



**American Industries<sup>®</sup>**

Site Selection - Shelter Administrative Services - Industrial Real Estate



# JALISCO

## REGION OVERVIEW



Partner for Success<sup>®</sup>

# JALISCO KEYS FACTS

- 📍 **Surface:** 78,588 km<sup>2</sup> (30,343 mi<sup>2</sup>) (4% of Mexico)
- 📍 **Population:** 8.06M Inhabitants (6.5% of Mexico)
- 📍 **Population density:** 100 per km<sup>2</sup> (260 per mi<sup>2</sup>)
- 📍 **Municipalities:** 125
- 📍 **Main cities:**
  - Guadalajara (Metro)
  - Puerto Vallarta
  - Lagos de Moreno
- 📍 **Nearest ports of entry:**
  - Manzanillo, Col.
  - Lazaro Cardenas, Mich.



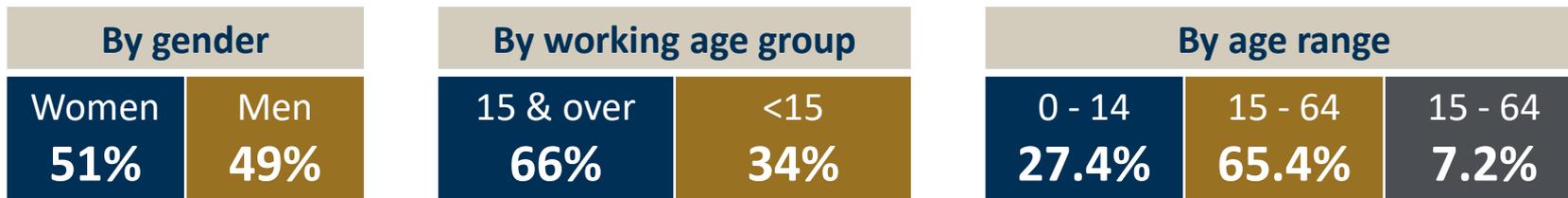
# JALISCO KEYS FACTS

## Population

8.06 Million Inhabitants

## Education

In 2017, over 7,082 students graduated with degrees in Engineering. This represents 6% of the nation's total graduates in the same field of study.



# JALISCO KEY DIFFERENTIATORS

Jalisco is 2nd in new attraction of FDI nationwide, contributing 7.6% of the Mexico's new FDI.

★ 8th Place Nationwide

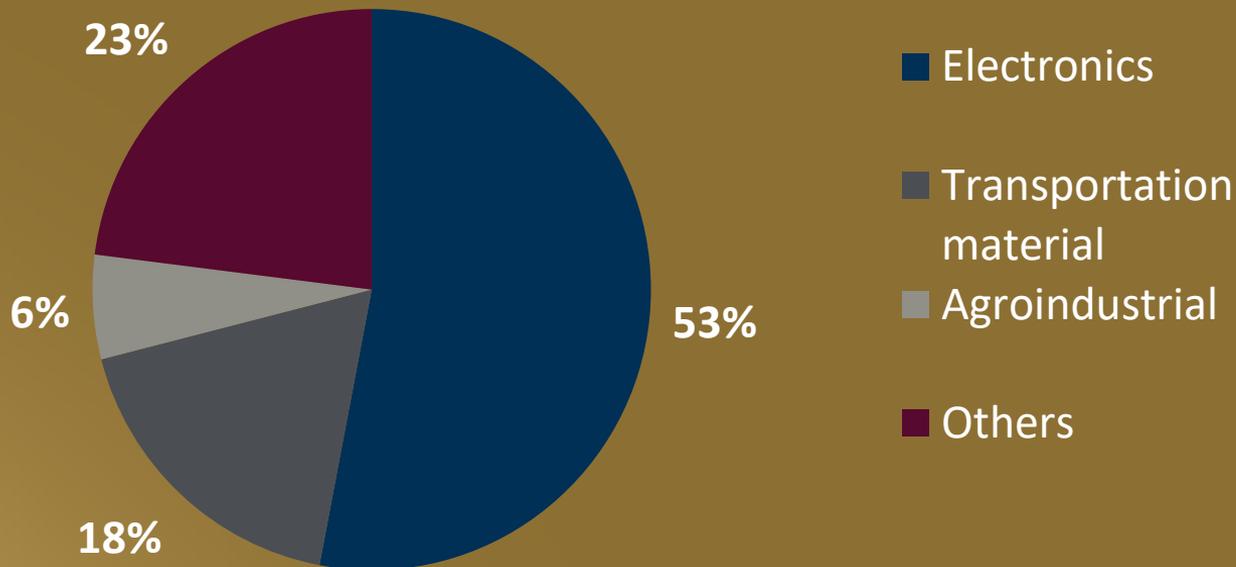
Trade \$98 Billion USD/Year

Imports <b>51%</b> 50.7 Billion USD
Exports <b>49%</b> 47.35 Billion USD



# JALISCO KEY DIFFERENTIATORS

Jalisco International Commerce Main Industries 2016



# JALISCO KEY DIFFERENTIATORS

★ 8th Place Nationwide

IMMEX Establishments

**+280**

★ 8th Place Nationwide

IMMEX Employment

**+130,000**

**IMMEX** Is defined as an instrument to temporarily import goods and services that will be manufactured, transformed or repaired, and then re-exported without payment of taxes, compensatory quotas, and other specific benefits

- Minimum export +500 KUSD
- Minimum 10% income from exports

# JALISCO KEY DIFFERENTIATORS

## Key Sectors

- Electronics
- Agroindustrial
- Construction products and services
- Tourism Services
- Chemical Products

## Growing Sectors

- Logistic Services
- Medical Services
- Information Technology
- Renewable energy sources
- Research and development
- Wood furniture industry
- Textile industry

# SITE SELECTION – REGIONAL OVERVIEW

GUADALAJARA, JALISCO, MEXICO

# GUADALAJARA KEYS FACTS



## Guadalajara Metropolitan Area

- **Surface:** 2,734 km<sup>2</sup> (920 mi<sup>2</sup>)
- **Population:** 4,434,878 Inhabitants
- **Elevation:** 1,870 m. (6,131 ft.)
- **Avg. Temp.:** 11°C – 26°C
- **Dis. to Laredo, TX:** 1010 km (626 mi.)
- **FTL Cost:** \$1001.16 USD
- **IMMEX Companies:** +138  
(GDL/Zapopan)
- **IMMEX Employment:** +53,300  
(GDL/Zapopan)

# LABOR STATISTICS

Guadalajara Metro area can offer competitive labor costs, the availability of qualified labor and the lowest turnover rate in Mexico's 3 largest cities (2013: 2.1%) and the border area with the United States.

Source: Sedeco. Jalisco.Gob.mx

**3'742,621** Economically Active Population

**2'974,131** Other Employment

**666,590** Manufacturing Employment

**101,900** Unoccupied

# GUADALAJARA METRO AREA

“The Guadalajara Metropolitan Area is considered the city with the highest investment attraction potential in Mexico.”

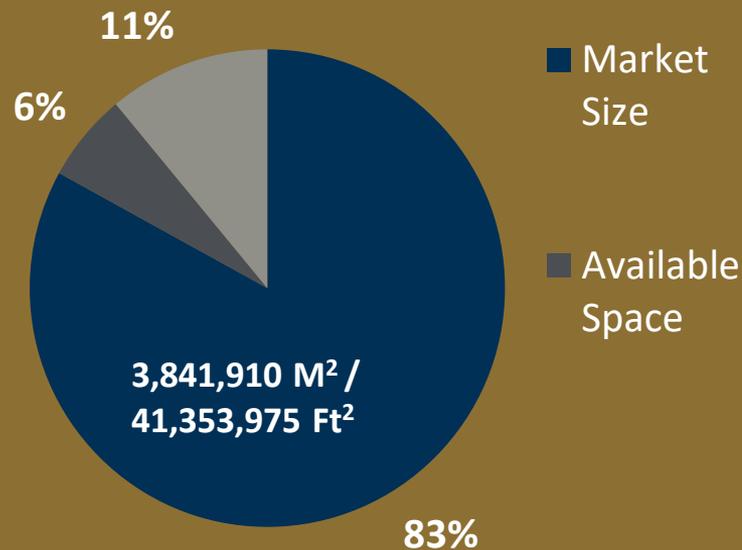
- PROMEXICO

WAGES	Total Cost (USD/Hr)	
<b>Unskilled Labor</b>  <i>Operator C - AA</i>	<b>Minimum</b> Operator C	<b>\$2.72</b>
	<b>Maximum</b> Operator AA	<b>\$3.90</b>
<b>Skilled Labor</b>  <i>Qualified Operator – CnC Operator</i>	<b>Minimum</b> Qualified Operator	<b>\$4.31</b>
	<b>Maximum</b> Cnc Operator	<b>\$4.66</b>

# GUADALAJARA METRO AREA

Real Estate (Q4 2016)

	USD/M <sup>2</sup> /Month	USD/Ft <sup>2</sup> /Month
Avg. Lease Rate	\$4.09	\$0.38



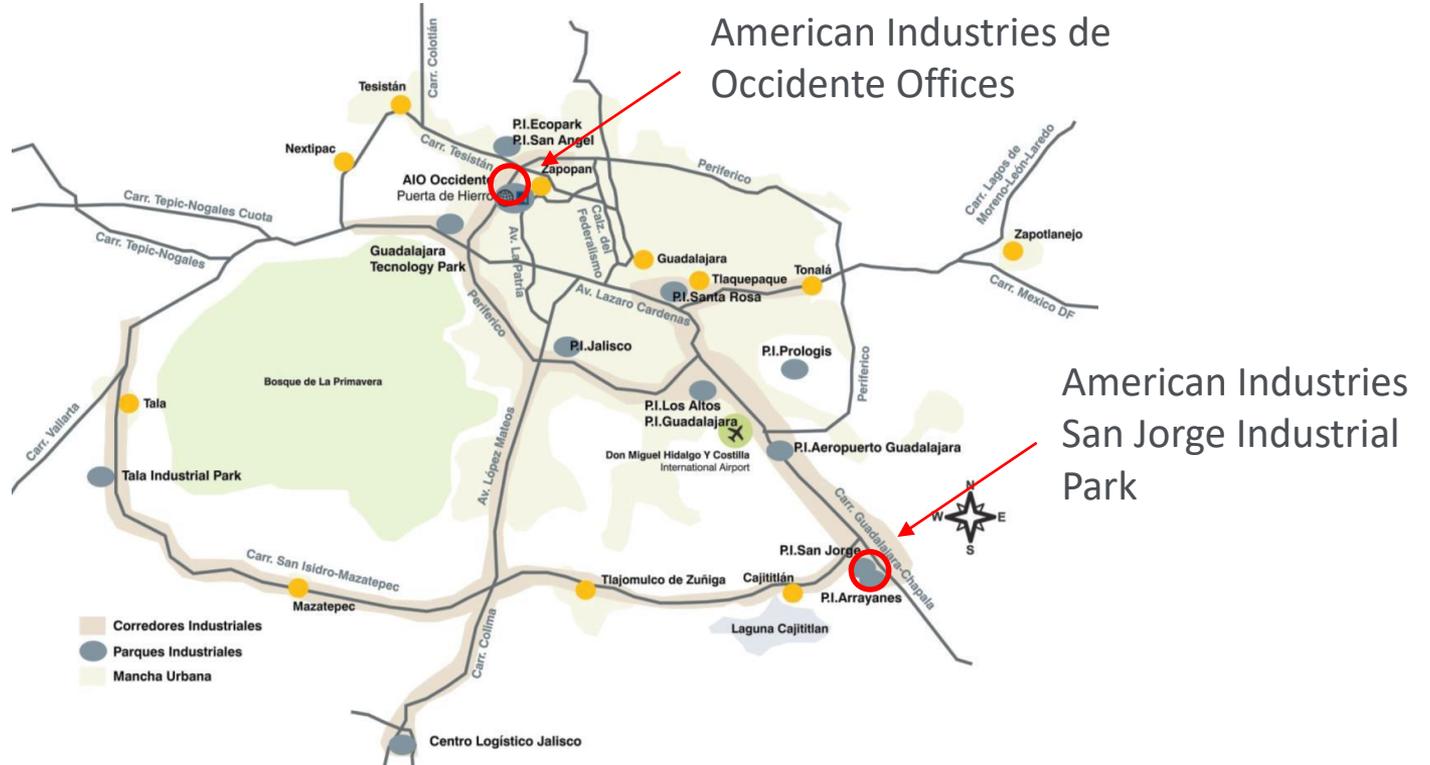
# GUADALAJARA KEY DIFFERENTIATORS

Guadalajara, known as the “Mexican Silicon Valley”, is home to about 40% of Mexico’s technology industry.

- ⦿ +50 Industrial Parks
- ⦿ 3 Technological Parks
- ⦿ 1 Software Park
- ⦿ 1 multimedia Park
- ⦿ 1 Automotive Industrial Park



# AMERICAN INDUSTRIES IN GUADALAJARA



# SITE SELECTION – REGIONAL OVERVIEW

LAGOS DE MORENO, JALISCO, MEXICO

# LAGOS DE MORENO KEYS FACTS

- 📍 **Surface:** 2,797 km<sup>2</sup> (1079 mi<sup>2</sup>)
- 📍 **Population:** 153, 817 Inhabitants.
- 📍 **Nearest ports of entry:**
  - Manzanillo, Col.
  - Lazaro Cardenas, Mich.
- 📍 **Elevation:** 1,877 m. (6,158 ft.)
- 📍 **Avg. Temp.:** 16°C
- 📍 **Dis. to Laredo, TX:** 876 km (544mi.)



# LAGOS DE MORENO CONNECTIVITY

Lagos de Moreno is located within the industrial triangle of the 3 largest cities in Mexico: Mexico DF, Guadalajara and Monterrey. Within a radius of 400 km is 80% of the Mexican market, 70% of the industrial establishment, 70% of international trade, 70% of exports and 60% of the total population of the country.

City	Distance
Monterrey, N.L.	812 km
Mexico City (DF)	564 km
Guadalajara, Jal.	102 km



# LABOR STATISTICS

- Economically Active population: 60,662
- Occupied Population: 57,022
- % Occupied EAP: 94%

Based on 2010 Census results

## Key Economic Sectors

- Automotive
- Agroindustrial
- Food processing
- Footwear manufacture
- Leather goods
- Commerce

# URBAN WORKERS

## Permanent and Temporary Urban Workers Processing Industry (April 2012)

Branch	Nº of workers
Food processing	<b>4,382</b>
Construction, reconstruction and assembly of transportation equipment and parts	<b>1,504</b>
Manufacture of metal products (except machinery and equipment)	<b>1,041</b>
Manufacture, assembly, and refurbishment of machinery and various parts (except electronics)	<b>681</b>
Footwear fabrication and leather processing	<b>679</b>

# STRATEGIC LOCATION

The geographical position of Lagos de Moreno has led world-class companies to seek business opportunities in the country's central industrial area (Bajío region).



The potential of Lagos de Moreno to be a strong competitor in the Bajío corridor is also underpinned by an infrastructure of services and urban and industrial facilities that is backed by the federal and state governments.

# COMPANIES CONFIRMED TO BE INSTALLED

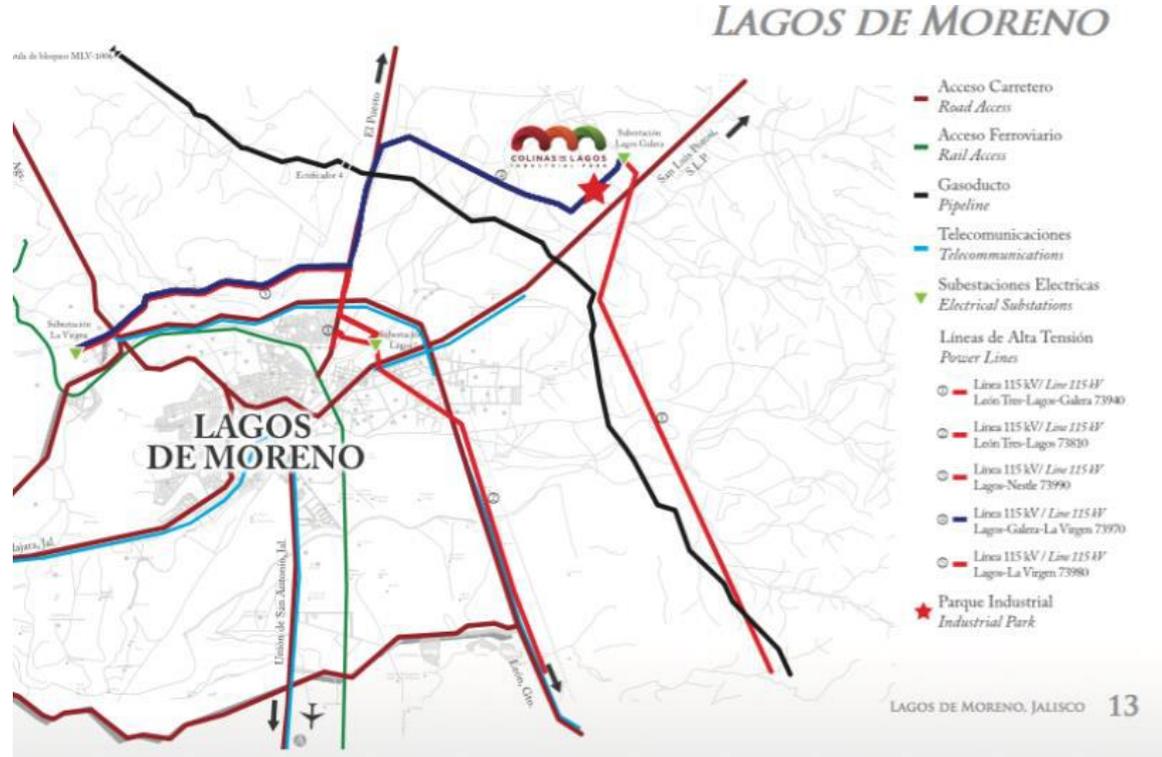
(As of December 2016)

No	Empresa		Giro	Empleos	HAS.	ESTATUS	WEB
1	Bader Jalisco		Instalación de la Planta de <b>Vestiduras para Interiores Automotrices</b>	772	5.3	EN OPERACIÓN	<a href="http://baderleather.de/">baderleather.de/</a>
2	Advics Manufacturing México		Manufactura y ensamble de <b>frenos</b> para automóviles	53	10	EN OPERACIÓN	<a href="http://advicsna.com.mx">advicsna.com.mx</a> <a href="http://www.advics.co.jp">www.advics.co.jp</a>
3	Stanley Electric Manufacturing México		Fabricación de partes automotrices <b>luminarias.</b>	146	10	EN OPERACIÓN	<a href="http://stanley-components.com/">stanley-components.com/</a>
4	Matsuo Industries México		Manufactura de <b>piezas de automóviles</b>	70	6.6	INICIA OPERACIONES EN EL SEGUNDO SEMESTRE DE 2017	<a href="http://ncc-matsuo.co.jp/">ncc-matsuo.co.jp/</a>
5	Miyazaki Seiko de México		Elaboración de <b>rollos de alambón de acero de alta calidad y Barras estiradas en frío</b> , Autopartes.	17	7.6	INICIA OPERACIONES EN EL SEGUNDO SEMESTRE DE 2017	<a href="http://miyazaki-seiko.co.jp/en/">miyazaki-seiko.co.jp/en/</a>
6	Nissinkakou Mexicana		Fabricación e ingeniería de <b>moldes plásticos</b> para el sector automotriz	20	3.2	INICIA OPERACIONES EN EL SEGUNDO SEMESTRE DE 2017	<a href="http://nissinkakou.co.jp/">nissinkakou.co.jp/</a>
7	PTE Compounding de México		Industrial Fabricación de <b>Caucho y Hule</b>	40	6.1	TERMINADA	<a href="http://polymertechnik.com/index.php?l=es">polymertechnik.com/index.php?l=es</a>
8	Varwerk Automotive de México		Fabricación <b>partes</b> automotrices	31	6.2	TERMINADA	<a href="http://corporate.varwerk.com/">corporate.varwerk.com/</a>
9	Wako Tech de México		Fabricación de partes <b>aislantes de sonido</b> para el sector automotriz.	350	3.27	EN CONSTRUCCIÓN	<a href="http://wacogroup.com/Queretaro/MX_44.0.htm?L=1">wacogroup.com/Queretaro/MX_44.0.htm?L=1</a>
10	Yasunaga México		Fabricación de <b>piezas de motor para maquinaria</b> automotriz.	38	3	EN CONSTRUCCIÓN	<a href="http://fine-yasunaga.co.jp">fine-yasunaga.co.jp</a>
11	Pioneer Corporation		Productos de Electrónica para Autos, Casa y Mercados comerciales (Sistema de navegación, Estéreos, Bocinas)	400	4.3	EN CONSTRUCCIÓN	<a href="http://pioneer.jp">pioneer.jp</a>

# COMPANIES CONFIRMED TO BE INSTALLED

12	Nippon Pillar Packing Co		Fabricación de productos de sellados, sellos mecánicos (Empaques)	80	4	OPERANDO EN RENTA Y POR INICIAR OBRA	<a href="http://pillar.co.ltd">pillar.co.ltd</a>
13	Neuman Aluminium • Raufoss Technology		Brazo de control para la suspensión de automóviles.	147	5	EN CONSTRUCCIÓN	<a href="http://raufossneuman.com">raufossneuman.com</a>
14	UMC Electronics Co.,Ltd		Componentes electrónicos para la industria automotriz	1000	4,78	EN CONSTRUCCIÓN	<a href="http://umc.co.jp">umc.co.jp</a>
15	Huang • Yu		Estampado y piezas de moldeo para la industria automotriz	70	2	POR INICIAR OBRA	<a href="http://huangyu.com">huangyu.com</a>
16	Winkelmann Group GmbH•Co.Kg		Amariguadores, poleas, calefacción y componentes de transmisión, sistemas de distribución de combustible	22	3	EN CONSTRUCCIÓN	<a href="http://winkelmanngroup.de">winkelmanngroup.de</a>
17	Hajime Precision Plastic Product de México		Productos de plástico moldeado por inyección de precisión con el uso de la resina de plástico de ingeniería	33	1	EN OPERACIÓN	<a href="http://www.hajimeindustry.jp/">http://www.hajimeindustry.jp/</a>
18	Xin Point		Manufacturas de piezas de plástico para automóviles con pintura y recubrimiento cromado	500	4	POR INICIAR OBRA	<a href="http://en.xinpoint.com/">http://en.xinpoint.com/</a>
19	Tohoku Pioneer		Manufactura de sistemas de audio para sector automotriz (Bocinas)	298	3	POR INICIAR OBRA	
<b>TOTALES:</b>				<b>4,087</b>	<b>92</b>		

# COLINAS DE LOS LAGOS INDUSTRIAL PARK



# BENEFITS OF COLINAS DE LOS LAGOS

- It incorporates Lagos de Moreno in the dynamic automotive corridor of El Bajío and will promote an economic boost to the region.
- It has a privileged geographic location, Nissan, BMW, and VW assembly plants are located within 200 km.
- It has the capacity to accommodate between 45 and 70 industrial companies.
- It will create new job opportunities for the region.

# MEXICO'S AUTOMOTIVE CORRIDOR

Distance from LAGOS DE MORENO to the main cities in the Bajio region:

- ⦿ Guadalajara (102 km) – 2 hrs
- ⦿ Queretaro (213 km) – 2 hrs 30 min.
- ⦿ Leon (36 km) – 50 min.
- ⦿ Silao (42 km) – 1 hr 10 min.
- ⦿ Aguascalientes (44 km) – 1 hr 20 min.
- ⦿ San Luis Potosi (150 km) – 1 hr 44min

It is an important center of productivity for Mexico with large industries such as electrical, automotive and truck, aerospace, wireless telecom and trade in raw materials, groceries and metal products.

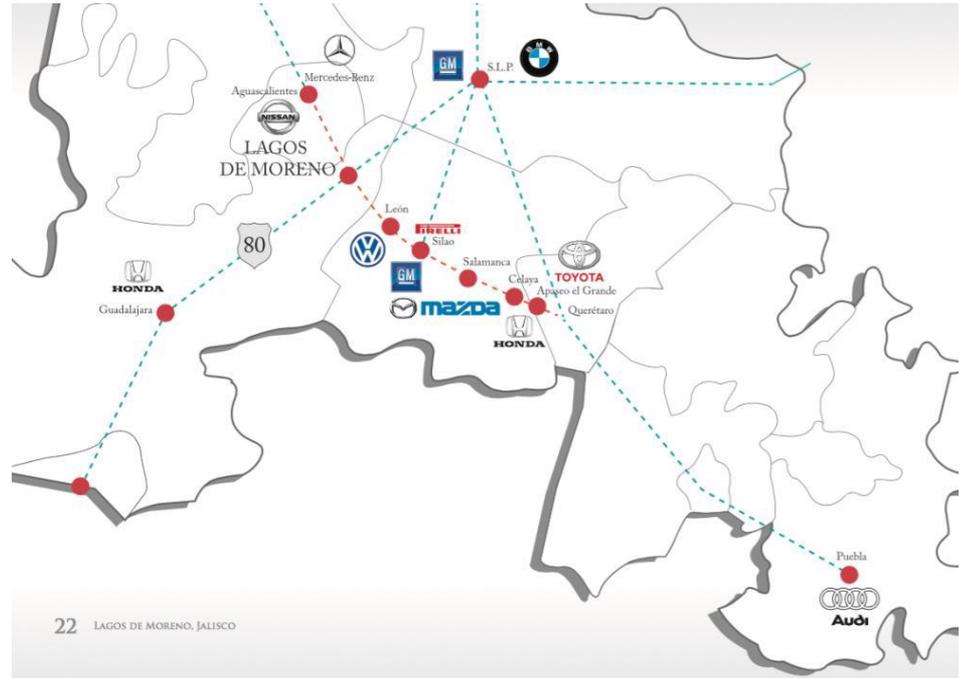
# MEXICO'S AUTOMOTIVE CORRIDOR

Competitive Advantages:

- ⦿ The natural and agricultural resources.
- ⦿ The achieved economies of scale and competitive costs.
- ⦿ The accumulated experience.
- ⦿ Indices of high specialization.
- ⦿ Strategic location.
- ⦿ Diversity in transportation (roads, railways, aircraft, or via telecommunications).
- ⦿ It has enough infrastructures to reach the distance of 8 hours at the border of US, 5 hours at the ports of Manzanillo and Lazaro Cardenas and about 4 hours to Mexico City.

# MEXICO'S AUTOMOTIVE CORRIDOR

This industrial corridor has international corporates like Honda, Mazda, General Motors, Nissan, Ford, Volkswagen, Toyota, Keihin and generally, various companies from countries like United States, Canada, Italy, France, Germany, Taiwan and Spain, among others.





***American Industries***<sup>®</sup>

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**Thank You**

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