



MARCH 13TH, 2026



# WHO WE ARE?

## VIRGO

A Sonoran company with over 45 years of experience in the construction industry, covering the industrial, commercial, residential, electrical, energy and mining sectors. Its exponential growth in the past decade has been driven by large-scale national projects.

[pcvirgo.com](http://pcvirgo.com)



## MOLINA Group

With more than 40 years of operation in the state of Sonora, the group initially focused on the commercial and industrial sectors but evolved into an agricultural conglomerate, where it produces, markets, and distributes table grapes and other products and services for the international market.

[freshfarms.com.mx](http://freshfarms.com.mx)



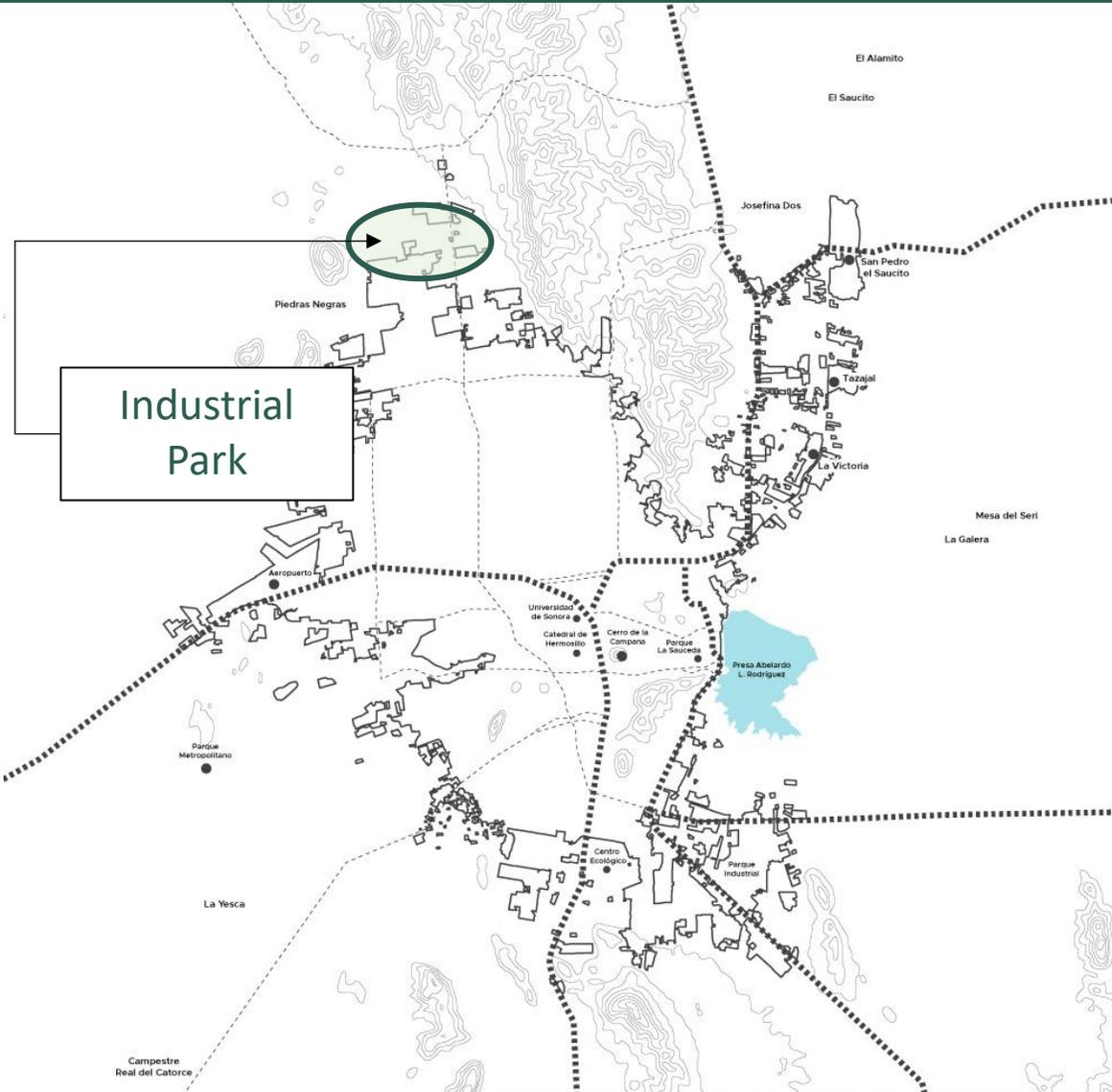
## PRENOSA

A company dedicated to the concrete industry with 50 years of solid activity and growth across different locations in the state of Sonora. It has a partnership with DAMOZA and YORNOM, important developers of industrial parks in the region.

[prenosa.com.mx](http://prenosa.com.mx)



# NEW PROJECT IN NORTHERN HERMOSILLO



Strategically located in a densely populated area that has recently experienced significant industrial and residential growth. The site benefits from regional roadways that enhance logistics and connectivity, while boosting opportunities for Hermosillo's skilled workforce within a new, high-tech productive ecosystem.

- **TE Connectivity** (Industrial technologies)
- **LATECOERE** (Aerospace/Composite materials)
- **GE Aerospace** (Engine components)



# ABOUT HERMOSILLO

We are located at **179** miles south from the US border.

Capital City of Sonora, the second largest state in México.



## DEMOGRAPHIC PROFILE OF HERMOSILLO

**Population 936,263**

**Average age 30 years**

**Economically Active Population 433,573**

**Average years of schooling 11.3**

**Average annual income\* (USD) \$6,120.00**

**Unemployment rate 2.9%**



# GRADUATES BY EDUCATION LEVEL

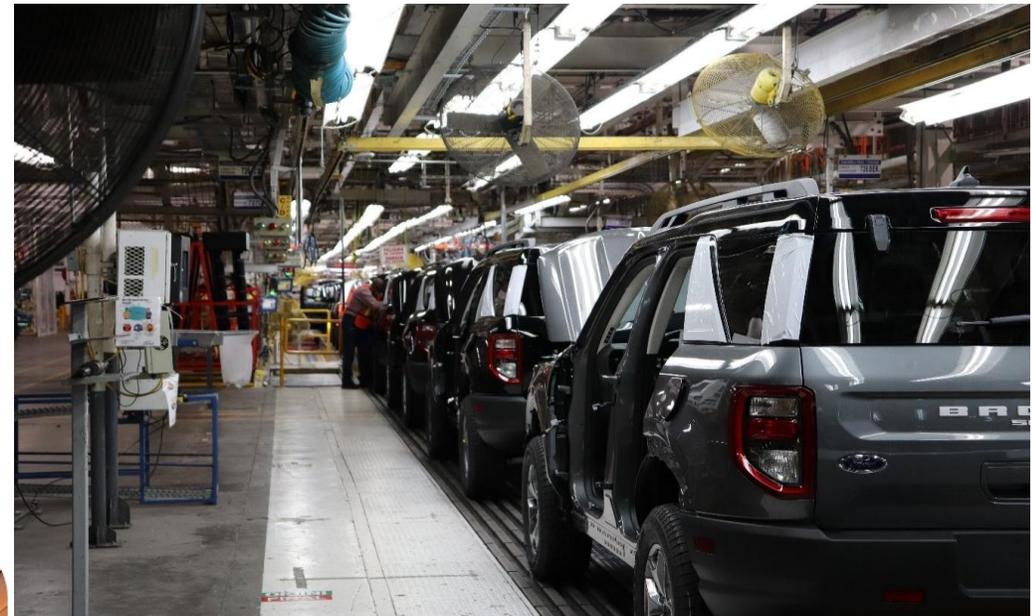
In 2020, the main academic degrees of Hermosillo's population were Middle School (191k people or 27.6% of the total), Bachelor Degree (182k people or 26.3% of the total) and High School (157k people or 22.7% of the total).

The Statistical Yearbook of Higher education generates the next results of graduates by educational level from 2022-2023.

Educational Level	Female Graduates	Male Graduates	Total Graduates
PhD	165	126	291
Specialty	55	34	89
Bachelor's degree in regular education	152	27	179
<b>University and technological degree</b>	<b>4,295</b>	<b>3,313</b>	<b>7,608</b>
Master's Degree	649	479	1,125
Senior technician	230	292	522
<b>Total</b>	<b>5,543</b>	<b>4,271</b>	<b>9,814</b>



# HERMOSILLO BUSINESS COMMUNITY



# ELECTRONICS COMPANIES



# AIR CONNECTIVITY

General Ignacio Pesqueira García Hermosillo International Airport (IATA: HMO, ICAO: MMHO) is located in Hermosillo, Sonora, Mexico.

The facility consists of a main runway (5/23), taxiways, hangars, and a commercial terminal that can accommodate nine or more aircraft.

On average, there are 50 daily flights from Hermosillo to 23 cities within Mexico, including Mexico City, Monterrey, Guadalajara, Tijuana, Querétaro, and also to Phoenix, Arizona.

Recently, new routes were added to León, Cancún, Culiacán, and Mexicali.



CDMX



TODOS LOS DESTINOS NACIONALES



CDMX, CANCÚN, GDL,  
MTY, SAN JOSÉ DEL CABO



volaris

CANCUN, CDMX, GDL, LEON/BAJÍO,  
MEXICALI, TIJUANA.



CHIHUAHUA, JUAREZ, CULIACAN,  
DURANGO, LA PAZ, MAZATLAN,  
QUERETARO



LA PAZ



PHOENIX, AZ. USA



# LAND CONNECTIVITY

In our highway network, the backbone of the system is the four-lane highway (Mexico-015), which crosses the state from south to north, connecting fourteen municipalities and five of the most populated cities in the state: Navojoa, Ciudad Obregón, Guaymas, Hermosillo, and Nogales.

In the northern part of the state lies Federal Highway Mex-02, which runs from San Luis Río Colorado on the border with Baja California to the border with the state of Chihuahua, in Agua Prieta.

The communication between Hermosillo and Agua Prieta, on the border with the United States, is mainly through Federal Highway Mex-15 (Hermosillo–Imuris) and Mex-02 (Imuris–Cananea–Agua Prieta).

Federal Highway 16 allows communication from Sonora's capital city to the state of Chihuahua, crossing the western Sierra Madre through the areas of Yécora and Maycoba.

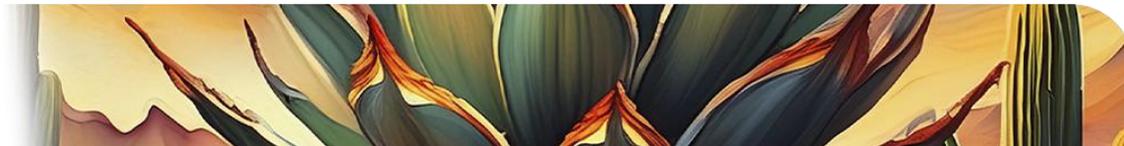


# RAILWAY CONNECTIVITY

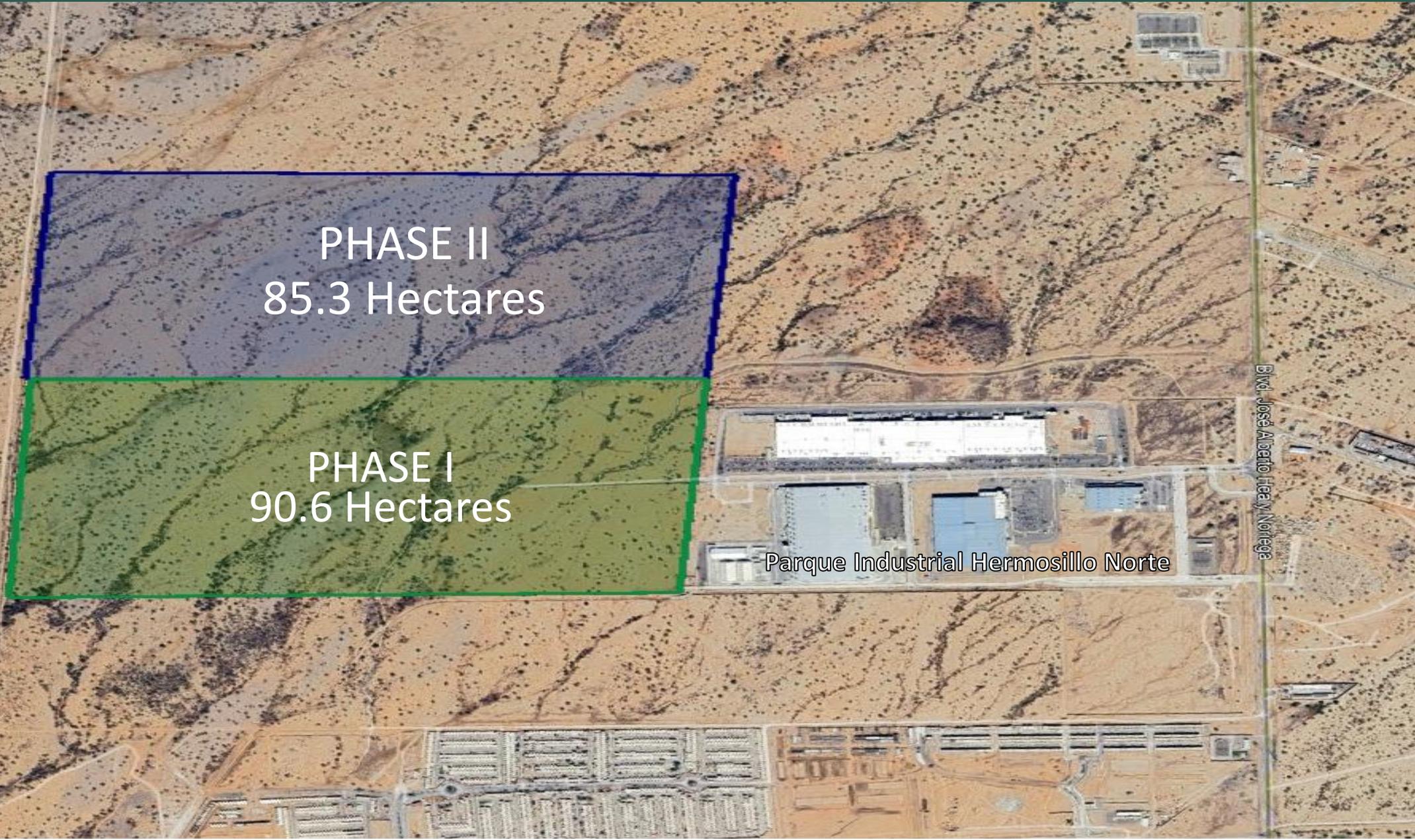
Grupo México Transportes, better known as Ferromex, operates the country's largest railroad network, covering the main industrial and consumer areas. It owns four border crossings with the United States: Mexicali in Baja California, Nogales in Sonora, Ciudad Juárez in Chihuahua, and Piedras Negras in Coahuila.

It also connects six major business cities: Mexico City, Guadalajara in Jalisco, Monterrey in Nuevo León, Aguascalientes, Chihuahua, and Tepic in Nayarit.

Finally, its railroads connect ports on both the Pacific and Gulf of Mexico: Manzanillo in Colima; Mazatlán and Topolobampo in Sinaloa; Guaymas and Puerto Peñasco in Sonora; and Altamira and Tampico in Tamaulipas.



# DESERT PARK PROJECT



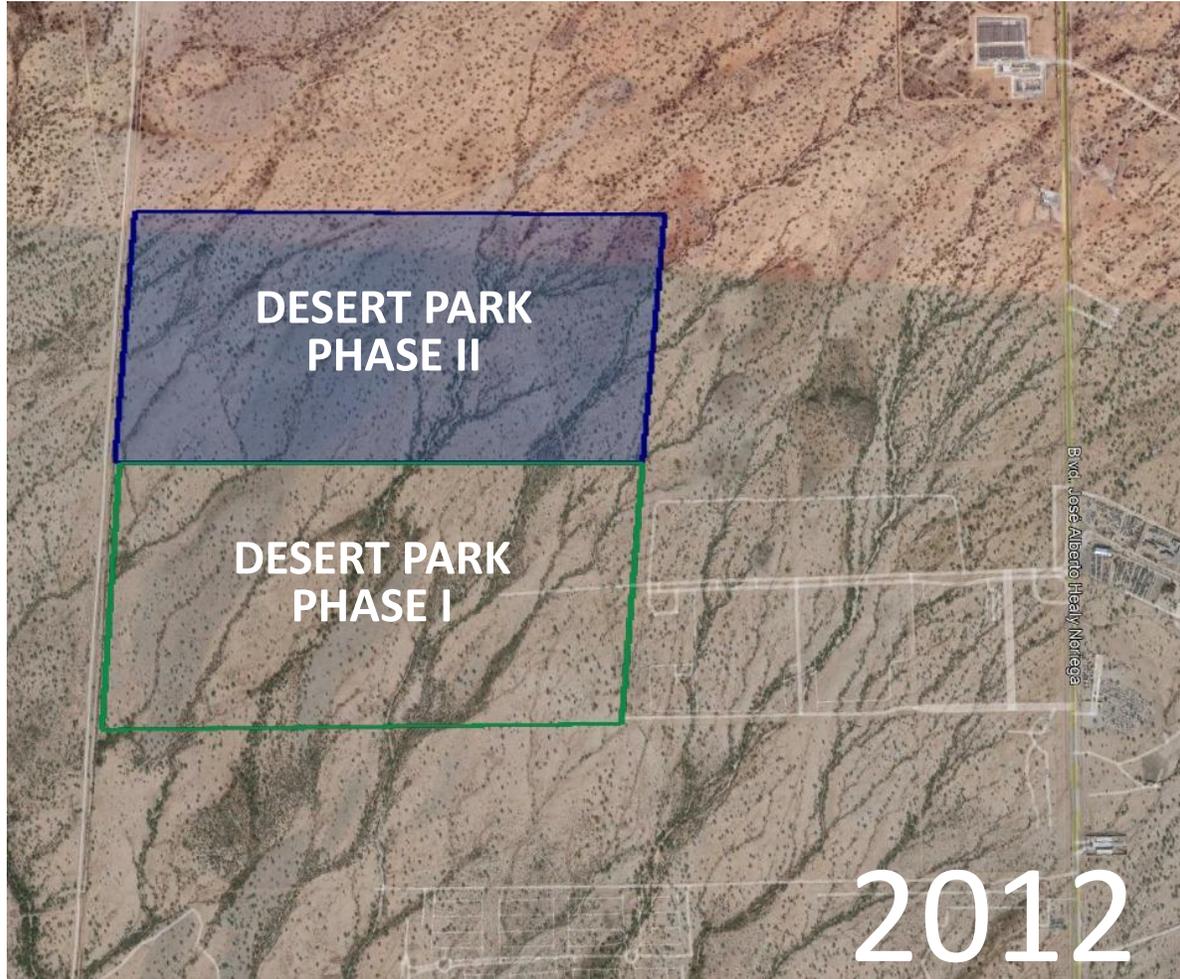
PHASE II  
85.3 Hectares

PHASE I  
90.6 Hectares

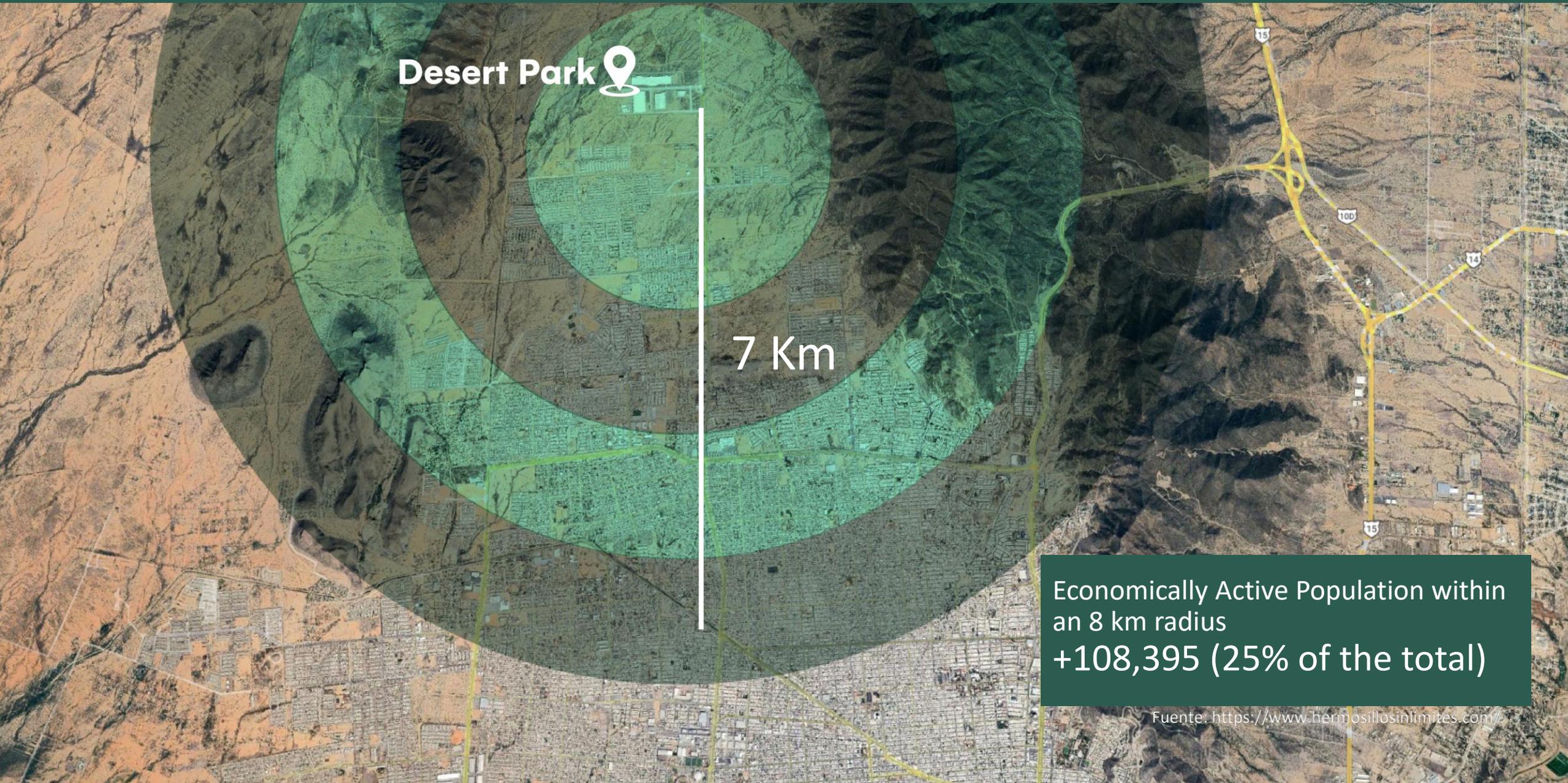
Parque Industrial Hermosillo Norte

Blvd. José Alberto Healy Noriega

# URBAN GROWTH TO THE NORTH



# AVAILABILITY OF TALENT



Desert Park 

7 Km

Economically Active Population within  
an 8 km radius  
**+108,395 (25% of the total)**

Fuente: <https://www.hermosillosinlimites.com/>

# LOCATION AND INFRASTRUCTURE FEATURES

## 1. Infrastructure and Services

**Access Roads:** Proximity to major highways, freeways, and transportation routes.

**Availability of Basic Services:** Electricity, water, telecommunications, and high-speed internet.

**Maneuvering Areas:** Sufficient space for loading and unloading large trucks.

**Security:** 24/7 video surveillance and controlled access systems.

## 2. Strategic Location

**Proximity to Clients and Suppliers:** Efficiency in delivery times and costs.

**Closeness to Airports, Ports, and Rail Stations:** Enhanced logistics connectivity.

**Access to Public Transportation:** Close to routes for employee commuting.

## 3. Expansion Capacity

**Space for Growth:** Potential for future expansion without the need for relocation.

**Infrastructure Flexibility:** Adaptability to changes in demand or new processes.

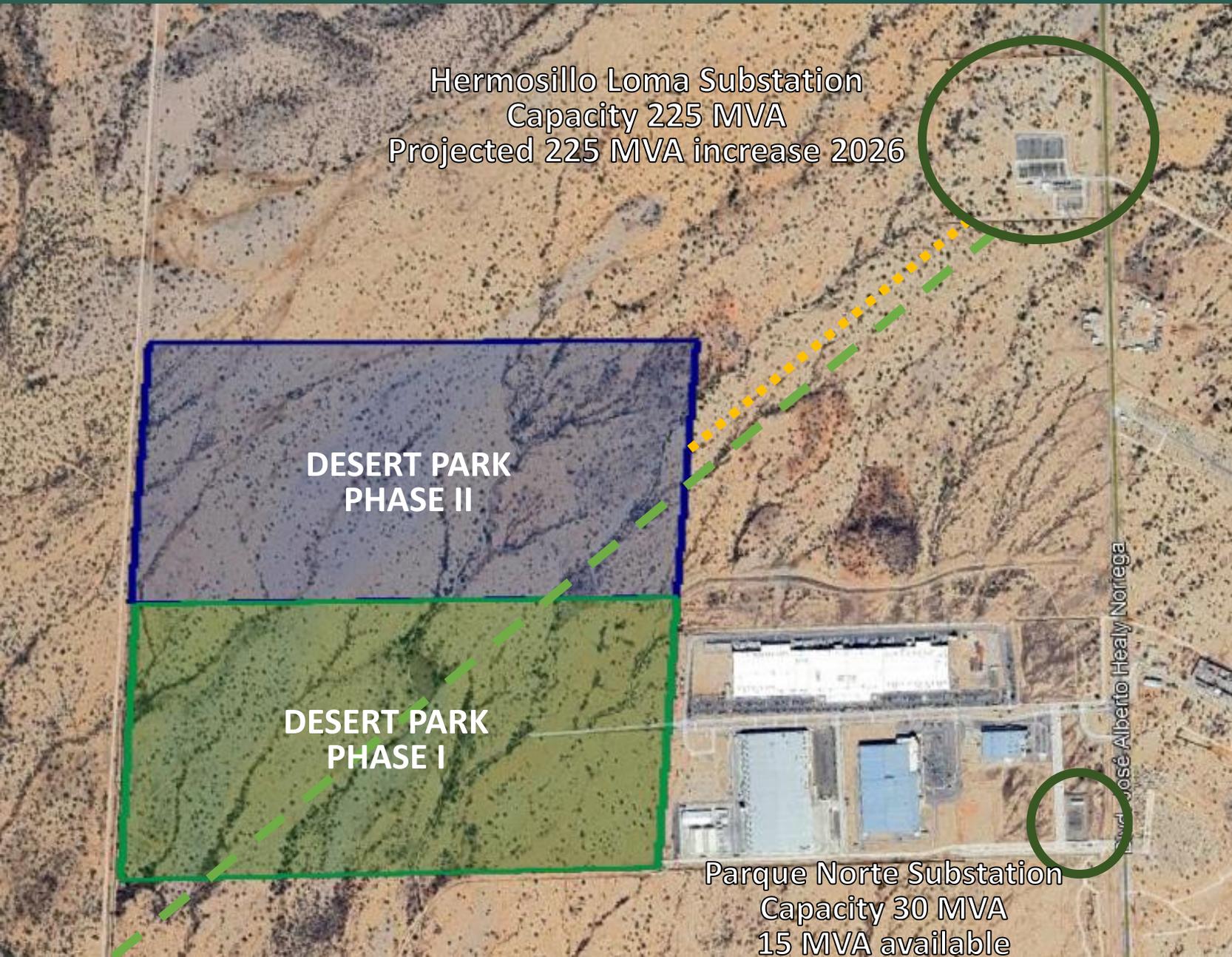
## 4. Environmental and Regulatory Conditions

**Environmental Standards:** Compliance with environmental impact regulations and waste management.

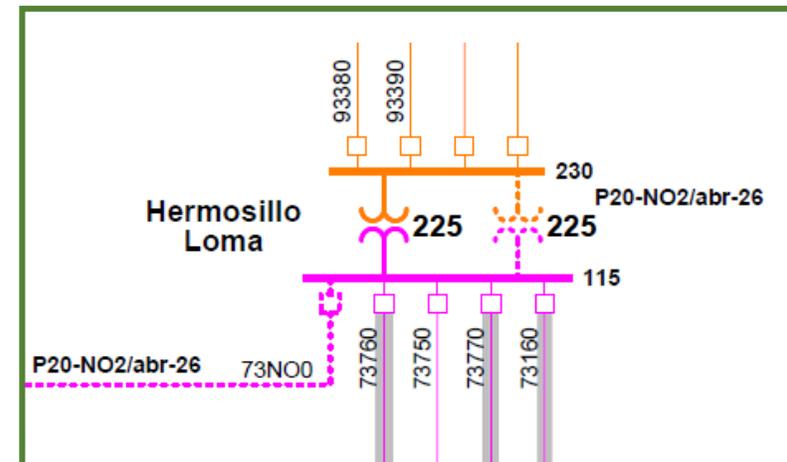
**Licenses and Permits:** Required approvals for construction commencement obtained.



# POWER & ELECTRICAL INFRASTRUCTURE



- 230,000 volt line
- ..... Distance 1km



Source: Unified diagrams of the national electrical system 2024 - 2029

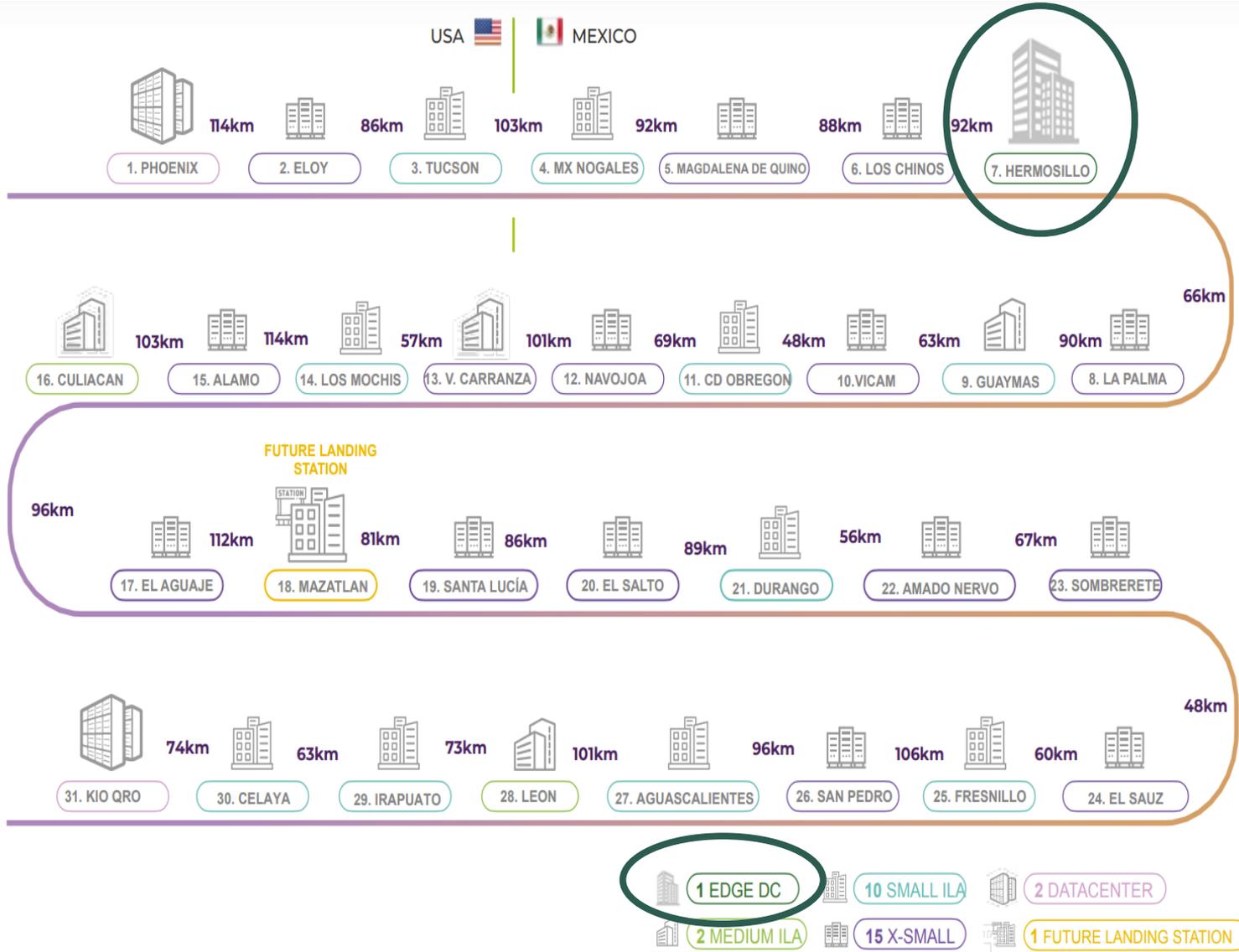
# C3NTRO TELECOM TIKVA PROJECT



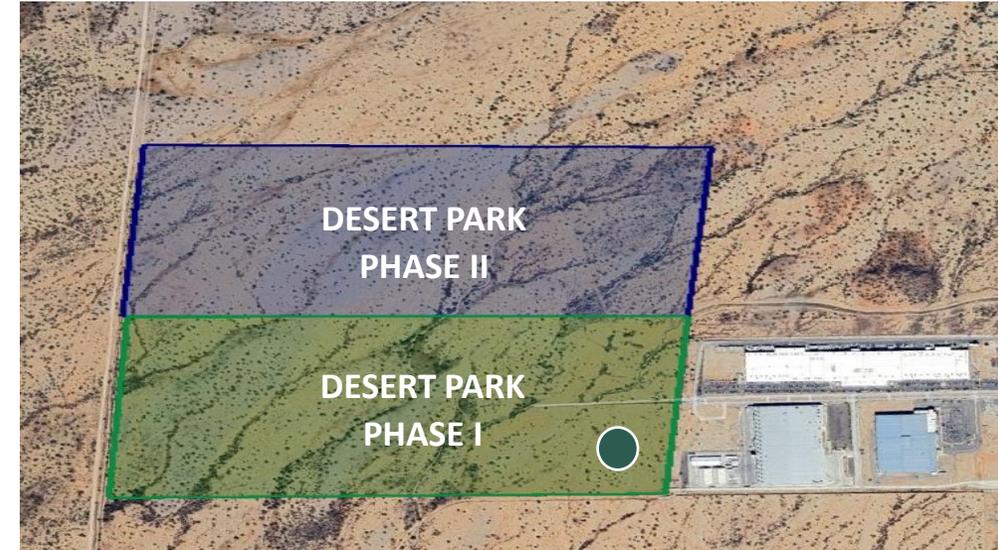
The Tikva network, which began construction in March of this year, is slated to be ready for service in Q4 2026, offering hyperscalers, cloud providers, carriers, international operators and enterprises an unparalleled solution for high-capacity, low-latency connectivity, including dark fiber and wavelength services at 100/400/800Gb speeds.



# C3NTRO TELECOM TIKVA PROJECT



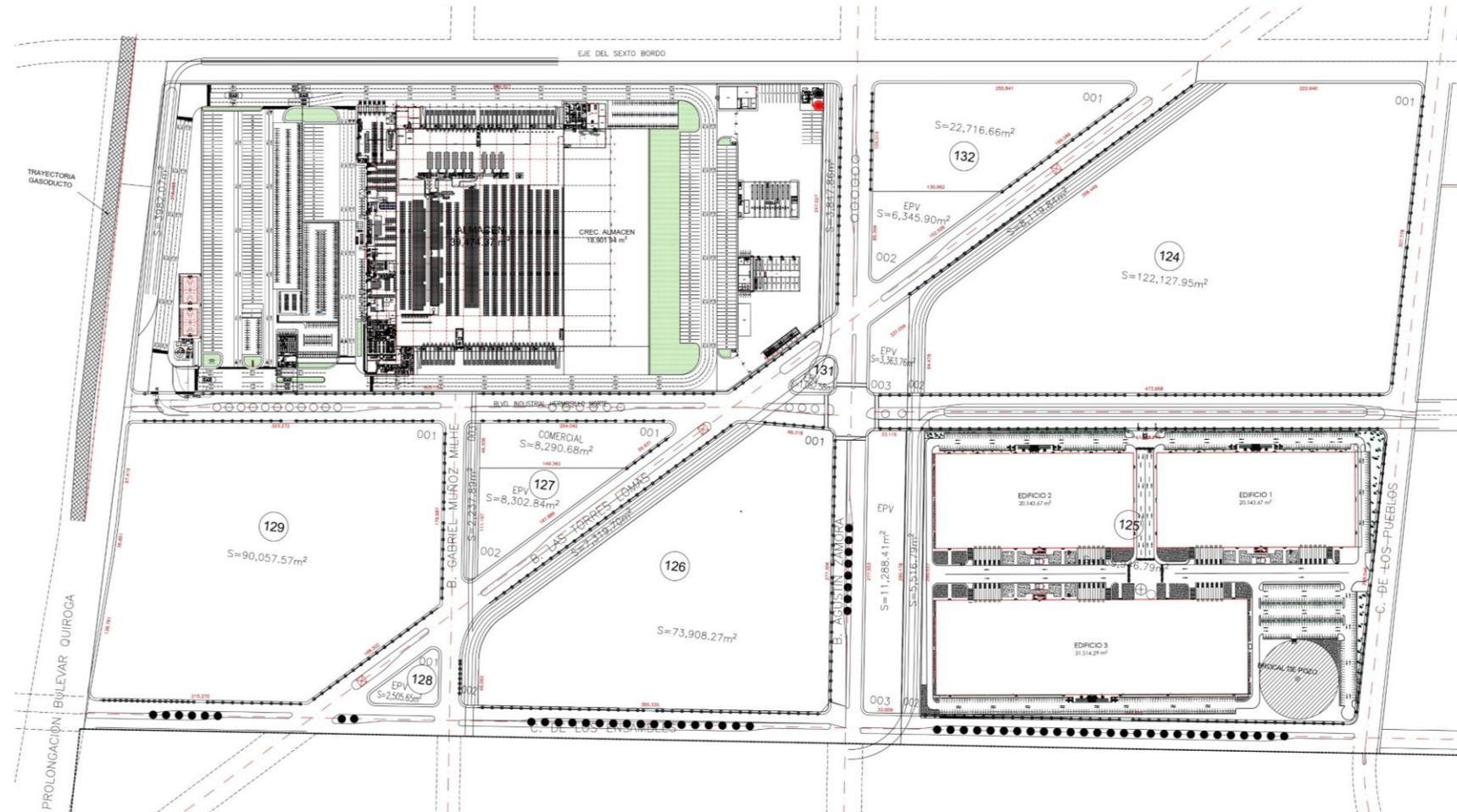
It will feature 29 intermediate landing points (ILAs/PoPs) across key cities in Mexico and the U.S., including edge data center capabilities, ensuring robust local data delivery along its route. It also introduces a new diverse cross-border connection via Nogales, further strengthening regional resilience.



**Desert Park will host Hermosillo's projected EDGE DC**



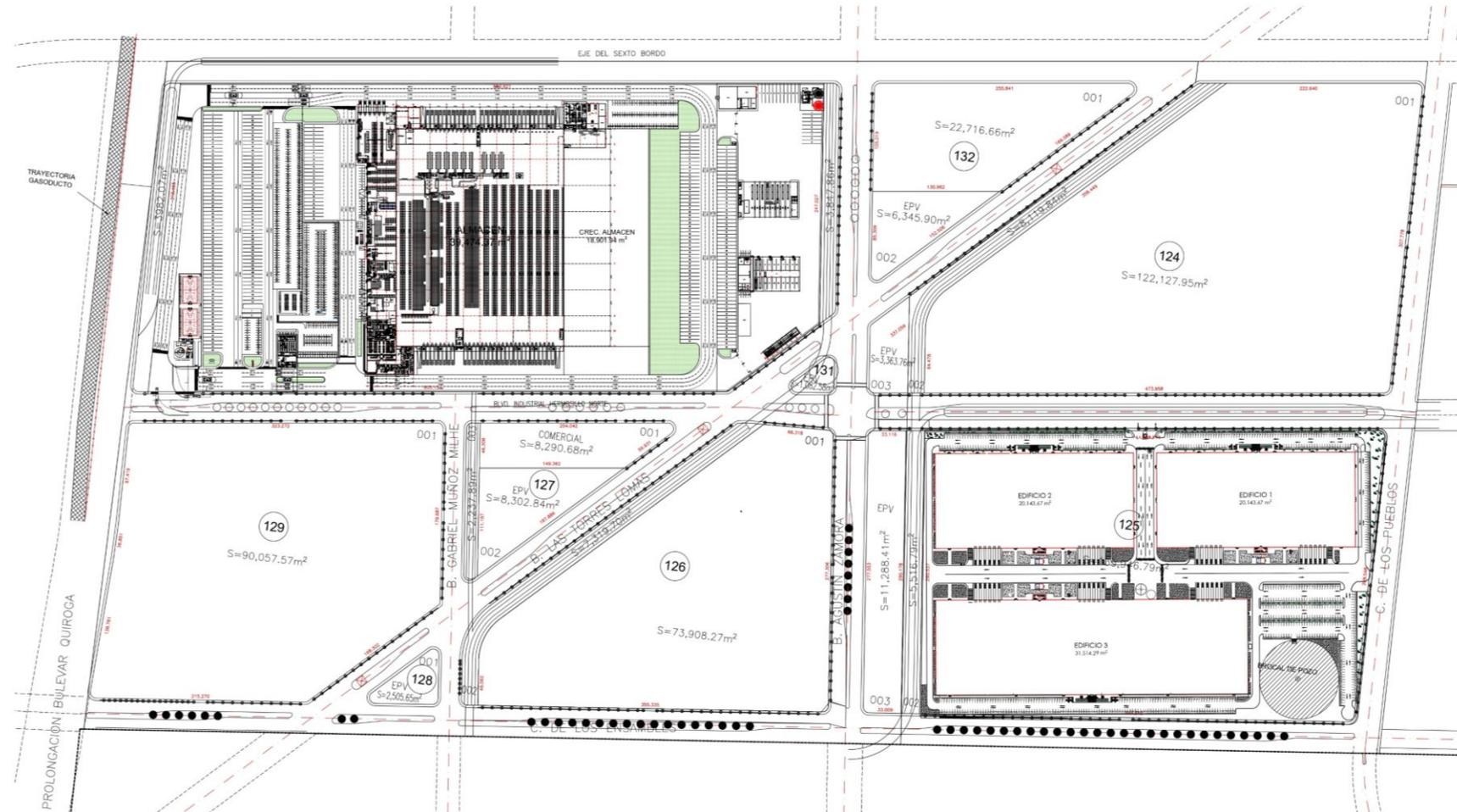
# PLOTTING AND INFRASTRUCTURE DESERT PARK PHASE I



- Water Feasibility
- Energy Feasibility: 25,000 KVA's
- Environmental License
- Earth Movement Permit
- Land Use Permit



# NEW PROJECTS DESERT PARK PHASE I



**Block 125**  
Construction of speculative buildings for the export manufacturing industry in the Aerospace, Automotive, and Electronics sectors

**Block 124**  
Build-to-suit project

**Block 130**  
Industrial lot **SOLD** for a large logistics and distribution project (21.22 hectares under construction)



# WORK IN PROGRESS DESERT PARK PHASE I





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**Thank you!**