

SAN JERÓNIMO CORRIDOR, CHIHUAHUA | SANTA TERESA BORDER REGION

LA JOYA

Own the ground North America's next
supply chain runs through.

1,196 ha

2,955 ACRES

6.5 km

TO THE U.S. BORDER

~7 mi

TO THE PORT OF ENTRY

On-site

JMAS PUMPING PLANT & WELLS

THE OPPORTUNITY

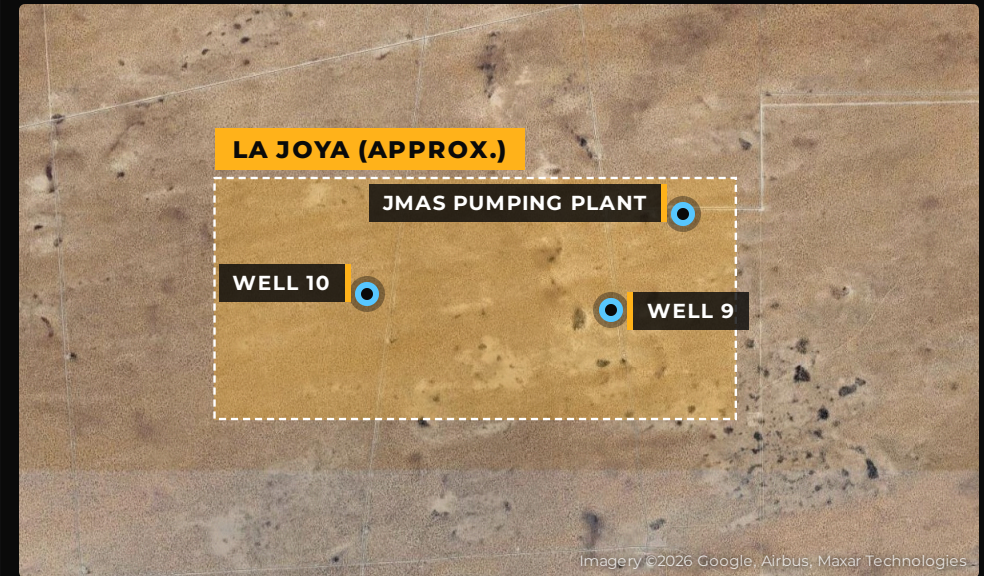
Nearshoring needs land. Here are 2,955 acres of it.

2,955 flat acres, 6.5 km south of the U.S. border, in the corridor Mexico chose for its new San Jerónimo development zone.

El Paso and Juárez are running out of room. The growth is here: new plants, rail, a \$165B AI campus and an expanding port.

- **Park-scale** land for industry, logistics or a master plan
- **Water on site:** JMAS pumping plant and wells 9 & 10
- **Flat**, with service roads in place
- **Uncongested crossing** vs. the El Paso–Juárez bridges

THE LAND, FROM ABOVE



■ Approximate property area ● Water infrastructure

Water

Plant & wells on site

~6 mi

To CFE 115 kV power

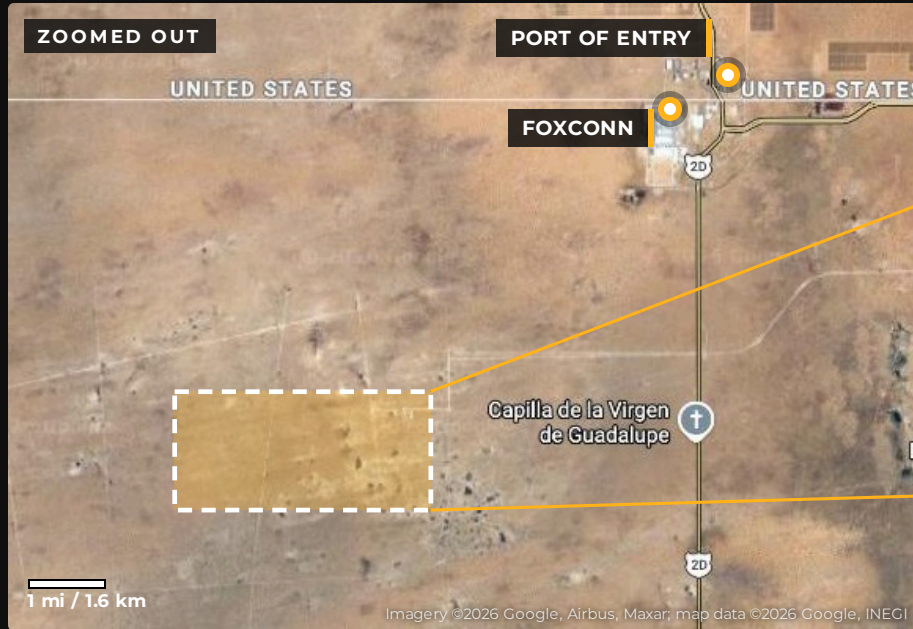
~7 mi

To the port of entry

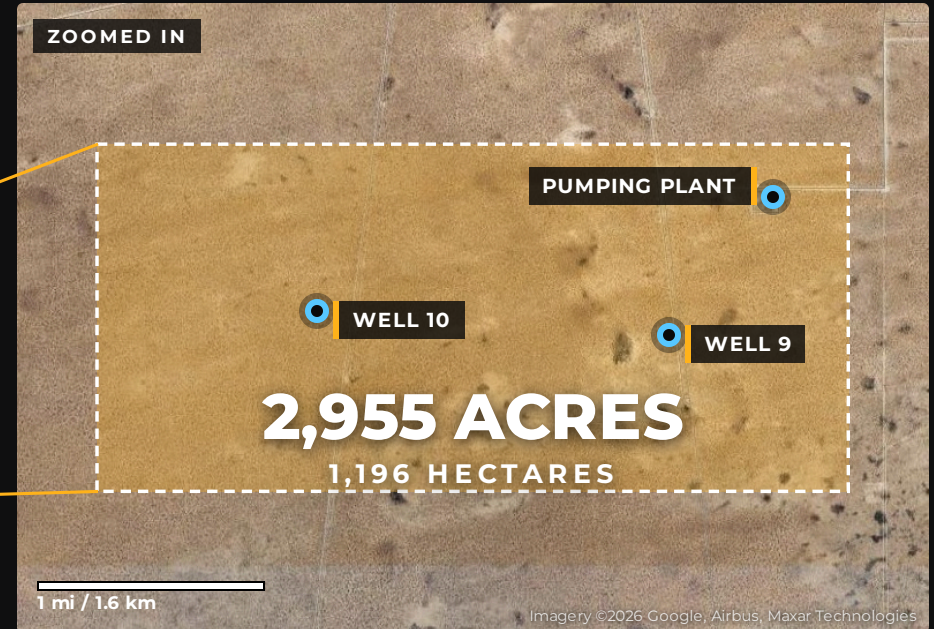
Outline approximate; confirm by survey.

SIZE & SETTING

2,955 acres, in context.



6.5 km from the border. About 6 miles to Foxconn, 7 to the port.



About 3.3 × 1.4 miles (5.3 × 2.2 km).

2,955 ac

1,196 ha / 4.6 sq mi

~2,200

Football fields

Bigger

than UP's 2,200-acre rail yard

Park-scale

A whole park, not one building

LOCATION

Where two countries and three states meet.



FROM LA JOYA

U.S. border, due north	6.5 km
Port of entry	~7 mi
Foxconn	~6 mi
Santa Teresa jetport	~12 mi
Union Pacific rail	~13 mi
Downtown El Paso	~17 mi
I-10 (by road)	~19 mi
Juárez airport	~21 mi
El Paso airport	~24 mi

Straight-line from the property center.

South to Mexico

Bypass to Hwy 45 and Chihuahua, skipping Juárez. Hwy 2 is 7 mi south.

North to the U.S.

NM-136 reaches I-10 in 12 miles.

2.1 million people

El Paso, Juárez and Las Cruces.

Three advantages. One location.

MEXICO

Workforce

1.2M+

Skilled, cost-competitive workers in the Juárez area, plus border tax rates in the new development zone.

NEW MEXICO

Technology

\$165B

Project Jupiter AI campus next door in Santa Teresa, in a state with national labs, White Sands and Spaceport America.

TEXAS

Logistics

12 mi

From the port to I-10, with El Paso's warehousing and bilingual talent close by.

FOXCONN SAN JERÓNIMO, ON THE BORDER LINE

Foxconn A6

Foxconn PCE (A5)
Distribution CenterFoxconn PCE
(A1) Building B

Foxconn PCE A1

Foxconn PCE Building D

Foxconn PCE
(A7) Building ECONFECCIONES
SAN JERÓNIMO

Sunrise

Ruta Fiscal

Carr. Anap

20

Imagery ©2026 Google, Airbus, Maxar Technologies

THE NEIGHBORHOOD

The world's largest electronics manufacturer is next door.

2.7M SF**Foxconn campus**

Here since 2009

\$500M+**Foxconn investment**

In the state of Chihuahua

#6**Port by trade**Among all U.S.–Mexico
ports**~80****Companies**

In 4 Santa Teresa parks

Union Pacific Santa
Teresa Facility

UPRR Yard Airport
Rd. Santa Teresa

Union Pacific
Intermodal Terminal...

Union Pacific
Railroad (UPRR) Santa...

RAIL & PORTS

Rail to both coasts. Trucks to both countries.

- **\$400M Union Pacific hub** on 2,200 acres, 13 mi away
- **55–60 trains** a day through the region
- **Direct link** to Long Beach and Los Angeles ports
- **Proposed 2030 rail bypass** drawn through the property
- **Largest livestock crossing** on the border

The 2040 plan draws the new border railroad through this land.



2030

Proposed Samalayuca–Santa Teresa rail bypass, linking Ferromex to Union Pacific and BNSF

~6 km

North to the proposed international rail crossing

SHCP

Rail project registered with Mexico's Finance Ministry for federal investment

3,503 ha

San Jerónimo growth reserve next door, targeted for industry and logistics

~2×

The size of the 630-ha San Jerónimo industrial park

Ascensión

Just outside Juárez's planning limit, free of its sector master-plan rules

Rail route is proposed and traced from PDUS 2040 Map E-04 (1:310,000); final alignment and timing subject to the executive project. Source: IMIP / Municipio de Juárez, PDUS 2040 (2024).

GROWTH

Oracle, OpenAI, Foxconn and Union Pacific already bet on this corridor.

\$165B

Project Jupiter

AI campus for Oracle and OpenAI, under construction

+141%

Santa Teresa exports

Export growth in 2024

\$2B

Every year

Port's yearly economic impact

Plan México

San Jerónimo development zone

Federal zone with 100% ISR deduction on new assets

20% / 8%

Border tax rates

ISR / IVA, through 2026

Expanding

Port & highways

Port expansion study and new border highway

El Paso and Juárez are running out of room. The growth is moving west, to Santa Teresa and San Jerónimo.



Mexico's federal bet on this crossing.



June 2025

Declared by Mexico's Economy Ministry under Plan México

100%

Immediate ISR deduction on new fixed assets in the Polo, 2025–2030

+25%

Extra deduction on added training and innovation spending

20% / 8%

Border-region ISR and IVA rates, through 2026

TARGET SECTORS

Logistics

Automotive

E-mobility

Medical devices

Industrial innovation

Tech services

The Polo is 60 hectares. La Joya is 1,196, about 20 times larger, in the same corridor. The suppliers and logistics that follow the Polo will need room to grow.

THE BORDERPLEX

A binational workforce, ready to scale.

One of North America's largest manufacturing regions, and home to its only master-planned binational city.

27,000+

Jobs created since 2013

\$4.1B

Invested since 2013

1.2M+

Workers in the Juárez area

6

Ports of entry, 4 commercial



THE PROPERTY

Room to build whatever comes next.

- **2,955 acres** (1,196 ha), mostly flat
- **Water:** JMAS plant and wells 9 & 10 on site
- **Power:** two CFE 115 kV substations within 8 mi
- **Roads:** bypass 5 mi east, Hwy 2 7 mi south
- **Ascensión jurisdiction**, next to Juárez's 2040 growth reserve
- **Nearby:** FedEx, Axial industrial park

BEST SUITED FOR

Industrial park

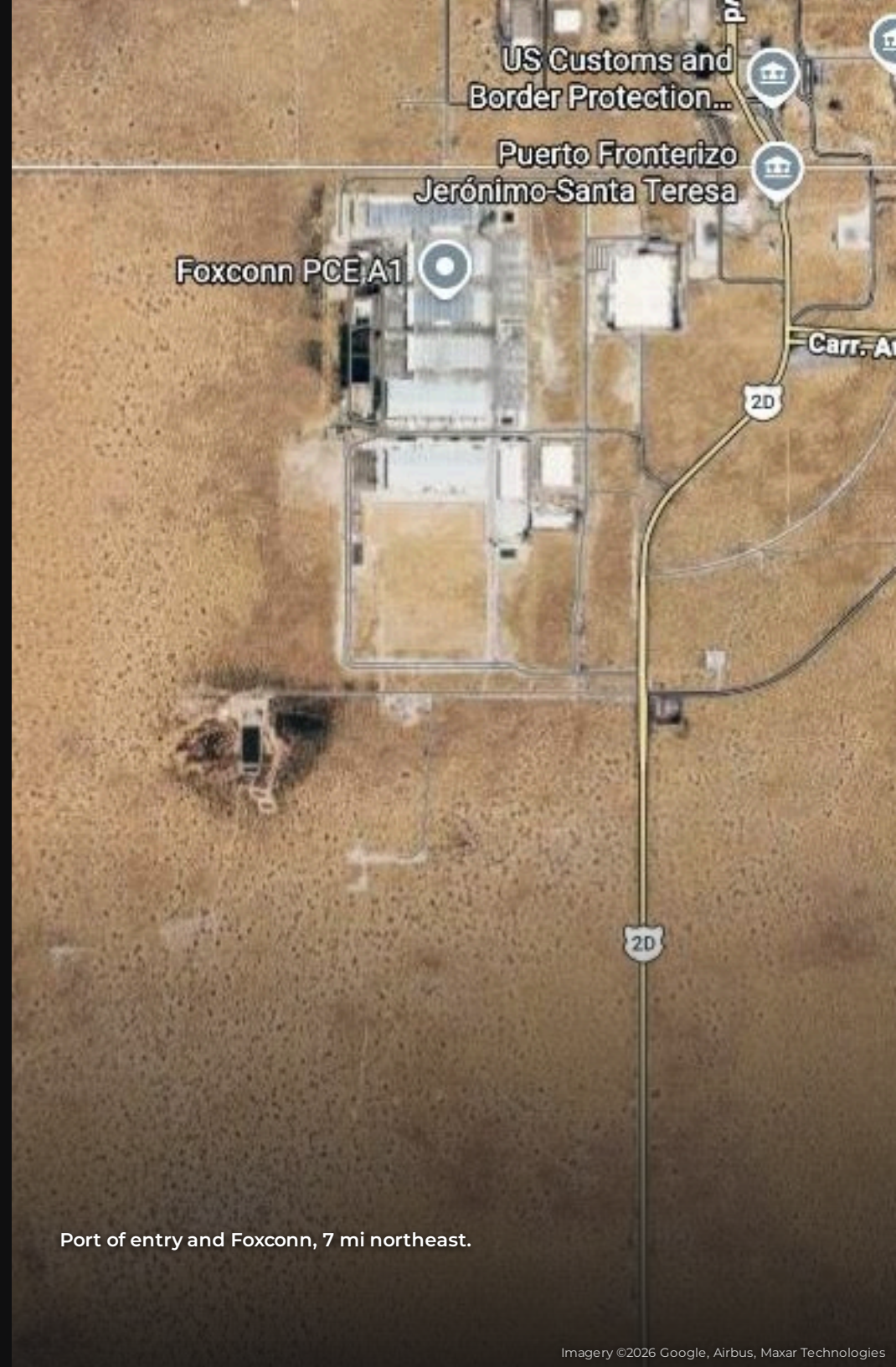
Cross-border logistics

Manufacturing

Data center & energy

Master-planned development

Land bank



Port of entry and Foxconn, 7 mi northeast.

The utilities an industrial user asks about first.



- La Joya (approximate)
- High-voltage lines (115 kV / 345 kV)
- Substation / solar plant
- JMAS pumping plant

Water on site

JMAS pumping plant and wells 9 & 10 inside the property

CFE 115 kV grid

San Jerónimo (6 mi) and Conejos-Médanos (8 mi)

Solar next door

60 MW Kaixo plant to the south

THE OPPORTUNITY

Land, water, power, rail and people are in place. The vision is yours.

Pricing on request for qualified buyers. Site tours from El Paso.



Deemed reliable, not guaranteed; buyer to verify acreage, boundaries (approximate), distances (straight-line), utilities, incentives and proposed infrastructure. Sources: owner materials and construction plan (2006); IMIP / Municipio de Juárez, PDUS 2040 (2024); Federal Reserve Bank of Dallas (2025); NM Border Authority; NMBIA; Borderplex Alliance; State of Chihuahua (2025); Union Pacific (2014); Hon Hai/Foxconn (2023); The Daily Lobo (2026); El Paso Matters (2025); Transport Topics (2022); DOF (2012; May 22 and June 30, 2025; border decree extension for 2026); CILA-SGM (2010); OpenStreetMap contributors (ODbL). Imagery ©2026 Google, Airbus, CNES, Landsat/Copernicus, Maxar, USDA/FPAC/GEO, Vexcel; map data ©2026 Google, INEGI.

CONTACT

Carlos Chávez

BOOM Real Estate Group | Home Pros Real Estate Group

915.929.0209

carlos@boomrealestate.com