.82% (COS: 30%)
Amenities:	<p>Espacio para 5 anclas de 400 M2 cada una</p> <p>16 locales comerciales de 180 M2 cada uno</p> <p>17 locales comerciales de 100 M2 cada uno</p> <p>3 Espacios para Terrazas, Acceso al Parque y Lago</p> <p>132 cajones de estacionamiento (1@50 M2)</p> <p>Debe cumplir con las Guías de Diseño de San Jerónimo y Reglamentos de la Plaza comercial</p>




# **Business Opportunities**

## **The Virtual Office Project**

Est. 2017 Santa Teresa, NM  
100% Mexican Capital



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flexible virtual offices



An **excellent choice** to connect  
with



Look professional  
...be

**practical**  
flexible virtual offices

Address and Services at a Tailored Fee  
Business running under a Reasonable Budget  
Enhanced Presence for your Clients  
Worldwide Connectivity



A hand is shown interacting with a digital interface. The interface features several hexagonal frames, each containing a different business-related icon: a line graph, a lightbulb, a washing machine, an envelope with arrows, a padlock, a group of people, a smartphone, a dollar sign, a globe, and a gear. The background is a blurred image of a person working at a computer, with text like 'BUSINESS TODAY' visible on a screen.

Excellent for Professionals working individually  
Affordable for home-based workers  
Ideal for Small & Mid-size Enterprises (SME)  
Cost effective for Corporations  
Accessible for International Businesses  
Flexible to out-of-town visitors and guests

**practical**  
flexible virtual offices

Save money and time  
Focus and invest further in your business success  
Ready to move in



**practical**  
flexible virtual offices

Reduced Operating Costs and Overhead  
Avoid Investing in Furniture and Supplies  
Free of Maintenance, Repairs and Utility Bills  
Lower Rent and Less Contract Commitments



<b>Standard Office</b>  All-set Cubicle 3 People Occupancy Use by Hour, Day, Week or Month  Ideal for: Client Meeting Private Workplace	<b>Conference Room</b>  Executive Setup 8 People Occupancy Use by Hour, Day, week or Month  Ideal for: Meetings Presentations Videoconference Teamwork Customized Occasions	<b>Mailing</b>  Business Address Logo & Directory Listing Basic Incoming Mailing Basic Mailbox Complete Mailbox Incoming and Outgoing	<b>Prices</b>  Standard Office 10 H 50 D 150 W 350 M  Conference Room 20 H 90 D 250 W 600 M  Executive Assistant Standard Office 5 H per person Conference Room 10 H per person  Business Address 60 M  Directory Listing 40 M  Mailboxes Personal from 120 to 150 Y Commercial from 240 to 600 Y  Depending upon packages quantities from 10 and up to 100 packages per month
<b>Executive Assistant</b>  Pay by Hour per Occupant (upon request)  Assisted Cubicle Assisted Conference Room Assisted Videoconference Assisted Meeting (Minutes & Recording) Assisted Agenda Assisted Presentations Assisted Calls and Messages Beverages and Snacks Service	<b>Other Areas &amp; Services</b>  Classroom & Training War Room and Cinema Workstation Call Cabin Meet and Greet Cafeteria File Storage  Printing, Scanning and Copies Beverages Broadband Technology Options	<b>Prepaid Packages</b>  Pack 50 up to 5 hours of use Pack 100 up to 10 hours of use Pack 200 up to 20 hours of use  Take the advantage of a prepaid selection and fully control your usage time Flexible and Transferrable Lifetime guaranteed	



All Services include Receptionist lobbying guests, Incoming Calls Forwarding, Restrooms & Kitchenette Access, basic WiFi.

Accounting and Legal Advisory Available on Request

# Location Map



**practical**  
flexible virtual offices

Located in Santa Teresa, NM.

Close to the Private Jetport and Major Corporations

Within the Industrial Area, at the corner of Kitty Hawk and Airport Rd

Accessible from Pete Domenici Highway, 6 miles from the South Border





# Office Availability

**practical**  
flexible virtual offices



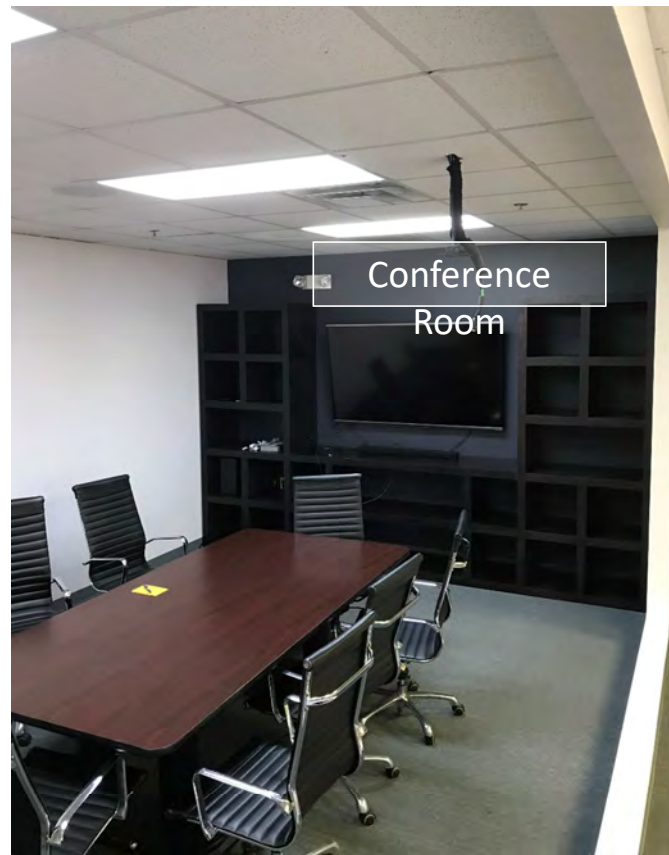
## Days & Hours of Operation

Monday thru Friday



8 AM – 5 PM

Optional after-hours access on request



There is an office space  
option

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flexible virtual offices

**right+ for you**





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Contact Info  
2660 Airport Road - Suite 900 - Santa Teresa, NM 88008



(575) 589 0320



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[www.practicalvirtualoffices.com](http://www.practicalvirtualoffices.com)

**Thank You**