



GOBIERNO DEL ESTADO  
2022|2027

# INVEST IN QUINTANA ROO



**SEDE**  
SECRETARÍA  
DE DESARROLLO  
ECONÓMICO

GOBIERNO DEL ESTADO  
2022|2027

# About Quintana Roo

- Surface Area: 44,705.2 km<sup>2</sup>
- Capital: Chetumal
- Number of Municipalities: 11

Total Population

**1.91**  
million  
inhabitants



51.5

%



48.5

%



**1<sup>st</sup> place**  
in Economic Growth 2023

**Economically Active Population**

**1,002,087**  
people (Q1 2024)

**66.1**  
%

Participation Rate

**528,437**

Formal Employment jobs (April 2025)

**2.6**  
%

Unemployment Rate (Q1 2024)

**State GDP 2023**

**MXN 403,785.2 Billion**  
**1.48% of national GDP**



**1<sup>st</sup> place** **USD 921.3 million**  
in FDI in the South-Southeast Region Foreign Direct Investment 2023

**Main Investing Countries**



# Tourism in Numbers



Ranked #1 in hotel room availability with **135,430 rooms** throughout the state.



Ranked #1 in international air tourist arrivals with **10,319,664 passengers** in 2024.



Ranked #1 in cruise passenger arrivals with **7,167,497 visitors** at Cozumel and Mahahual ports, the first and second busiest ports nationwide.



**More than Tourism**  
**Invest, live and surprise yourself in Quintana Roo.**



## Top Agro-Industrial Products in Quintana Roo 2023

	Production (tons)	National Ranking	Producing Municipality		Production (tons)	National Ranking	Producing Municipality
 <b>Dragonfruit</b>	<b>8,592.7</b> Ton.	<b>1</b>	Bacalar, Felipe Carrillo Puerto, José María Morelos, Othón P. Blanco	 <b>Soy</b>	<b>4,321.3</b> Ton.	<b>7</b>	Bacalar
 <b>Coconut</b>	<b>38,752.9</b> Ton.	<b>3</b>	Bacalar, Felipe Carrillo Puerto, Othón P. Blanco	 <b>Honey</b>	<b>2,727.8</b> Ton.	<b>7</b>	Bacalar, Felipe Carrillo Puerto, Lázaro Cárdenas, José María Morelos, Othón P. Blanco, Puerto Morelos, Isla Mujeres, Tulum, Playa del Carmen
 <b>Pineapple</b>	<b>52,617.6</b> Ton.	<b>5</b>	José María Morelos, Othón P. Blanco	 <b>Sugarcane</b>	<b>1,994,400.9</b> Ton.	<b>8</b>	Othón P. Blanco
 <b>Lobster</b>	<b>335</b> Ton.	<b>4</b>	17 aquaculture production units and 17 important ports	 <b>Lemon</b>	<b>42,141.4</b> Ton.	<b>12</b>	Bacalar, Benito Juárez, Felipe Carrillo Puerto, Lázaro Cárdenas, José María Morelos, Othón P. Blanco, Puerto Morelos
 <b>Octopus</b>	<b>214</b> Ton.	<b>5</b>	17 aquaculture production units and 17 important ports	 <b>Watermelon</b>	<b>42,141.4</b> Ton.	<b>12</b>	Bacalar, Benito Juárez, Felipe Carrillo Puerto, Lázaro Cárdenas, José María Morelos, Othón P. Blanco, Puerto Morelos

# Potential Forest Resources

**Third state with the largest active surface with 667,127.4 hectares**

**Fifth state with the largest authorized surface area for cutting 47,896.3 hectares**

**First national producer of Tzalam with 16,295.6 m<sup>3</sup> authorized and 5,208.7 m<sup>3</sup> cut.**

 **12** Certified ejidos **FSC**

Naranja poniente | Santa María Poniente | Tabi | Yoactun | Chanchah Derrepente | Laguna Kaná | Yaxley | Tixcacal | X-hazil y Anexos | Felipe Carrillo Puerto | Noh-Bec | Petcacab



**Tzalam**  
*Lysiloma latisiliquum*  
Annual authorized volume  
**16,295.7 m<sup>3</sup>**



**Pucté**  
*Bucida buseras*  
Annual authorized volume  
**1,561.04 m<sup>3</sup>**



**Machiche**  
*Lonchocarpus castilloi*  
Annual authorized volume  
**1,055.31 m<sup>3</sup>**



**Passak**  
*Simarouba glauca*  
Annual authorized volume  
**1,148.93 m<sup>3</sup>**



**Chechén**  
*Metopium brownei*  
Annual authorized volume  
**16,028.94 m<sup>3</sup>**



**Chakte Viga**  
*Caesalpinia platyloba*  
Annual authorized volume  
**390.89 m<sup>3</sup>**



**Amapola**  
*Pseudobombax elliptium*  
Annual authorized volume  
**5,087.57 m<sup>3</sup>**



**Chicozapote**  
*Mnaikara zapota*  
Annual authorized volume  
**26,625.68 m<sup>3</sup>**



**Chactecok**  
*Sickingia salvadorensis*  
Annual authorized volume  
**1,075 m<sup>3</sup>**



**Caoba**  
*Swietenia macropylla*  
Annual authorized volume  
**3,753.01 m<sup>3</sup>**



**Granadillo**  
*Platymiscium yucatanum*  
Annual authorized volume  
**171 m<sup>3</sup>**



**Ciricote**  
*Cordia dodecandra*  
Annual authorized volume  
**642 m<sup>3</sup>**



**Jabín**  
*Piscidia piscipula*  
Annual authorized volume  
**3,576.06 m<sup>3</sup>**



**Katalox**  
*Swartzia cubensis*  
Annual authorized volume  
**5,885.12 m<sup>3</sup>**



**Ramón**  
*Brosimum alicastrum*  
Annual authorized volume  
**14,054.74 m<sup>3</sup>**



**Ya'axnik**  
*Vitex gaumeri*  
Annual authorized volume  
**14,587.46 m<sup>3</sup>**

# Principal Exports

**1** 

**United States**  
39.9%

- Tempered or laminated safety glass. 80%
- Jewelry and parts made of precious metal or clad with precious metal. 10%
- Sawn wood thicker than 6mm. 5%
- Plastic articles and articles of other materials. 2.5%
- Pasta. 2.5%

**2** 

**Cuba**  
15.4%

- Water, including mineral water and aerated water, with added sugar or other sweetener or flavoring, and other non-alcoholic beverages, except fruit juices. 50%
- Monitors and projectors. 20%
- Aluminum bars and profiles. 20%
- Dried, shelled leguminous vegetables 10%

**3** 

**Jamaica**  
15.1%

- Power transformers. 50%
- Woodwork and carpentry items for construction, including cellular boards, assembled boards for floor covering, and shingles for roof covering. 15%
- Other furniture and parts. 15%
- Common metal accessories and similar items. 10%
- Other pipes, tubes, and hollow profiles of iron or steel. 10%

**4** 

**Dominican Republic**  
7.37%

- Chemical products and binders. 70%
- Protective or other glasses (spectacles). 15%
- Plastic construction items. 5%
- Woodwork and carpentry items for construction. 5%
- Plastic articles and other materials. 5%

**5** 

**Belize**  
6.97%

- Onions, shallots, garlic, and leeks. 50%
- Cereal flour, excluding wheat. 20%
- Sawn wood, longitudinally molded on one or more sides. 20%
- Woodwork and carpentry items for construction. 10%
- Metal construction and parts. 10%

**6** 

**Grenada**  
4%

- Other furniture and pieces. 45%
- Cubes, dice, and similar items for stone mosaics. 20%
- Construction, including cellular boards, assembled boards for floor covering. 20%
- Woodwork and carpentry items for construction. 10%
- Plywood, veneered wood. 5%

**7** 

**Canada**  
4%

- Tempered or laminated safety glass. 60%
- Plywood, veneered wood, and laminated wood. 20%
- Sawn wood, longitudinally molded on one or more sides. 10%
- Sawn wood thicker than 6mm. 5%
- Valves and similar items for pipes. 5%

**8** 

**Bahamas**  
3%

- Air conditioning machinery. 55%
- Knitted T-shirts. 15%
- Tableware, kitchenware, or other household articles, and toilet articles. 15%
- Convertible or non-convertible beds and parts thereof. 10%
- Other furniture and pieces. 5%

**9** 

**Antigua and Barbuda**  
2.13%

- Woodwork and carpentry items for construction, including cellular boards, assembled boards for floor covering, and shingles for roof or facade covering. 70%
- Prefabricated buildings. 10%
- Other furniture and pieces. 10%
- Manufactures of cement, concrete, or artificial stone, even reinforced. 5%
- Air or vacuum pumps. 5%

**10** 

**Guatemala**  
2.13%

- Safety glass made of tempered or plywood glass. 80%
- Electric accumulators. 10%
- Generator sets and rotary converters. 5%
- Plants, parts of seeds and fruits of species. 2.5%
- Shelter sets for training or sports 2.5%

# Potential of Human Capital

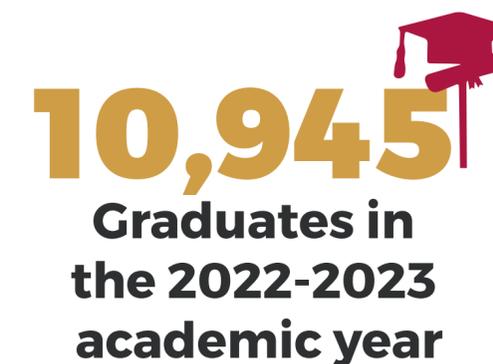
## Higher Education Institutions



Institutions



STEM institutions



## Workforce in the Yucatan Peninsula

Total Economically  
Active Population

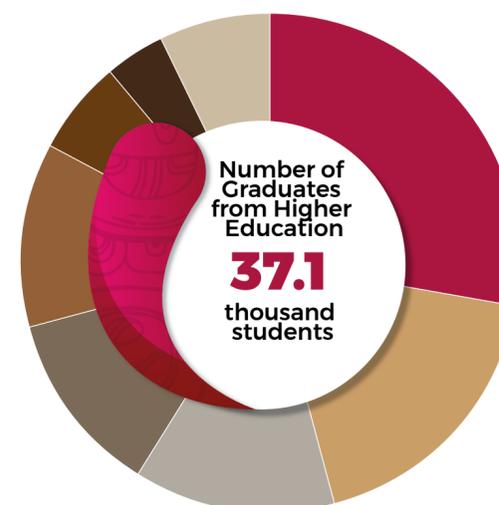
**2.65**  
million people

Number of Graduates  
from Upper  
Secondary Education

**51.3**  
thousand students

Total Enrollment in  
Higher Education

**192.5**  
thousand students



- 28% Business Administration
- 18% Social Sciences and Law
- 13% Education
- 12% Health Sciences
- 12% Engineering, Manufacturing, and Construction
- 6% Services
- 4% Information and Communication Technologies
- 7% Others

# Water Availability



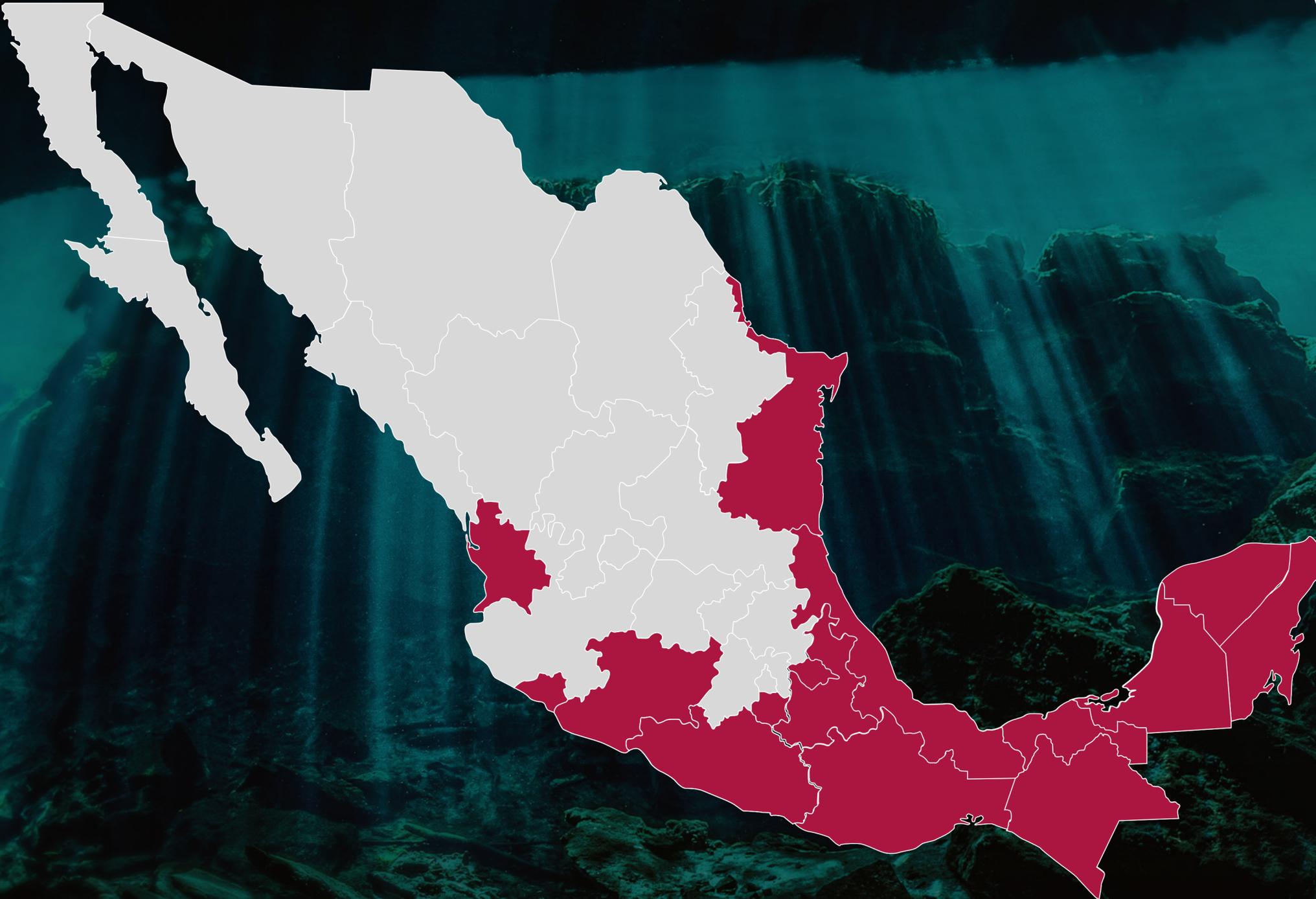
Renewable Water  
1,741 hm<sup>3</sup>/year



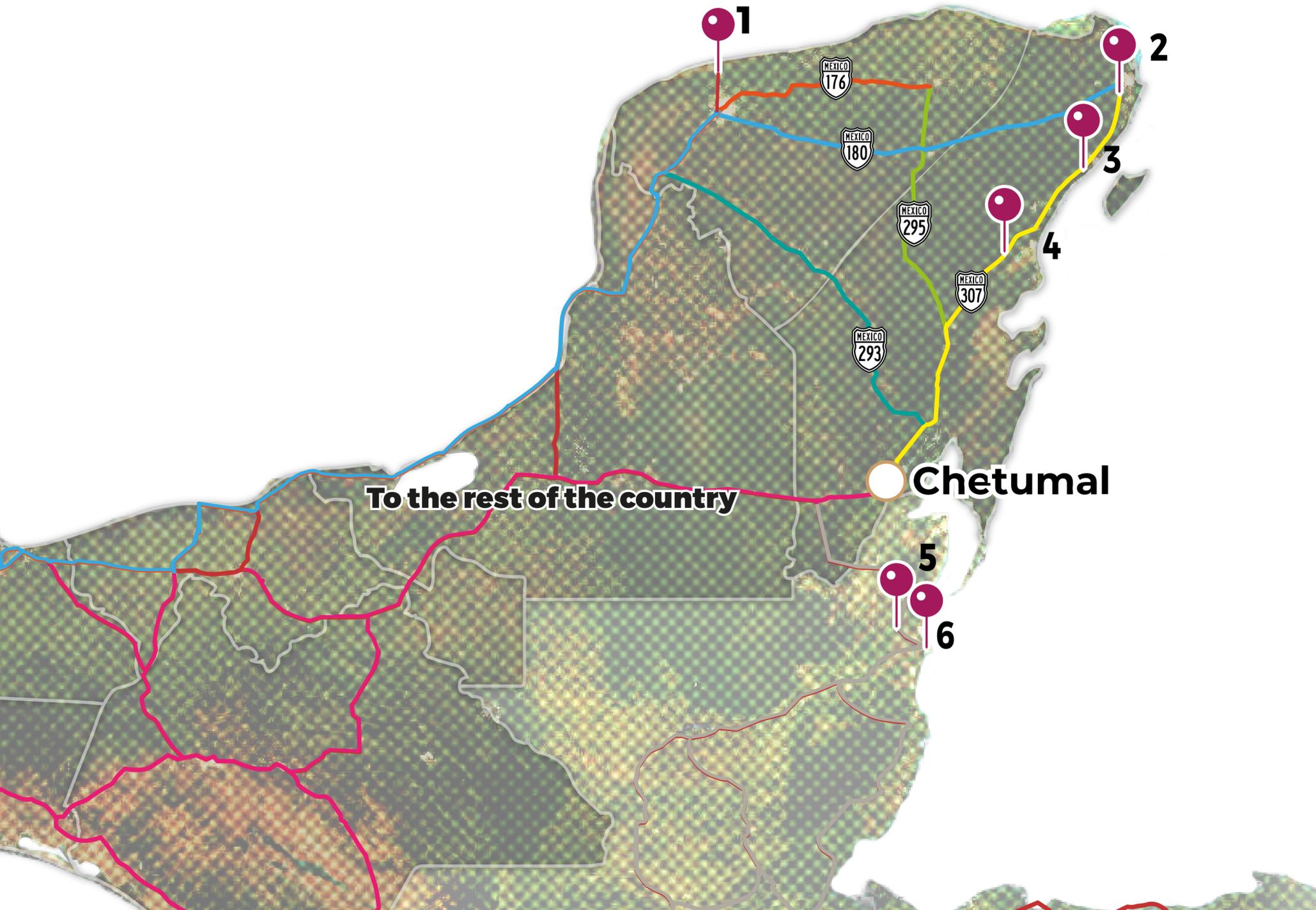
**RENEWABLE WATER  
PER CAPITA  
STATE**

**993 m<sup>3</sup>/population  
/year**

-  With availability for industrial use
-  Without availability for industrial use



# Road Infrastructure



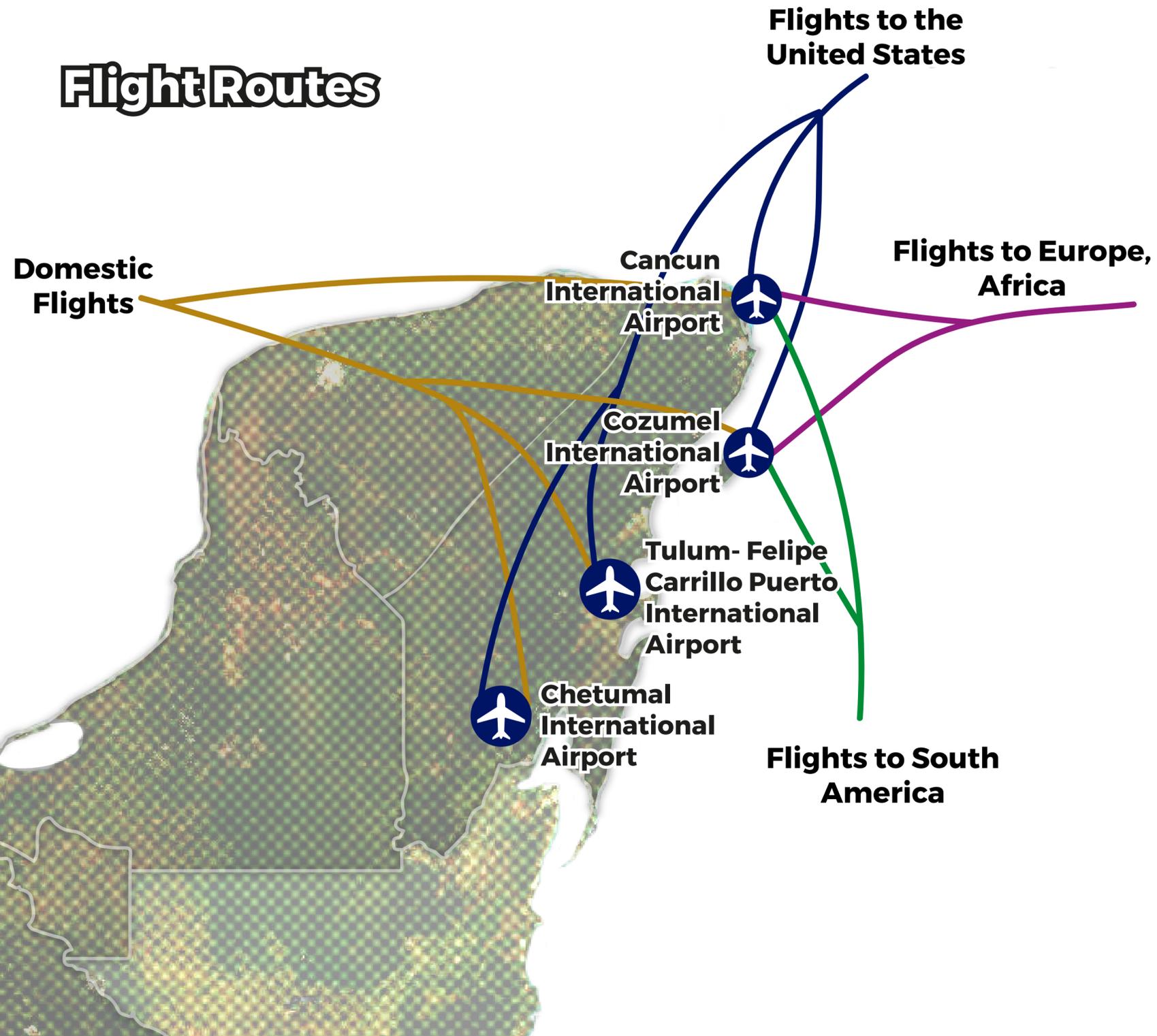
- **4,985km of highways** connecting with Campeche and Yucatan states.
  - **Average daily traffic** 4,651 vehicles on the Escarcega-Chetumal-Cancun route.
  - **Average daily traffic** 5,741 vehicles on the Escarcega-Merida-Cancun route.

Distance from Chetumal to:

1. Progreso Port: **422 km**
2. Cancun Airport: **366 km**
3. Puerto Morelos: **347 km**
4. Felipe Carrillo Puerto - Tulum Airport: **237 km**
5. Belize Airport: **149 km**
6. Belize Port: **160 km**

# Air Infrastructure

## Flight Routes



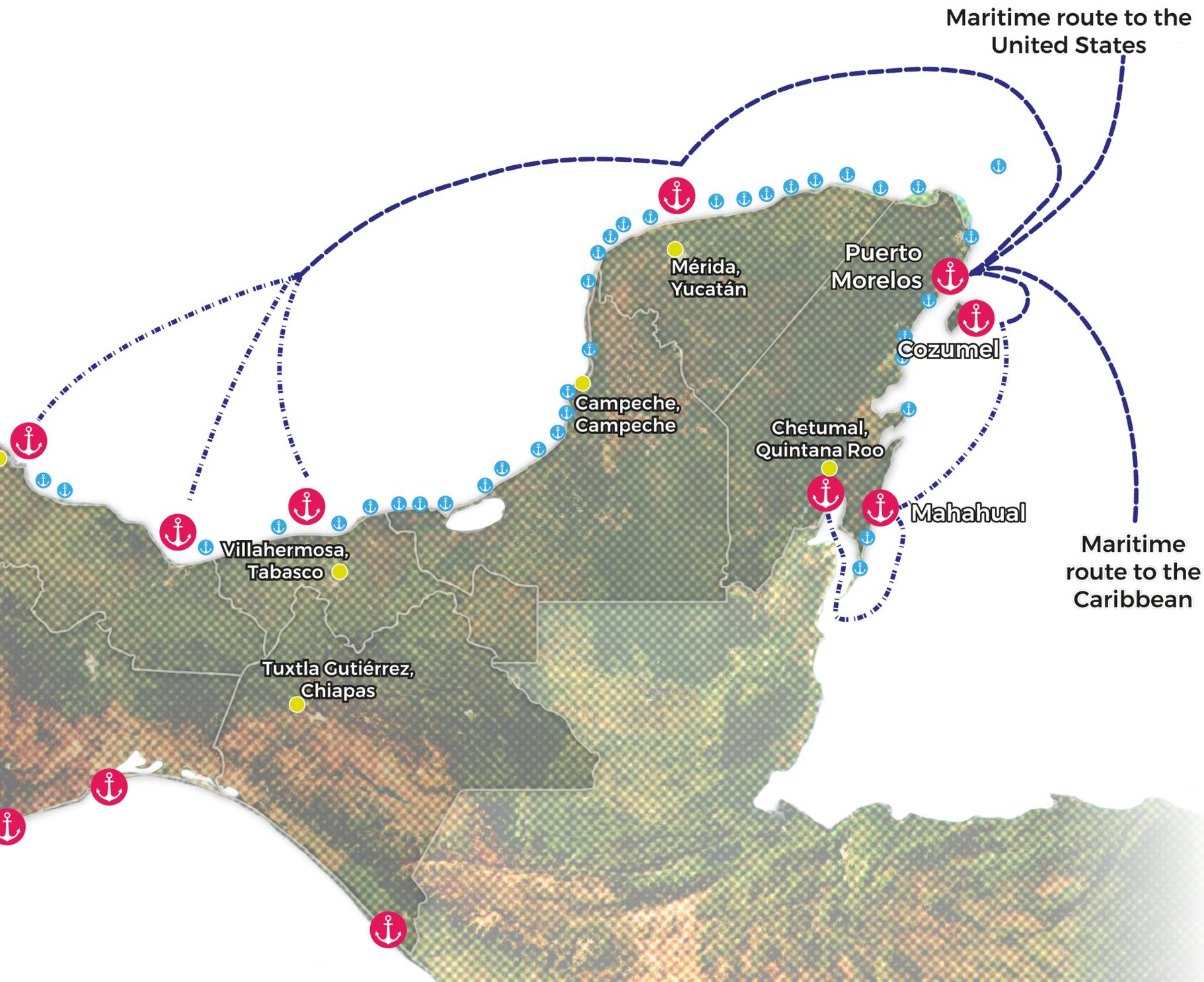
Quintana Roo has four international airports, operated by **64 airlines** offering **118 international destinations** and **29 national destinations**

**17,448,121 passengers** during the first quarter of 2024

Cancún: **16,314,555 passengers**  
 Tulum: **489,889 passengers**  
 Cozumel: **433,597 passengers**  
 Chetumal: **210,080 passengers**

- **Cancun Airport** is number 1 in passenger traffic and **number 2** in total passenger traffic nationwide.
- **33.76 million** passengers attended in 2023.
- **63.33%** international passengers

# Maritime Infrastructure



## Puerto Morelos

Puerto Morelos is the principal cargo port of the state. Located approximately 36 km south of Cancún, it has port facilities for handling loose and containerized cargo from large vessels with national and international traffic.

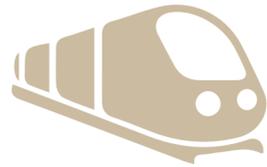
This port has connections with key cities in Mexico and abroad, facilitating trade with destinations such as the United States and Latin America.

### Maritime Cargo :

(The of the end of 2023)

- Puerto Morelos Maritime Terminal  
**68 ships**
- **32,393** tons of loose cargo.
- **18,113** tons of containerized cargo.
- **44,639** tons of import cargo.
- **5,867** tons of export cargo.

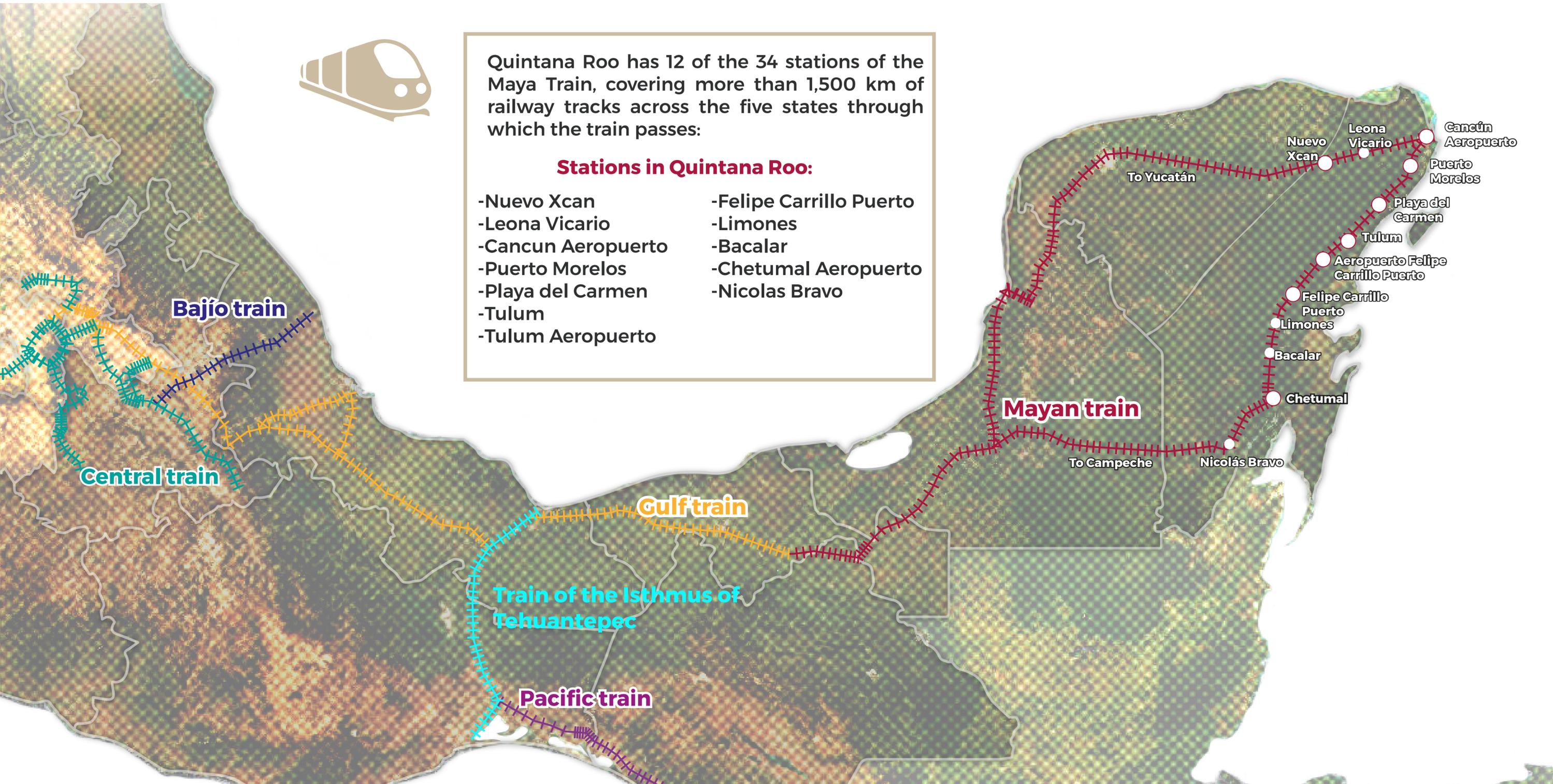
# Railway Infrastructure



Quintana Roo has 12 of the 34 stations of the Maya Train, covering more than 1,500 km of railway tracks across the five states through which the train passes:

### Stations in Quintana Roo:

- Nuevo Xcan
- Leona Vicario
- Cancun Aeropuerto
- Puerto Morelos
- Playa del Carmen
- Tulum
- Tulum Aeropuerto
- Felipe Carrillo Puerto
- Limonos
- Bacalar
- Chetumal Aeropuerto
- Nicolas Bravo



## Strategic Infrastructure Projects



### Nichupte Vehicle Bridge

8.8 km bridge with a roadway section of 14.90 meters, 1 lane in each direction, and 1 reversible lane, including a bike path.

Investment: MNX **7,056** million

Location: Benito Juárez, Cancun, Quintana Roo



### Mayan Train

**1,554 km** of railway tracks, connecting the states of Chiapas, Campeche, Tabasco, Yucatan, and Quintana Roo.

More than 30 stations, **12 are in Quintana Roo.**



### Chetumal International Airport

**Renovated** with an investment of **MXN 147 million** by Airports and Auxiliary Services, including the expansion of the passenger terminal building by a **total of 2,400 m<sup>2</sup>** of construction, added to the 1,300 m<sup>2</sup> already existing.



### Felipe Carrillo Puerto "Tulum" International Airport

Main gateway to the **Riviera Maya**  
 Start of operations: December 1, 2023  
 Built on a **1,200-hectare** plot in the municipality of Felipe Carrillo Puerto, Quintana Roo  
 Runway length: **3,500 meters**  
 Passenger terminal building: **75,153 m<sup>2</sup>**  
**500 parking spaces**  
**13 boarding gates**  
 Between January and June, the airport managed to attract half a million national and international passengers and **carry out 4,330 operations.**



### Bonded Airport Facilities

**Cancún (in service)**  
**Tulum (2025)**  
**Chetumal (2026)**



### Vigia Chico Sea Gate

A project that will connect Felipe Carrillo Puerto with the Mexican Caribbean.  
 A 54 km road that will include:  
**-Artisan Trails**  
**-Cycle paths**  
**Progress: 47% (july 2024)**

## Fiscal Incentive Strategy



### Southern Border Region Decree

#### Benefits

For the Municipality of Othon P. Blanco: 50% VAT and 1/3 ISR reduction



### Border Region Decree

#### Benefits

Tariff reductions to 5% or 0% on a set of 1,284 items.



### Customs Bonded Facility

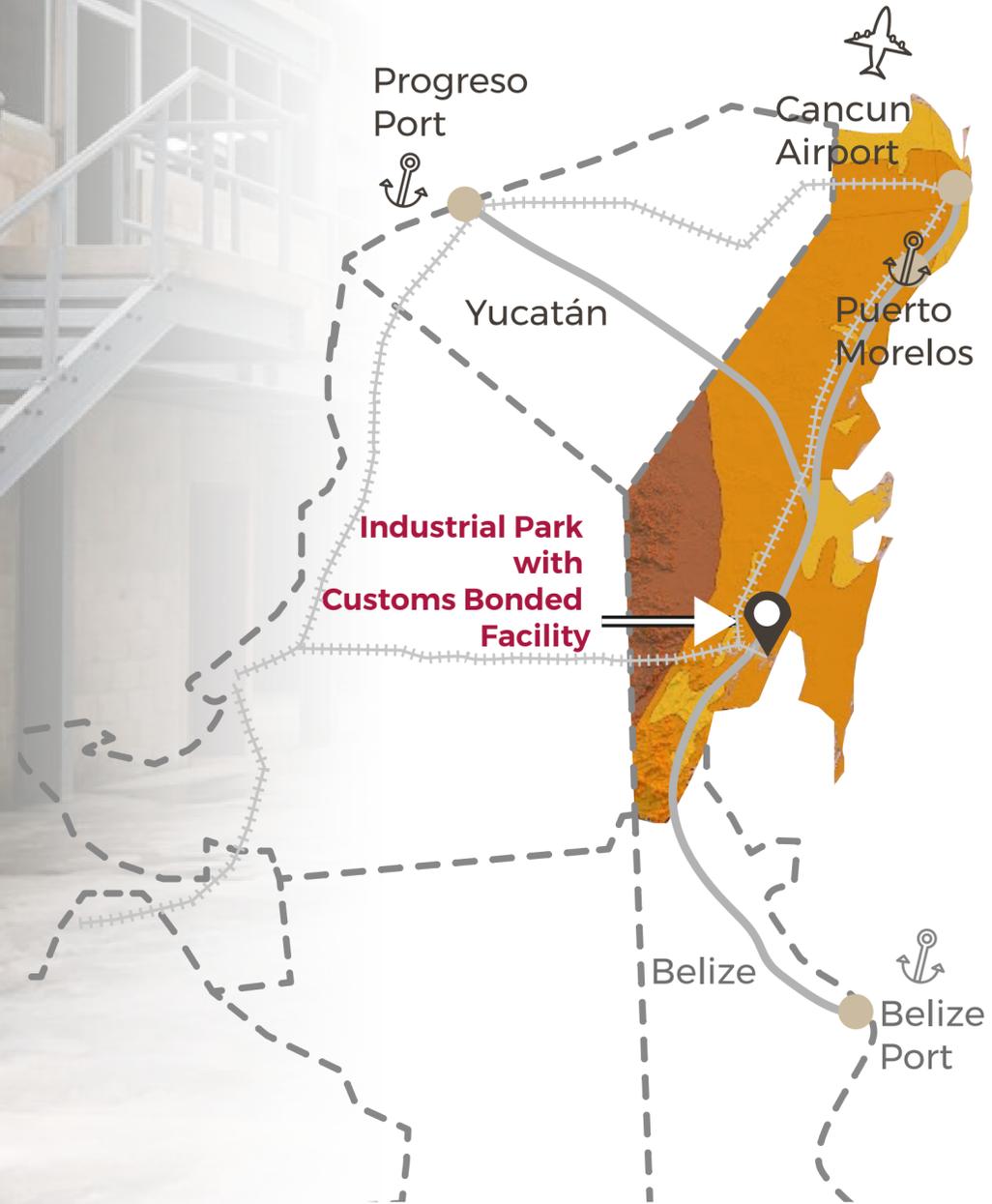


### Chetumal Free Zone 2024

#### Benefits

0% IGI on definitive imports of 1,307 tariff items. Duty-free allowance of \$1,000 USD per person, with a combined limit of \$2,500 USD.

# Quintana Roo Customs Bonded Facility Chetumal, Quintana Roo



**Unique customs regime** in the Yucatan Peninsula, and up to Chiapas.



Located in the Border Region, adjacent to the Subteniente Lopez Customs.



**40 hectares** concessioned, **18 are in operation.**



**Electrical capacity of up to 10 MW**, with the possibility of expansion to cover needs.



**Potable water capacity of 1 liter/above/hectare**, with the possibility of expansion to cover needs.

## Benefits



No taxes while the goods do not enter Mexico.



24/7 customs clearance.

## Additional benefits



Defers taxes. Avoids payment for delays and storage.



Regime allowing the entry of goods for: handling, custody, exhibition, sale, distribution, storage, elaboration, transformation, and repair.



Complies with tariff, non-tariff, and NOM restrictions until the extraction of your merchandise.

## State Incentives for the Promotion of the Industrial Park with Customs Bonded Facility

**100% subsidy on the following taxes and fees**



Payroll Tax



Vehicle Ownership Tax



Urban Consistency Certificate



Environmental Impact Resolution



Public Property and Commerce Registry

## Chetumal Free Zone, Quintana Roo: "Yum Kaax" Welfare Market



### Benefits

- 

**Tariff exemption on 1,307 tariff items and 2,140 tariff items with commercial identification.**
- 

**Billing for individuals up to MXN 5 million, legal entities up to MXN 50 million.**
- 

**No customs clearance fee, general import tax, VAT or income tax on goods with definitive importation**
- 

**Duty-free allowance of \$2,500 USD per person.**
- 

**Customs simplification in the submission of notices.**
- 

**Validity until 2030.**

- Location**  
Kilometer 5.3 of the Chetumal-Bacalar highway


- Area to be Developed**  
18 hectares


- Service Area**  
150 m<sup>2</sup>

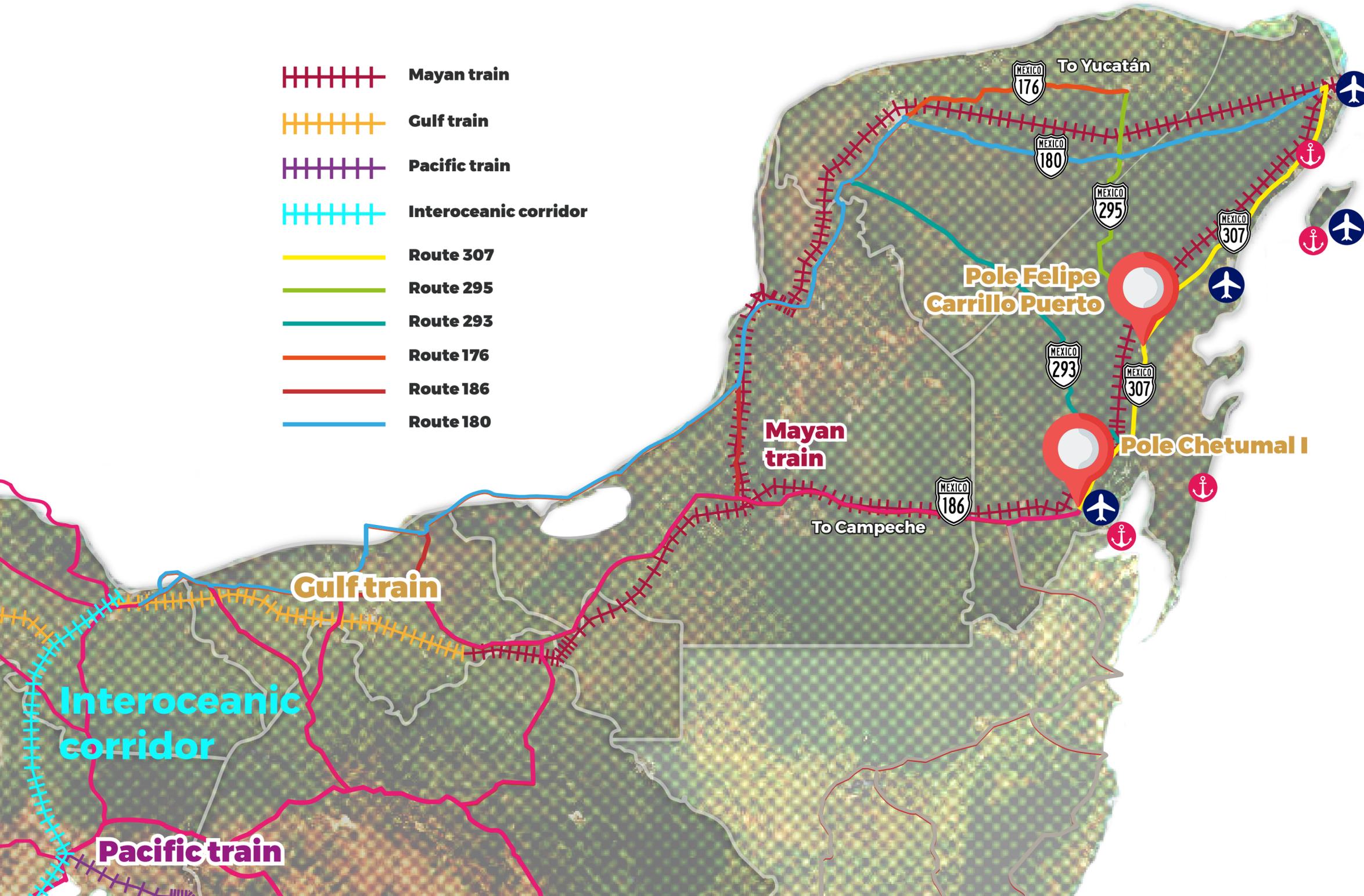

- First Phase**  
2.3 hectares


- 27 Commercial Premises**



# Macrolocalization

-  **Mayan train**
-  **Gulf train**
-  **Pacific train**
-  **Interoceanic corridor**
-  **Route 307**
-  **Route 295**
-  **Route 293**
-  **Route 176**
-  **Route 186**
-  **Route 180**



**Pole Felipe Carrillo Puerto to**

- 226 km**  
Cancun
- 264 km**  
Merida
- 154 km**  
Pole Chetumal I
- 193 km**  
Puerto Morelos

**Pole Chetumal I to**

- 380 km**  
Cancun
- 384 km**  
Merida
- 154 km**  
Pole Felipe Carrillo Puerto
- 347 km**  
Puerto Morelos

# CHETUMAL I INDUSTRIAL POLE

**Area**  
 805,452.30 m<sup>2</sup>

## Strategic Location

- Access via a paved road, 600 meters in length, from kilometer 5.3 of the Chetumal-Francisco Escárcega, Campeche Federal Highway 186.
- Chetumal International Airport is located 3.1 kilometers away.
- The land border with Belize via the "Subteniente López" crossing is 7.3 km away; maritime access through the Chetumal Fiscal Dock (6.3 km) and Belize City Port (152 km).
- Rail access via the Tren Maya project: 2.75 km from the Chetumal Station and 542 meters from the Tren Maya maintenance workshops in Chetumal.

## Target Population

307,116 people in 3 surrounding municipalities (in Quintana Roo: O.P.B., Bacalar; and in Campeche: Calakmul) Population Census 2020

## Microlocation

**TOTAL AREA**  
 805,452.30 m<sup>2</sup>

### 11 Proposals by the Federal Government

- Electrical and electronics
- Semiconductors
- Automotive (electromobility), auto parts and transport equipment
- Medical devices
- Pharmaceuticals
- Agroindustry
- Power generation and distribution equipment (clean energy)
- Machinery and equipment
- Information and communication technologies
- Metals
- Petrochemicals

### 6 Proposals by the State Government

- Light manufacturing
- Cosmetics
- Agroforestry
- Knowledge economy and creative industries
- Logistics, transport and mobility
- Foreign trade

# FELIPE CARRILLO PUERTO I INDUSTRIAL POLE

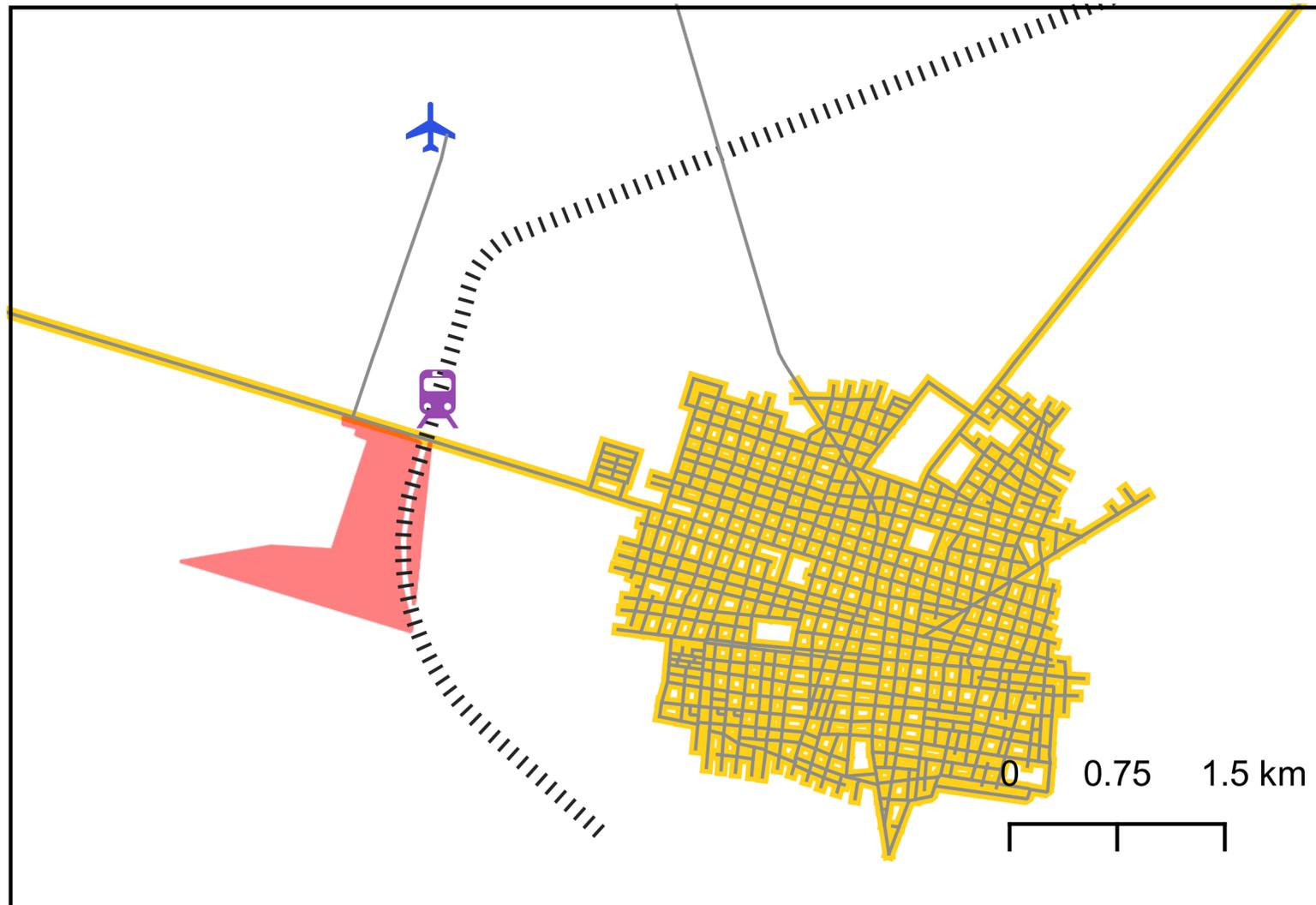
**Area**  
 936,931.69 m<sup>2</sup>

## Strategic Location

- Located 3.5 km from the municipal seat, with access to Federal Highway MEX 186 from Muna, Yucatán to Felipe Carrillo Puerto, Quintana Roo.
- The two polygons that form this hub border Section 6 of the Tren Maya route, from Felipe Carrillo Puerto, Quintana Roo to Bacalar, Quintana Roo.
- Connected to Federal Highway MEX 307D bypass of Felipe Carrillo Puerto.
- Road connectivity to Cancún, Chetumal, and Tulum international airports.
- Maritime connectivity via Puerto Morelos, located 188.2 km away.

## Target Population

- 318,747 people in surrounding municipalities including Bacalar, José María Morelos, and Tulum in the state of Quintana Roo, and the municipalities of Chichimilá, Chikindzonot, Tixcacalcupul, and Valladolid in the state of Yucatán. Source: 2020 Population Census



## Microlocation



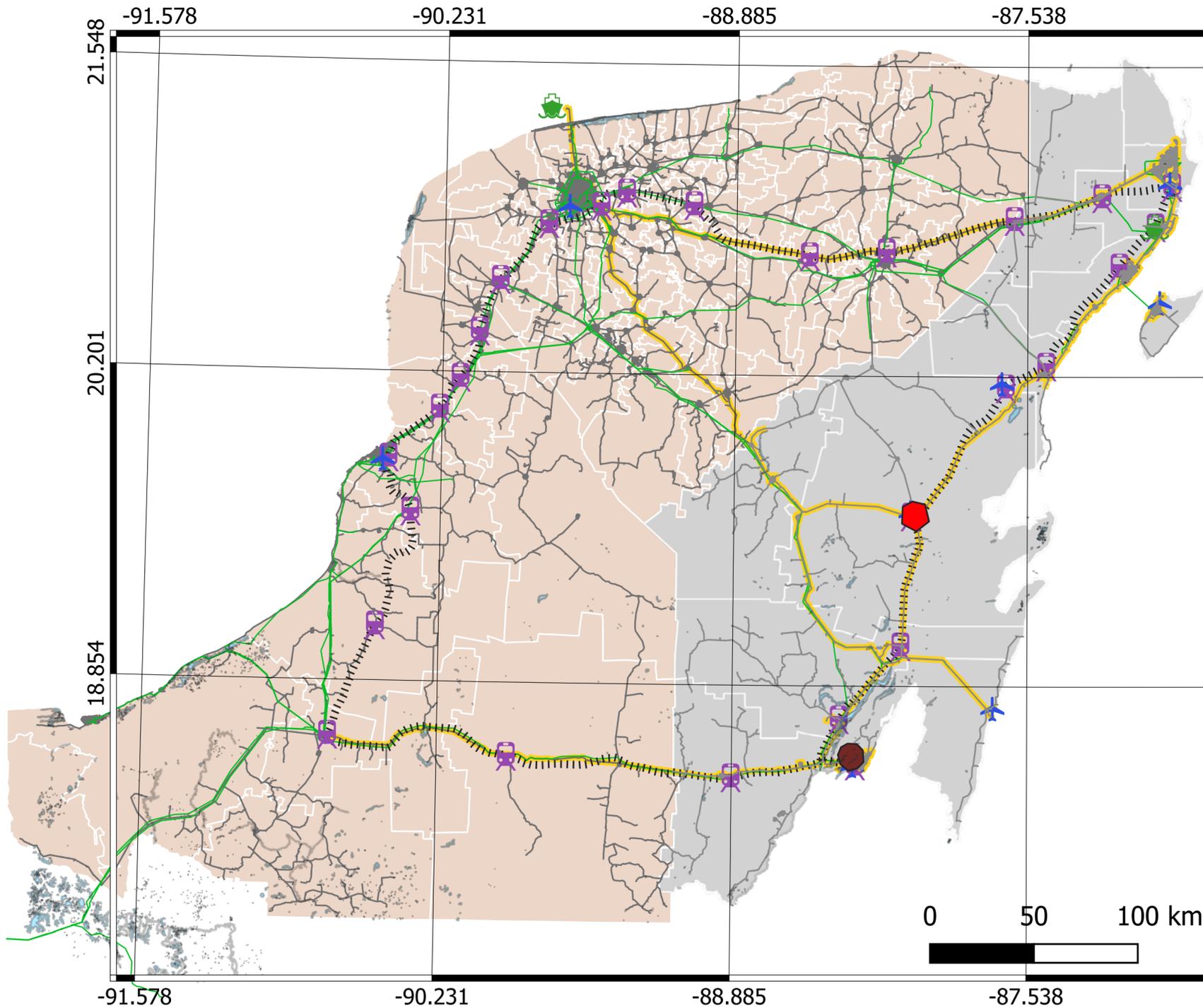
### 11 Proposals by the Federal Government

- Electrical and electronics
- Semiconductors
- Automotive (electromobility), auto parts and transport equipment
- Medical devices
- Pharmaceuticals
- Agroindustry
- Power generation and distribution equipment (clean energy)
- Machinery and equipment
- Information and communication technologies
- Metals
- Petrochemicals

### 6 Proposals by the State Government

- Light manufacturing
- Cosmetics
- Agroforestry
- Knowledge economy and creative industries
- Logistics, transport and mobility
- Foreign trade

# Macrolocalization



-  **Airport or aerodrome**
-  **High-altitude and domestic ports**
-  **Maya Train Stations**
-  **Maya Train lines**
-  **CFE transmission line**
-  **Chetumal I Industrial Pole**
-  **Felipe Carrillo Puerto Industrial Pole**
-  **State, federal, or municipal highway**
-  **Territory of Quintana Roo**
-  **Territory of Yucatán and Campeche**

## Potential Markets

**MARKET VALUES**

**EASTERN US COAST \$1,089,334 M USD**

**CENTRAL AMERICA \$111,651 M USD**

**CARIBBEAN COUNTRIES \$100,543 M USD**



State Consumption

**MXN**

**12 billion**

**12**

**Free Trade  
Agreements**

## Who will be our customers?



**316,100 inhabitants**  
of the Southern  
Region of the State.

National tourists  
by land



Annual average daily traffic  
**4,651 vehicles**  
Escarcega-Chetumal-Cancun route



Annual average daily traffic  
**5,741 vehicles**  
Escarcega-Merida-Cancun route



Belizean residents  
visiting Chetumal  
**604,525**  
people  
SEGOB 2023



All other tourists who  
can be attracted to  
shop.



Residents of Campeche,  
Chiapas, Tabasco,  
Veracruz, and Yucatan,  
who can be attracted by  
price and product quality.



Investors transporting  
goods on the Maya  
Train.



**QUINTANA  
ROO** UNIDOS PARA  
TRANSFORMAR

# INVEST IN QUINTANA ROO

**Contact:**  
Lucy Ramos Jurado  
Industry and Investment Attraction Director  
Secretary of Economic Development  
Government of Quintana Roo, Mexico  
[D.inversiones.sede@gmail.com](mailto:D.inversiones.sede@gmail.com)



**SEDE**  
SECRETARÍA  
DE DESARROLLO  
ECONÓMICO