

A nighttime photograph of Monterrey, Mexico, featuring a cityscape with illuminated buildings and a prominent skyscraper, set against a backdrop of dark, silhouetted mountains under a deep blue twilight sky. The text is overlaid on the upper portion of the image.

**NUEVO LEÓN**  
**THE BEST PLACE**  
TO INVEST AND DO BUSINESS

January 2026

# Strategic location

- Strategically located in the backbone of the North American Market.
- **Monterrey** is located only 153 miles away from the closest international bridge.
- Second largest **Metropolitan Area** in México.



# CONNECTIVITY

## Direct flights

México and North America



# CONNECTIVITY

## Direct flights

### International

Nuevo León is emerging as a

## NEW AIR HUB

with 26 non-stop international routes



# CONNECTIVITY



Port



I-35 Highway



I-10 Highway



International Border



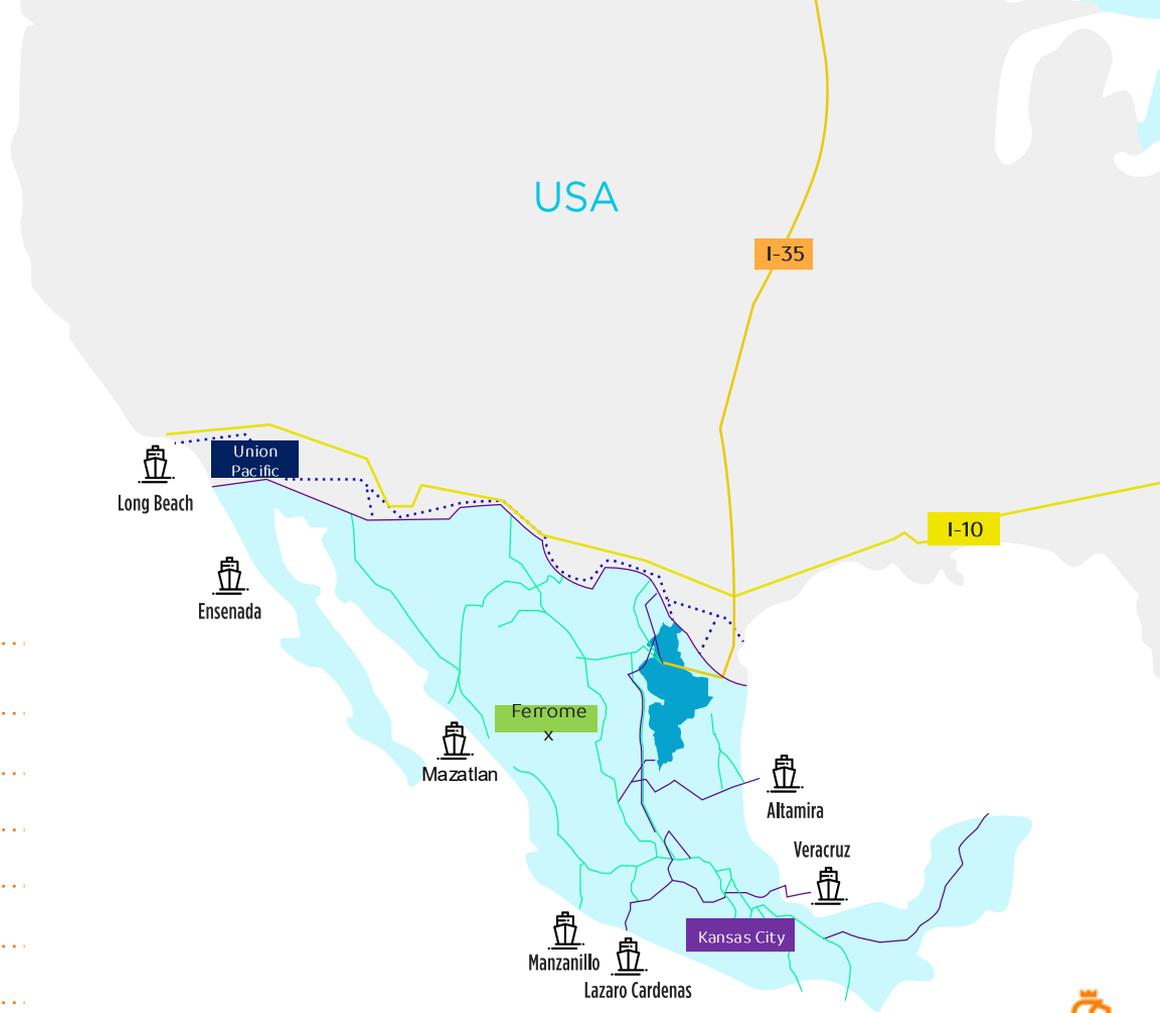
Ferromex Railroad



Kansas City Southern Railroad



Union Pacific Railroad



# +4,500

Foreign companies  
in Nuevo León

Automotive



**+4,500** Foreign companies  
in Nuevo León

**IT & Software**



# +4,500

Foreign companies  
in Nuevo León

Home  
Appliances



**+4,500** Foreign companies  
in Nuevo León

**Food Service**

**Mondelēz**  
International

**HERSHEY'S**

TRADE MARK  
  
**Heineken**<sup>®</sup>

**Ferrara**  
CANDY COMPANY

**MARS**

**Ball**

**Sigma**  
alimentos

  
**Nestlé**

niagara  


GRUPO  
**BIMBO**

**Coca-Cola**

**KRAFT**

  
**CROWN CORK & SEAL**

**Kellogg's**

  
**Citrofrut**

**Marinela**<sup>®</sup>

  
**ARCACONTINENTAL**

**Topo  
Chico**

**BARRY**  **CALLEBAUT**

 **Ragasa**

**Cargill**<sup>™</sup>

**Mega**  
alimentos<sup>®</sup>

  
**pepsico**  
Food. Drinks. Smiles.



**+4,500** Foreign companies  
in Nuevo León

**Machinery &  
Equipment**



**JOHN DEERE**



**+4,500**

Foreign companies  
in Nuevo León

**Steel &  
Aluminum**



# +4,500

Foreign companies  
in Nuevo León

## Logistics



# +4,500

Foreign companies  
in Nuevo León

Other



**+4,500**

Foreign companies  
in Nuevo León

OEM



**+4,500**

Foreign companies  
in Nuevo León

**Data Center  
Ecosystem**



EQUINIX



AI-GDC  
AI GREEN DATA CENTERS

CORNING



kloeckner metals



# 15 Clusters

To foster the development of strategic sectors

State Government

Private sector

Universities

Automotive



IT & Software



Home Appliances



Aerospace



Interactive Media



Health & Medical  
Tourism



Tools



Industry 4.0



Logistics



Energy



Agroindustry



Tourism



Housing



Nanotechnology



Artificial Intelligence



# Nuevo León as a Supply Chain Hub

Digital platform that links leading buyer companies with local suppliers.

Current status of Supply Hub:

- +2,000** registered suppliers
- +1,100 MD** in purchase requirements
- +220** sourcing projects
- +300** suppliers connected

## B2B events

Business matchmaking meetings in Nuevo León tailored to the needs of local suppliers

- +40** B2B matchmaking events (2024-2025)
- Opportunities** to co-create and innovate
- Dynamic ecosystem** boosting competitiveness



[supplyhub.nl.gob.mx](https://supplyhub.nl.gob.mx)

# +255 Industrial Parks

México's region with the  
most industrial parks and  
**#1** industrial real estate  
market in México





## Research and Technology Innovation Park (PIIT)



**110**

Hectares  
for R&D

**04**

Incubators  
(Nano, Bio)

**38**

Research  
centers

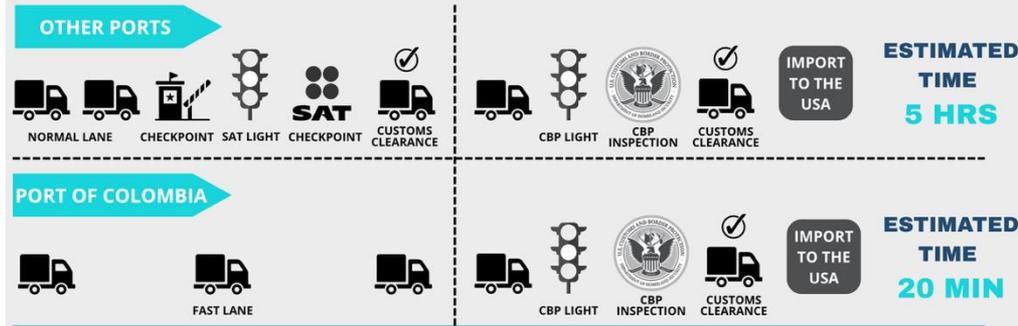
# Port of Entry Colombia-Laredo

- Nuevo León–Texas Border
- Authorized for the crossing of hazardous materials – HAZMAT
- On-Site Warehousing Available
- Connects with major interstate highway I-35
- **2nd** highest crossing border in México
- +7,000 daily crossings
- Transit from Laredo, TX:
  - South U.S. → 1 day
  - Midwest / Florida → 2–3 days
  - California / Far West → 3–5 days

## CLEARANCE PROCESS



US BORDER



THE UPS STORE



# High-Performance Logistics Infrastructure



**Green Corridors:** Direct connection to the Monterrey–Laredo megacorridor and Colombia Bridge integrating smart logistics infrastructure, sustainable transportation, and direct connectivity with Texas. **Currently under development.**

- ❖ Modern infrastructure with advanced technology.
- ❖ EV charging stations and 24/7 services.
- ❖ Security and business support within the port.

PORT COLOMBIA-LAREDO  
THE FASTEST, SAFEST AND  
MORE EFFICIENT CROSSING  
BORDER IN MEXICO



24/7  
protected by  
military and  
state police

# Security in Nuevo León

According to the U.S. Department of State



# Nuevo León is the education hub of Mexico

## GRADUATES PER YEAR



**Projection of graduates for 2027:**  
(Federal Ministry of Education)

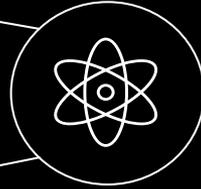
**890k**



# +300 Universities



The best economic school in Mexico (UANL)



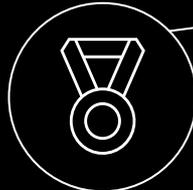
The largest engineering school in the North of México (UANL)



The best Business School and Master's Degree in Business and Administration in Latin America (Tec de Monterrey)



High English as a second language



First place in dual education in Mexico





# Economic overview

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# Foreign direct investment results:

## 426 confirmed projects

October 2021 – December 2025



**+400,000** jobs announced  
**+272,300** jobs created



**\$116 billion**  
dollars



**208** new investments  
**218** expansions



# The Driving Force of Mexico's Economy



Nuevo León, with only 4% of the national population, contributes 31.2% of Mexico's economic growth.



**40%** of global companies in Mexico are located here.



The city with the **highest competitiveness index** in Mexico.



In the first quarter of 2025, the number of women entrepreneurs and employers increased by 44.3% compared to the same period in 2024.

# NUEVO LEÓN

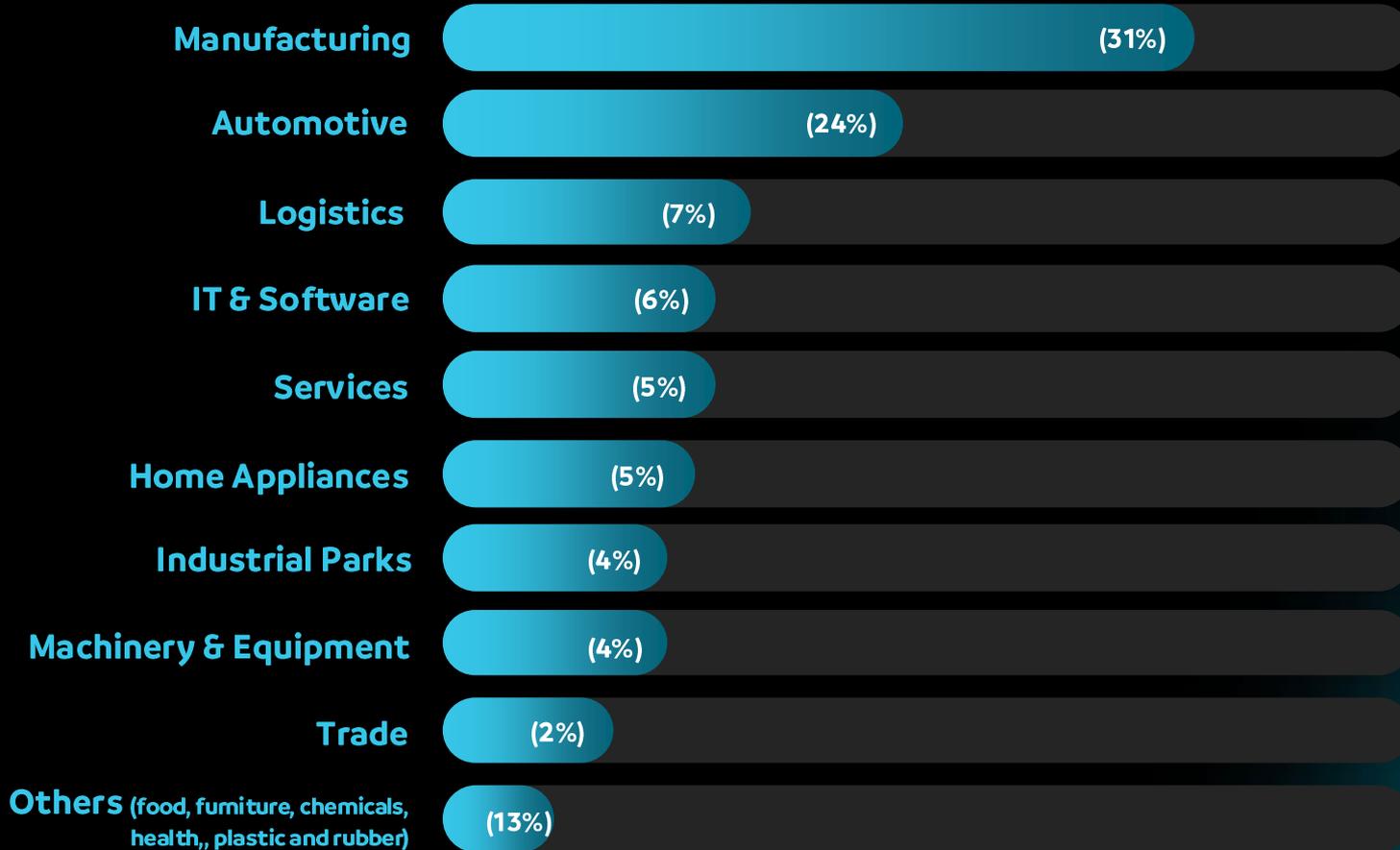


# FIRST PLACE

- Foreign investment
- Industrial infrastructure
- Creation of formal employment
- Creation of new businesses
- Average monthly income

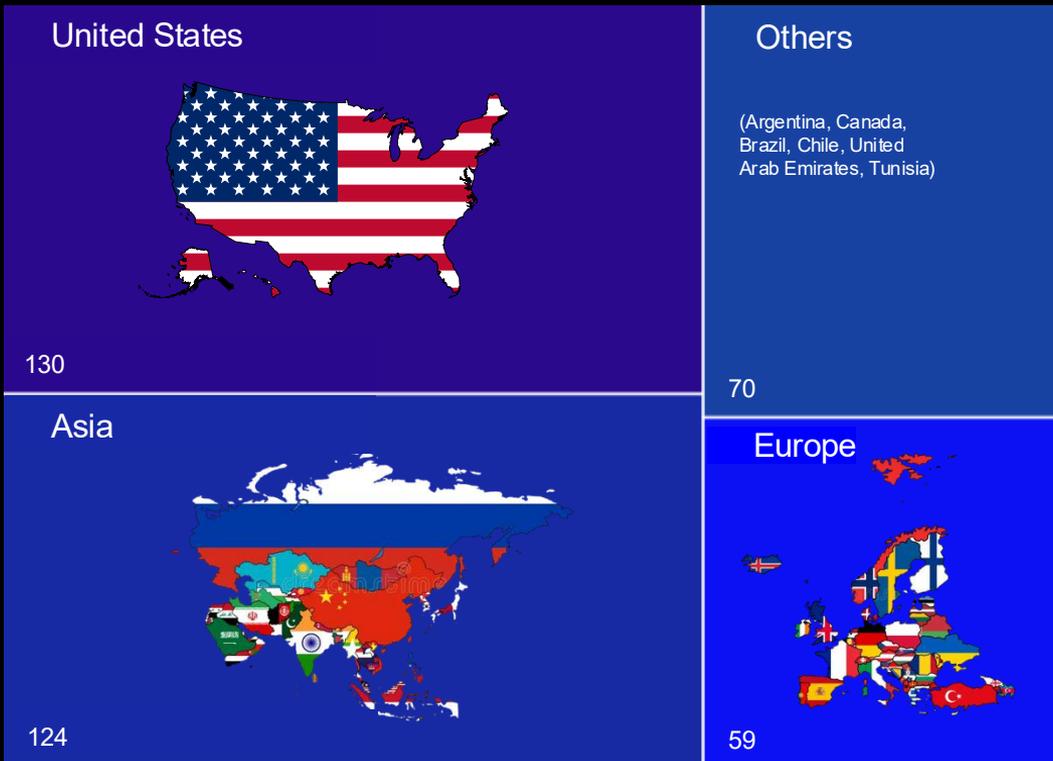
- Loans for SMEs
- Skilled workforce
- Household income
- Steel production
- Public works investment
- Urban reforestation

# Investment by sector



# Investment by continent of origin

Number of active projects (November 2025)



México has 14 free trade agreements with more than 50 countries



An aerial photograph of a city at dusk or dawn. A tall, modern skyscraper with a distinctive rectangular cutout at the top is the central focus. The city is densely packed with buildings, and a large mountain range is visible in the background under a dark, overcast sky. The overall tone is dark and moody.

# Life Quality facts



Monterrey is home to 3 of the best **100 restaurants** in Latin America, as well as home to 2 Restaurants in the **MICHELIN Guide**. 2 with 1 star and many in the guide

Pa'l Norte is one of the most **popular music festivals** in America and is in the top 3 festivals with the highest income in México.

**Monterrey Stadium (BBVA)** was selected as a host venue of the 2026 FIFA World Cup.



+45 **natural parks.** Fundidora park has the Green Flag Award® recognition that rewards parks and green spaces worldwide.

+50 **Museums** (2nd in Mexico with most museums).

8+ **Golf Courses** and a WTA **Tennis Tournament.**

City with the **best quality of life** in Mexico (San Pedro Garza García).

**2 soccer teams:** Rayados and Tigres.

**1st place** in Life Expectancy in Mexico (INEGI, 2025)



# THANK YOU!

**Emmanuel Loo**

Deputy Secretary head of FDI and Innovation  
State Government of Nuevo León

