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MERIDA.

Merida has proven to be one of the fastest growing cities in the country in the last 10 years, thanks to its **excellent quality of life and economic potential**, it has generated national and transnational companies to set their eyes on the Yucatan capital.

Its strategic location, close to ports and access roads gives it commercial importance.

All this is reflected in the city's infrastructure and its state economy.



DEMOGRAPHIC DATA.

TOTAL POPULATION 2,248,505 PEOPLE *in Yucatan.*
49% MEN 51% WOMEN

AVERAGE POPULATION AGE 30 YEARS

LARGE AREA OF INFLUENCE 13 MILLIONS OF RESIDENTS
IN THE YUCATAN AND
NEIGHBORING STATES:
*Campeche, Quintana Roo, Chiapas
y Tabasco.*

**LOW TURNOVER RATES
AND LOW ABSENTEEISM** 1.7%
IN THE WORKFORCE 3%



INDUSTRIAL CORRIDOR MERIDA-HUNUCMA

ENDÉMICO.

It is the ideal place that meets all the conditions to **locate your winery, point of sale, office, workshop or studio**, in the heart of the industrial corridor Merida-Hunucma.

With an architectural design created for ideas to spring up and business connections to multiply, this multipurpose space, represents **the first link and the initial stage of a great integral master plan**, where industrial and residential lots, single-family homes, social housing, mixed use, logistics and business are complemented, **positioning you in a strategic area of high productivity and business opportunities.**



LOCATION.

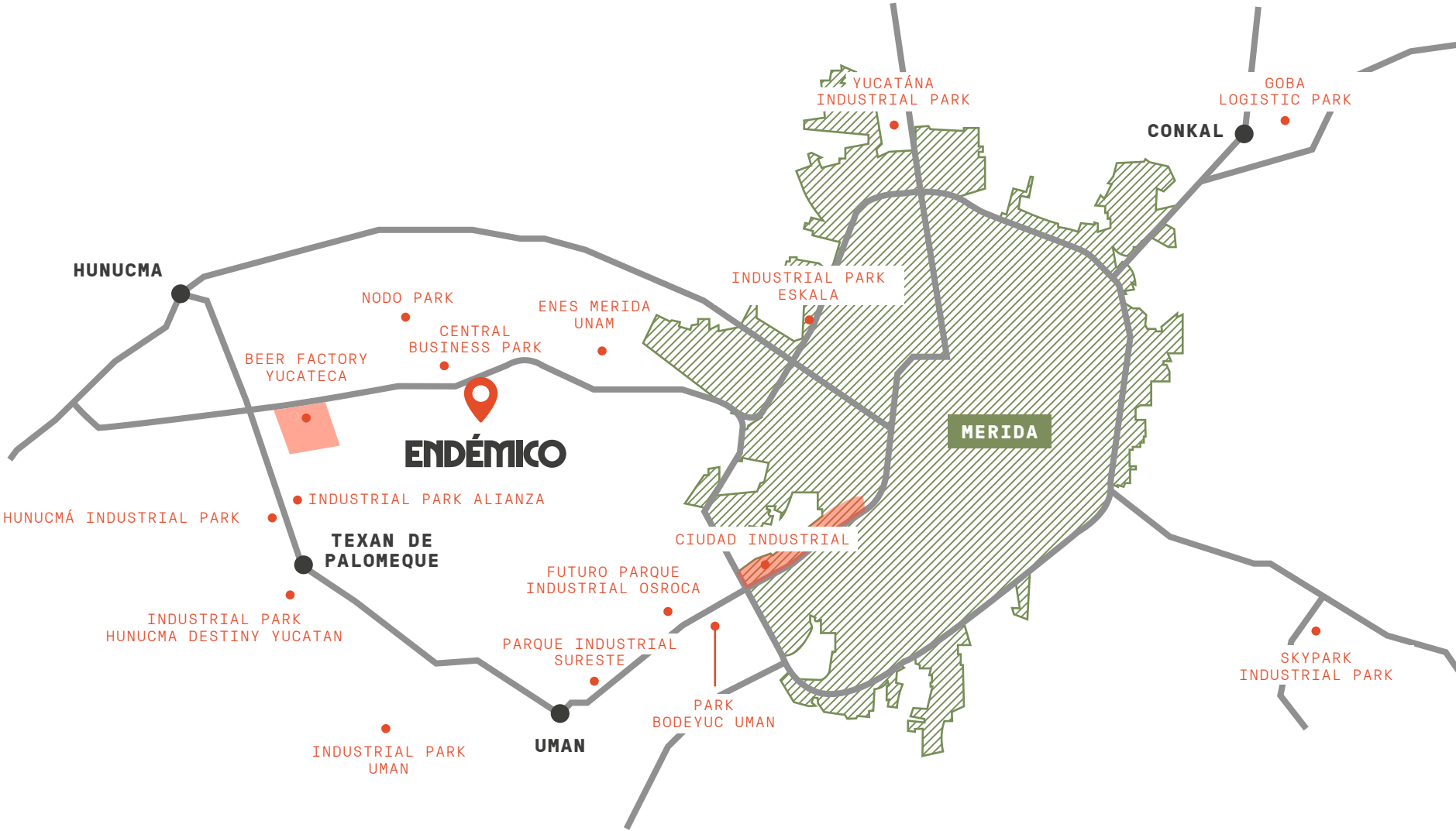
Currently in Yucatan there is an approximate supply of 1,334 industrial lots, of which **514 are located in the industrial corridor of Hunucma.**

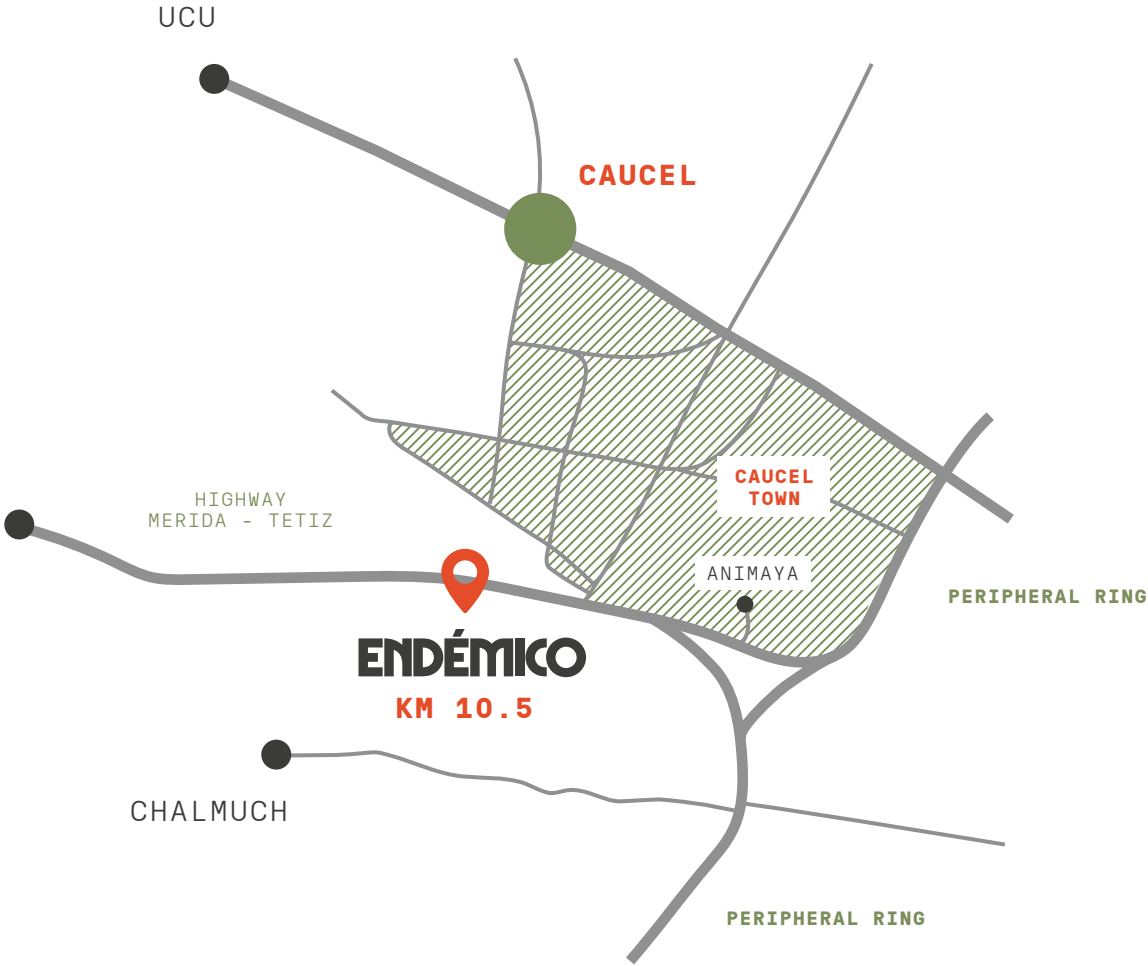
Endémico has decided to take advantage of this imminent opportunity by locating an integral park in the zone of high industrial development located in the Merida-Hunucma corridor, where high caliber companies such as:

- Grupo Kekén.
- Grupo Cervezero Modelo.
- Cartonera del grupo Gondi.
- Bachoco.
- Trymex.

And future automotive companies have built their operating plants.

Located on the Merida-Tetiz road,
Tabajle 8073, at km.10.5,
Ucu, Yucatán, Mexico.





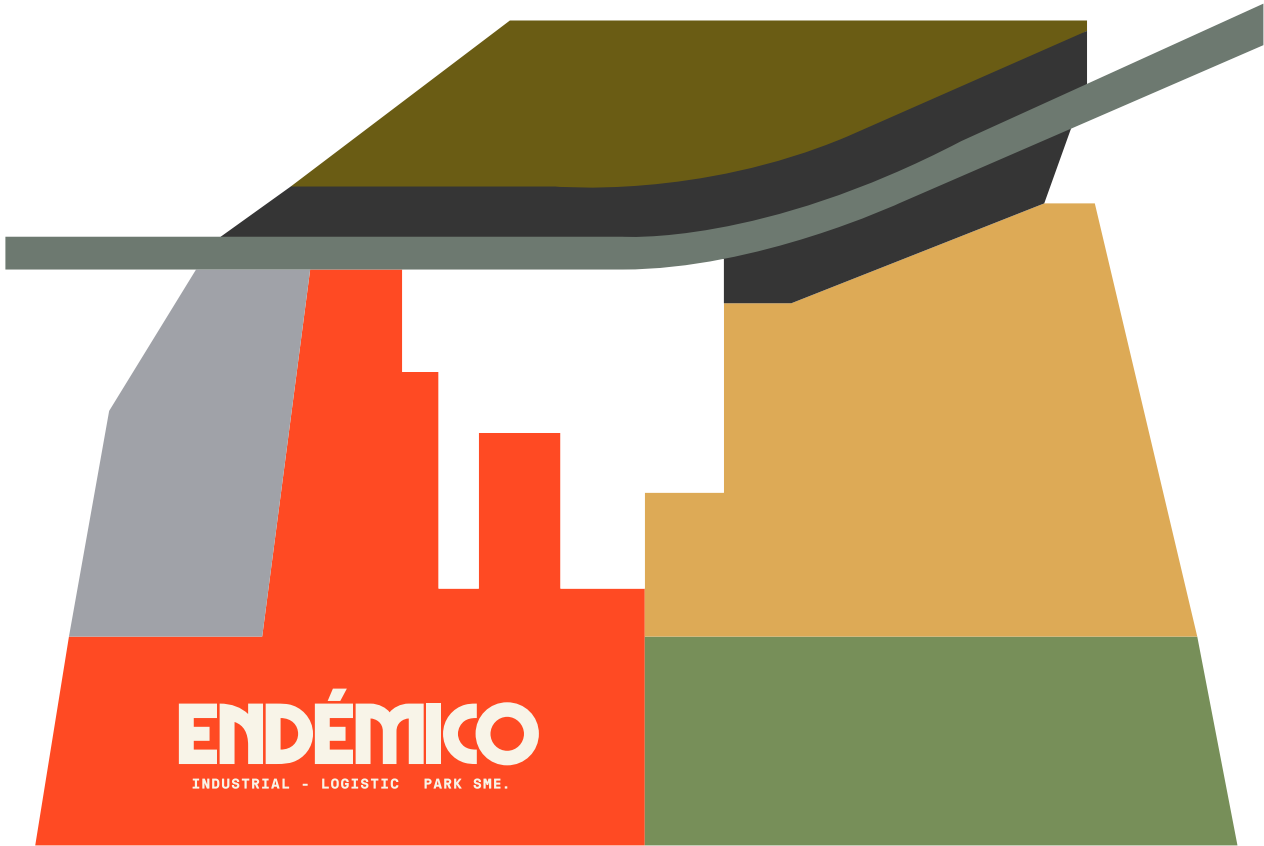
Only 5 minutes from
the western periphery
of Merida, **Endémico**
is located in the
Yucatan development
area with the highest
growth potential

MASTERPLAN.

A combination tailored to coexist in harmony lots of various indoles as: housing, single-family, social housing, mixed use, logistics, industrial and business, to be part of an environment full of opportunities.

GENERAL AREAS.

<div></div> ENDÉMICO 1 st y 2 nd STAGE	9,613,757.95668 F ²
<div></div> ENDÉMICO 3 rd y 4 th STAGE	6,147,521.86796 F ²
<div></div> VERTICAL MULTI-FAMILY HOUSING	8,076,099.77025 F ²
<div></div> INDUSTRIAL ANCHOR	2,834,600.35322 F ²
<div></div> SINGLE-FAMILY DWELLING	4,310,223.540586 F ²
<div></div> FULL MIXED USE	287,457,514.8456 F ²
<div></div> II	1,979,831.87633 F ²
<div></div> III	8,94,743.272125 F ²
<hr/>	
TOTAL SURFACE AREA	321,314,293.482751 F²



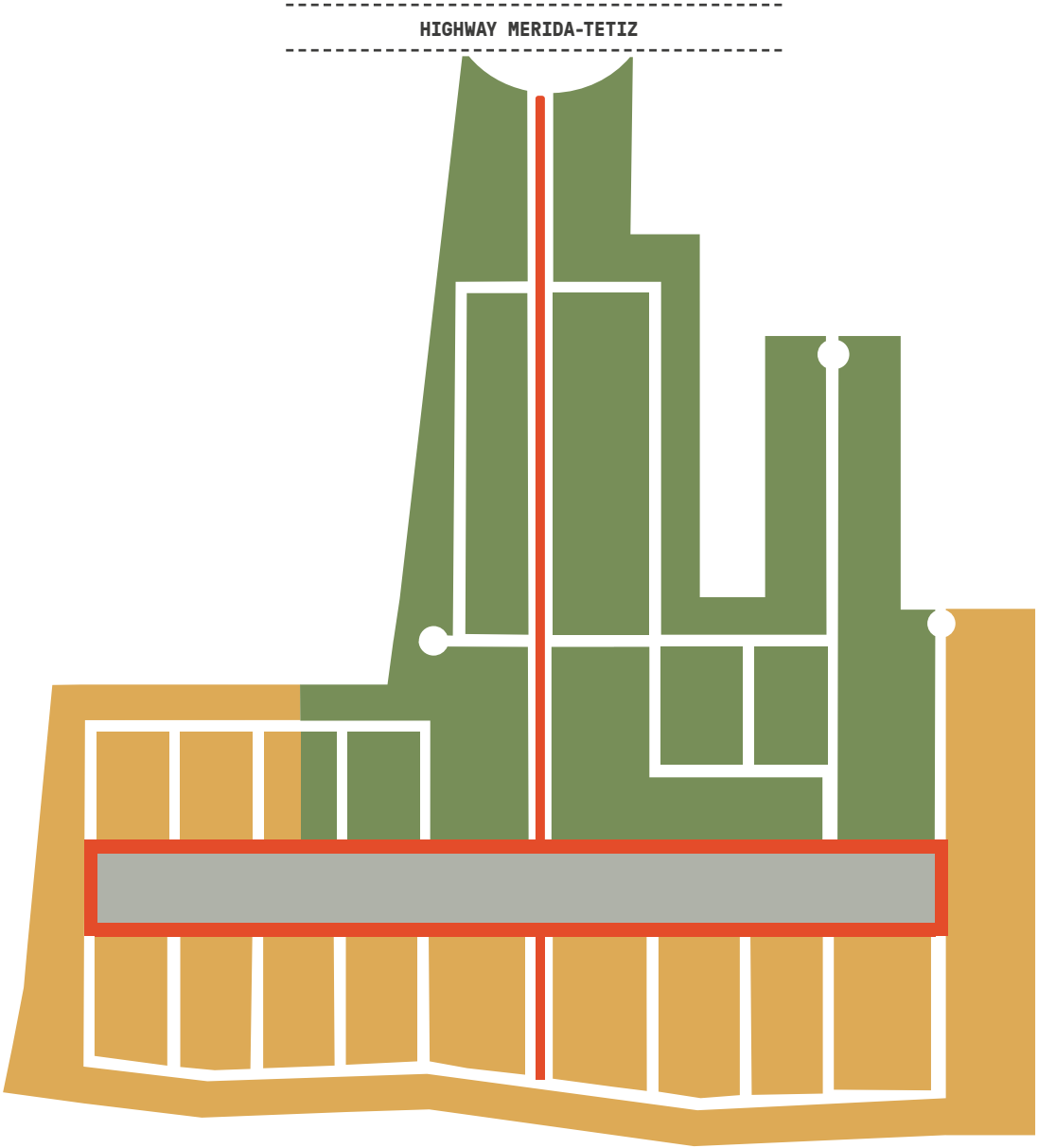


Land with a **total area** of

9,613,757.9566 f²

STAGES.

- STAGE 1
4,956,557.072836 F² 51.56%
237 INDUSTRIAL LOTS
- STAGE 2
4,657,200.883846 F² 48.44%
219 INDUSTRIAL LOTS
- MAIN ROADS
- GREEN AREAS / AMENITIES



456 industrial lots

differentiated on 2 shapes:
according to uses and **by size**,
which accommodate all
the needs.



DIVISIONS ACCORDING TO USE.

More than 400 lots for industrial use, warehouses, offices or services in the Metropolitan area of Merida. Planned in such a way that your adjacent neighbors are dedicated to a similar industry as yours, in order to achieve harmony among all those who are part of Endémico,

Transformation type lots

Intended for industries that are dedicated to transforming raw materials, and require electrical power

No transformation type lots

Intended for industries that require low-voltage electrical energy such as assembly plants, warehouses, offices, etc.

Logistic type lots

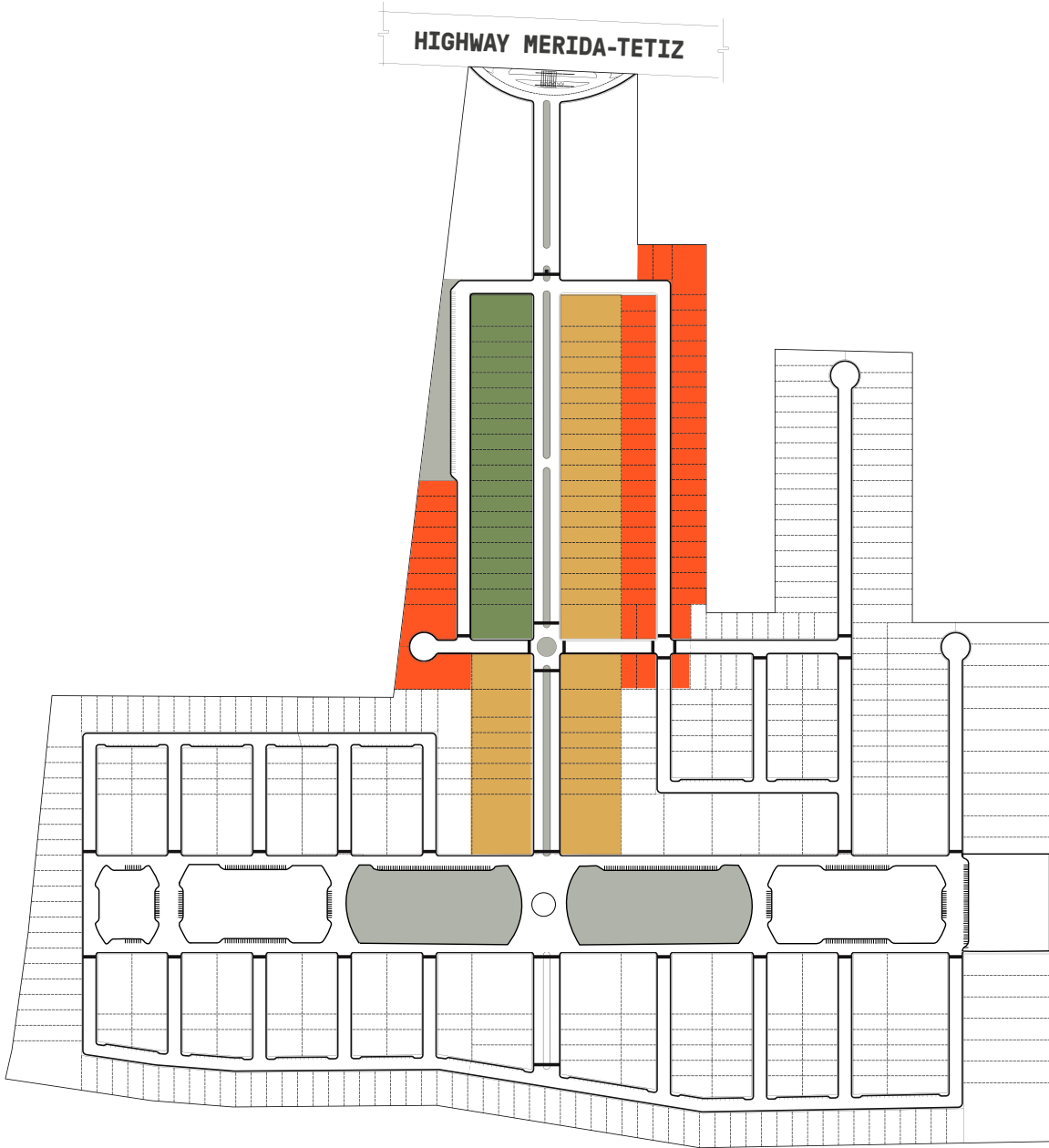
For industries related to storage, distribution and transportation of goods

INDUSTRIAL LOT USE DIVISION

STAGE 1-A.

3026313.885961 F²

- INDUSTRIAL LOT TYPE 1.
TRANSFORMATION
- INDUSTRIAL LOT TYPE 2.
NO TRANSFORMATION
- INDUSTRIAL LOT TYPE 3.
LOGISTICS
- GREEN AREA / AMENITIES



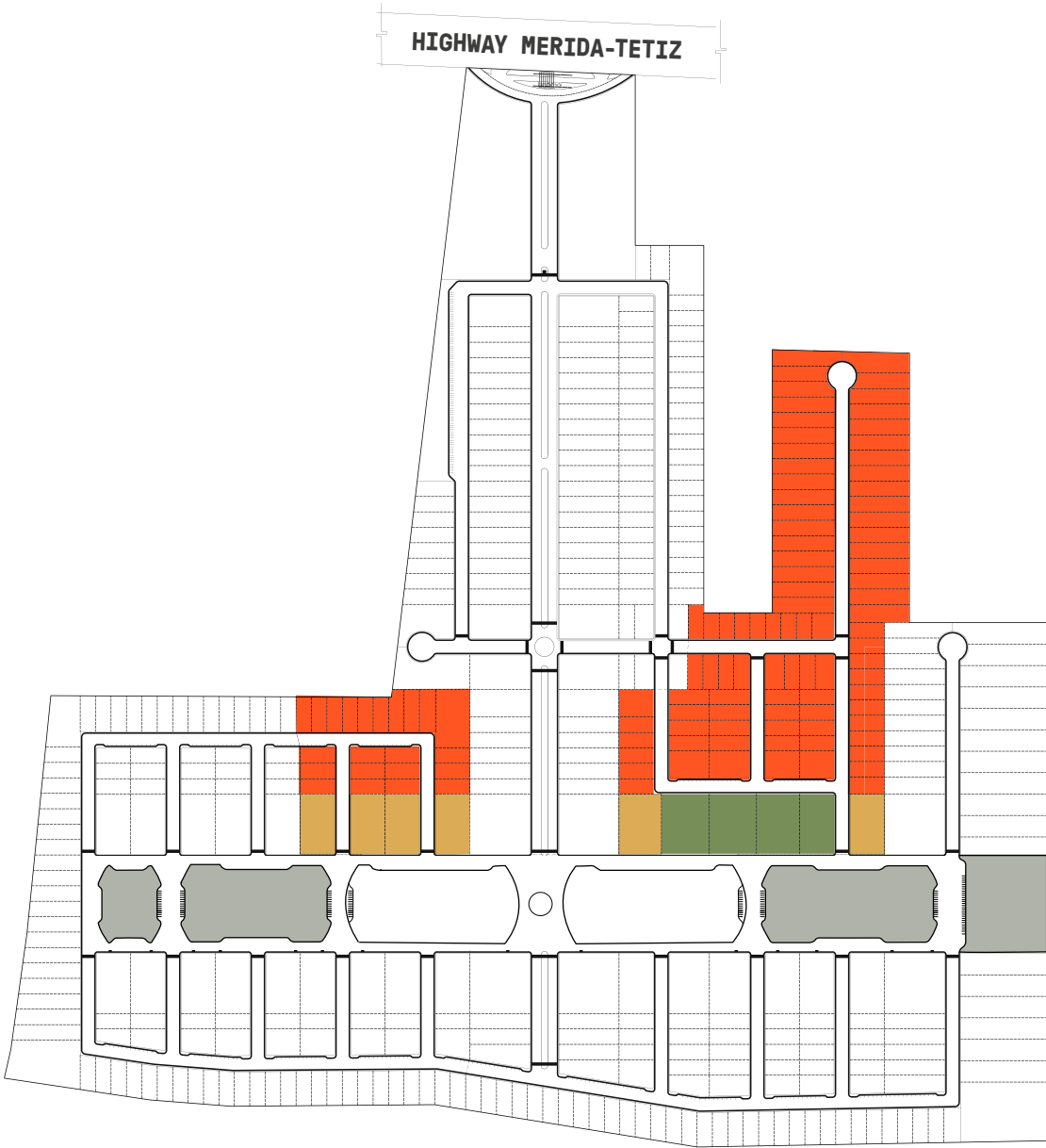
	AREA	SURFACE	QTY.	%
STAGE 1-A	GROUND STAGE 1A	3,026,313.885961		100.00%
	TRANSFORMATION	6,51,576.417736	36	21.53%
	NO TRANSFORMATION	5,47,376.167669	59	18.09%
	LOGISTIC	30,138.95	20	9.96%
	COMERCIAL	423,010.915	2	13.98%
	TOTAL SALABLE	1,923,352.992539	117	63.55%
	ROADS	593,315.03038		19.61%
	GREEN AREA	509,644.786651		16.84%

INDUSTRIAL LOT USE DIVISION

STAGE 1-B.

1,930,243.1868 F²

- INDUSTRIAL LOT TYPE 1.
TRANSFORMATION
- INDUSTRIAL LOT TYPE 2.
NO TRANSFORMATION
- INDUSTRIAL LOT TYPE 3.
LOGISTICS
- GREEN AREA / AMENITIES



	AREA	SURFACE	QTY.	%
ETAPA 1-B	GROUND STAGE 1B	1,930,243.186875		100.00%
	TRANSFORMATION	187,894.82	6	9.74%
	NO TRANSFORMATION	11,21,236.183445	110	58.09%
	LOGISTIC	151,824.956	4	7.87%
	TOTAL SALABLE	1,461,052.8353	120	75.69%
	ROADS	469,190.351575		24.31%



SIZE DIVISIONS.

Three different sizes:

of 7750.02 f², 13,562.53 f² and
30138.95 f², to be adapted to all types
of projects.

DIVISION BY INDUSTRIAL LOT SIZE

STAGE 1-A.

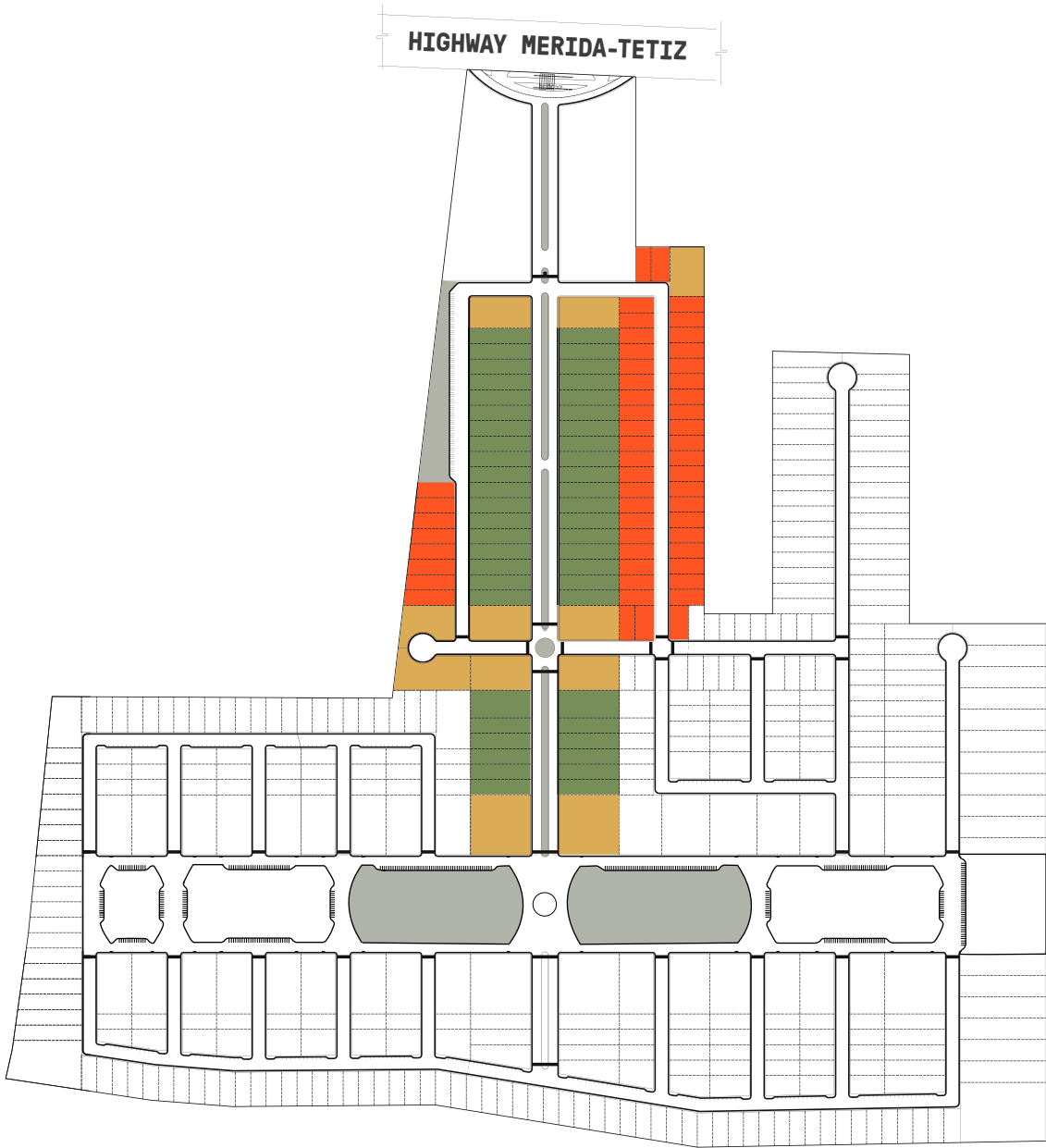
3,026,313.885961 F²

TYPE INDUSTRIAL LOT 1 - 193.75FT x 430.556FT
7750.02 F²

TYPE INDUSTRIAL LOT 2 - 193.75FT x 753.474FT
13562.53 F²

TYPE INDUSTRIAL LOT 3 - 430.556FT x 753.474FT
30138.95 F²

GREEN AREA / AMENITIES



	AREA	SURFACE	QTY.	%
STAGE 1-A	GROUND STAGE 1A	30141975480.673183		100.00%
	LOT TYPE 1. 720 f²	459,819.075888	56	15.19%
	LOT TYPE 2. 1,260 f²	672,673.682153	48	22.23%
	LOT TYPE 3. 2,800 f²	367,849.319032	11	12.16%
	COMERCIAL	423,010.915	2	13.98%
	TOTAL SALABLE	1,923,352.992539	117	63.55%
	ROADS	593,315.03038		19.61%
	GREEN AREA	509,645.863042		16.84%

DIVISION BY INDUSTRIAL LOT SIZE

STAGE 1-B.

1,930,243.186875 F²

TYPE INDUSTRIAL LOT 1 - 193.75FT x 430.556FT
7750.02 F²

TYPE INDUSTRIAL LOT 2 - 193.75FT x 753.474FT
13562.53 F²

TYPE INDUSTRIAL LOT 3 - 430.556FT x 753.474FT
30138.95 F²

GREEN AREA / AMENITIES



	AREA	SURFACE	QTY.	%
ETAPA 1-B	GROUND STAGE 1B	1,930,243.186875		100.00%
	LOT TYPE 1. 720 f²	622,299.442516	75	32.24%
	LOT TYPE 2. 1,260 f²	469,494.539684	34	24.32%
	LOT TYPE 3. 2,800 f²	369,258.853101	11	19.13%
	TOTAL SALABLE	1,461,052.8353	120	75.69%
	ROADS	469,190.351575		24.31%

COLINDANCES AND RESTRICTIONS.

Typology of industrial lots.

INDUSTRIAL LOTS. STAGE 1.

FLOOR PLAN INDUSTRIAL TYPE LOT 1.

NO TRANSFORMATION

- BUILDING SURFACE: 4940.63 F²

THE FRONT RESTRICTION IS 129.167 FETS.

THE BACKGROUND RESTRICTION IS 10.7639 FETS.

THE LATERAL RESTRICTION IS 10.7639 FETS.
- The floor plan shows Lot 41 with a total area of 7750.02 F². It is bounded by an interior street to the west (193.75 ft), Lot 42 to the north (40.00 ft), Lot 38 to the east (193.75 ft), and Lot 40 to the south (430.556 ft). The plan includes three types of restrictions: a front restriction of 129.167 feet (indicated by green diagonal hatching), a background restriction of 10.7639 feet (indicated by red diagonal hatching), and a lateral restriction of 10.7639 feet (indicated by yellow diagonal hatching). A small dimension of 1.00 is also noted near the top right corner.
- | | | | | | | |
|---------------------------|--------------------------|--|--|--------------------------|-------------------|--------------|
| <div>JOINT LOCATION</div> | <div>AREA LOCATION</div> | <div>GRAPHIC SCALE</div> | | PROJECT. ENDÉMICO | | |
| | | <div>ADRESS.</div> UCU YUCATAN | | TYPE. NO TRANSFORMATION. | | |
| | | <div>NOTICE.</div> THE FINAL SIZE OF THE LOT MAY VARY ACCORDING TO THE PERMITS GRANTED BY THE COMPETENT AUTHORITIES, ADJUSTMENTS DURING THE LAYOUT AND/OR DURING THE EXECUTION OF THE DEVELOPMENT. | | GENERAL INFO. | | |
| | | | | LOT. 41 | F2 LOT 7750.02 F2 | LAND BLOCK 2 |
| | | | | NORTH | DIMENSIONS FEETS | SCALE 1:500 |
- ENDEMICOMERIDA.MX
- SIMCA.MX

SIMCA DEVELOPMENTS

INDUSTRIAL LOTS. STAGE 1.

FLOOR PLAN INDUSTRIAL TYPE LOT 2.
LOGISTIC

- BUILDING SURFACE: 9149.32 F²

THE FRONT RESTRICTION IS 129.167 FEETS.

THE BACKGROUND RESTRICTION 86.1113 FEETS.

THE LATERAL RESTRICTION IS 10.7639 FEETS.
- LOT 2

70.00

INTERIOR STREET

193.75

86.1113

129.167

LOT 3

13,562.53 F²

10.7639

INTERIOR STREET

193.75

753.474

LOT 4
- | | | | | |
|---------------------------|--------------------------|---|---|------------------------------------|
| <div>JOINT LOCATION</div> | <div>AREA LOCATION</div> | <div>GRAPHIC SCALE</div> | <div>PROJECT.</div> <div>ENDÉMICO</div> | |
| | | <div>LOCATION.</div> <div>UCU YUCATAN</div> | <div>TYPE.</div> <div>LOGISTIC</div> | |
| | | <div>NOTICE.</div> <div>THE FINAL SIZE OF THE LOT MAY VARY ACCORDING TO THE PERMITS GRANTED BY THE COMPETENT AUTHORITIES, ADJUSTMENTS DURING THE LAYOUT AND/OR DURING THE EXECUTION OF THE DEVELOPMENT.</div> | <div>GENERAL INFO.</div> | |
| | | <div>LOT.</div> <div>3</div> | <div>F2 LOT</div> <div>13,562.53 F2</div> | <div>LAND BLOCK</div> <div>1</div> |
| <div>NORTH</div> | | <div>DIMENSIONS</div> <div>FEETS</div> | <div>SCALE</div> <div>1:269.098</div> | |
- ENDEMICOMERIDA.MX
- SIMCA.MX
SIMCA DEVELOPMENTS

INDUSTRIAL LOTS. STAGE 1.

FLOOR PLAN INDUSTRIAL TYPE LOT 3.

TRANSFORMATION

- BUILDING SURFACE: 34971.945 F²

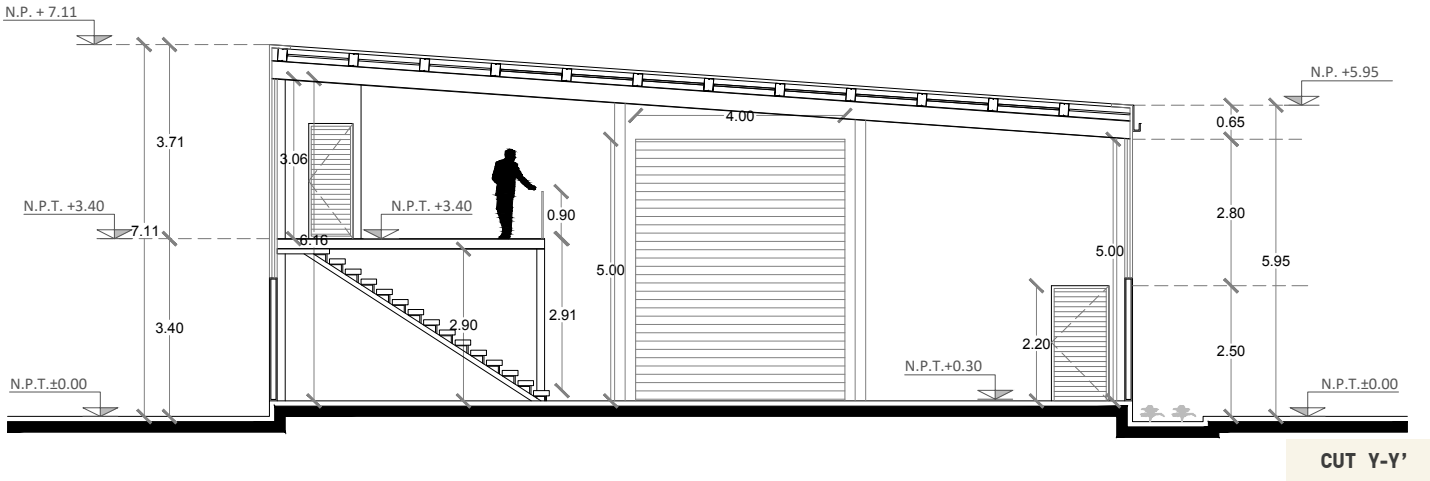
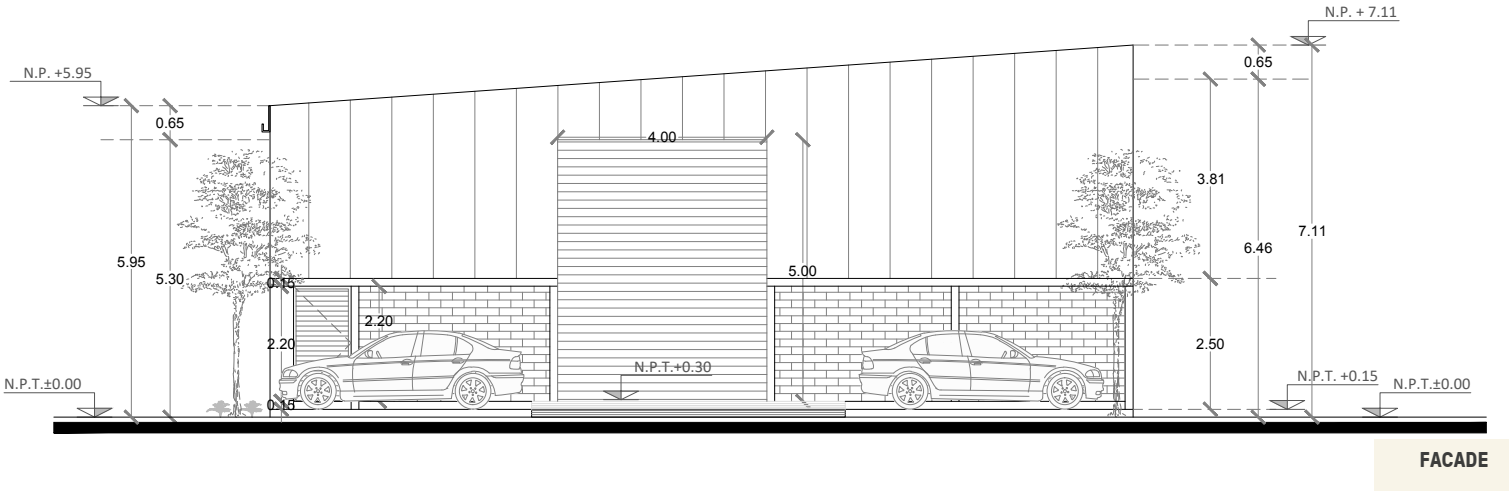
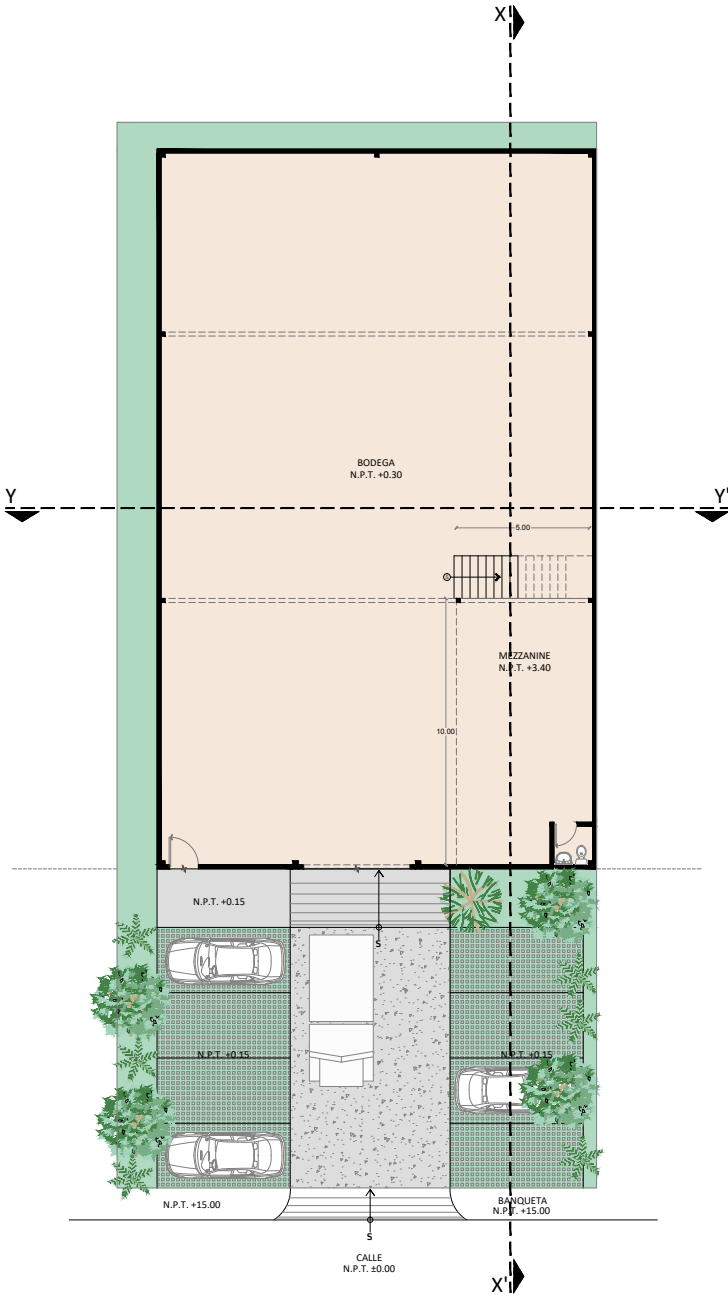
THE FRONT RESTRICTION IS 129.167 FEETS.

THE BACKGROUND RESTRICTION 10.7639 FEETS.

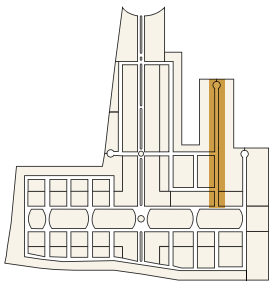
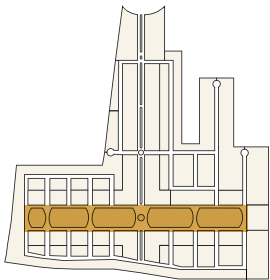
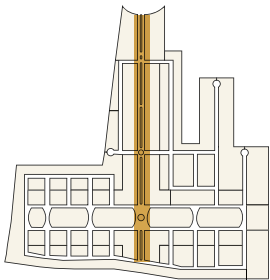
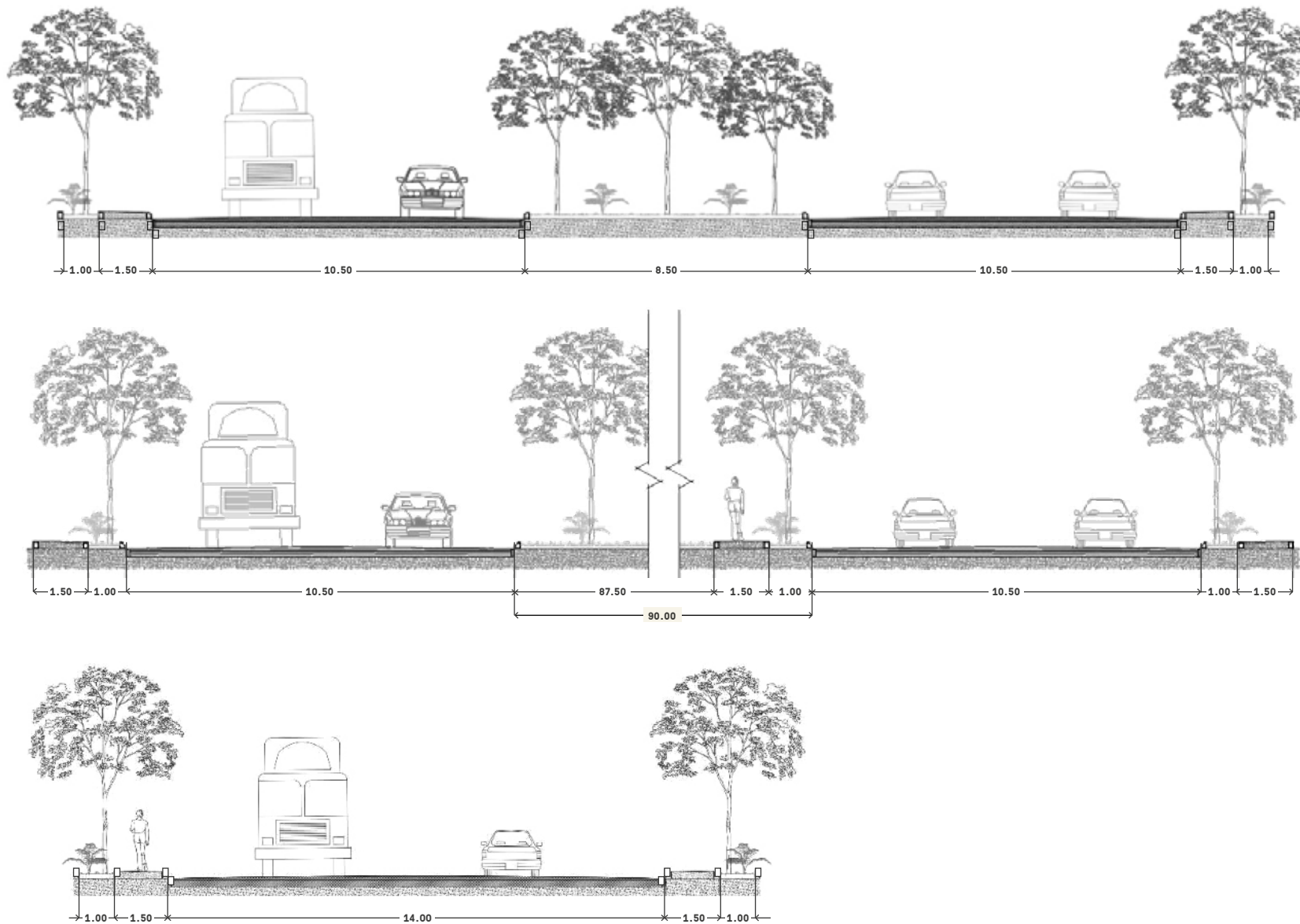
THE LATERAL RESTRICTION IS 10.7639 FEETS.

THE LATERAL RESTRICTION IS 129.167 FEETS.
- The floor plan shows Lot 39 with a total area of 52,743.16 F². The lot is rectangular with dimensions 753.474 feet by 753.474 feet. The lot is surrounded by Lot 38 to the north, Lot 40 to the west, and an interior street to the east. The lot is bounded by a background restriction of 10.7639 feet on the north and west sides, and lateral restrictions of 129.167 feet on the east and south sides. The lot is labeled LOT 39 52743.16 F². The lot is bounded by a background restriction of 10.7639 feet on the north and west sides, and lateral restrictions of 129.167 feet on the east and south sides. The lot is labeled LOT 39 52743.16 F².
- | | | | | | | |
|---------------------------|--------------------------|---|--|-----------------------|---------------------|--------------|
| <div>JOINT LOCATION</div> | <div>AREA LOCATION</div> | GRAPHIC SCALE | | PROYECTO. ENDÉMICO | | |
| | | | | TYPE. TRANSFORMATION. | | |
| | | ADRESS. UCU YUCATAN | | GENERAL INFO. | | |
| | | NOTICE. THE FINAL SIZE OF THE LOT MAY VARY ACCORDING TO THE PERMITS GRANTED BY THE COMPETENT AUTHORITIES, ADJUSTMENTS DURING THE LAYOUT AND/OR DURING THE EXECUTION OF THE DEVELOPMENT. | | LOT. 39 | F2 LOT 52,743.16 M2 | LAND BLOCK 2 |
| | | | | NORTH | DIMENSIONS FEETS | SCALE 1:500 |
- ENDEMICOMERIDA.MX
- SIMCA.MX
SIMCA DEVELOPMENTS

TYPE WAREHOUSE
PLANT AND ARCHITECTURAL ELEVATIONS

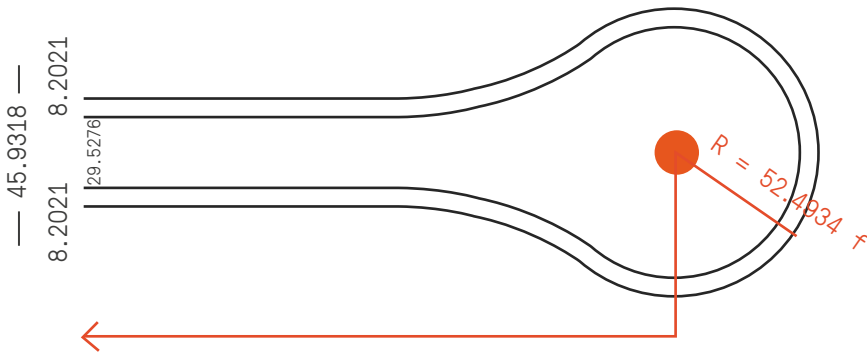


ROADS.



REGULATIONS.

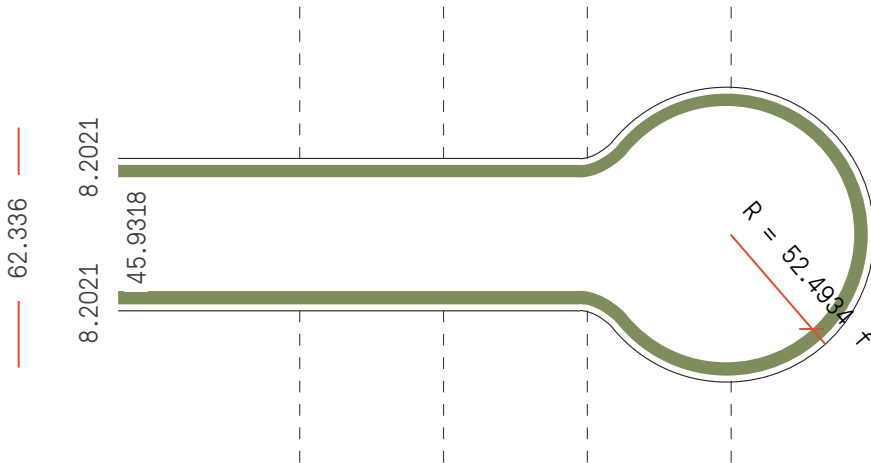
ROUNDAABOUT (CUL DE SAC)



It is suggested that, the maximum length of the return is 2260.42ft, the width of the street is 9m and the radius of the return is 172.223ft.

Extracted from THE MEXICAN NORMATIVE NMX-R-046-SCFI-2011 PAGE28

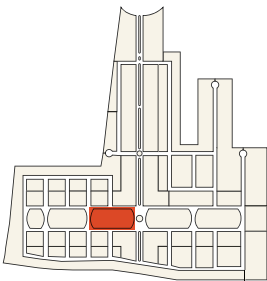
From the Logistics Park, we offer more than what is required by law:

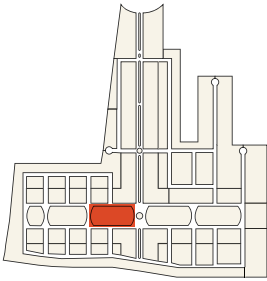


AMENITIES

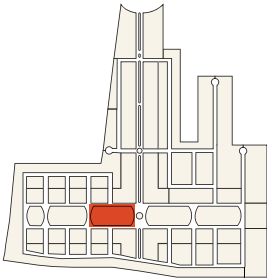


BUSINESS CENTER
SIDE FACADE (LEFT)
AND NORTH (RIGHT)





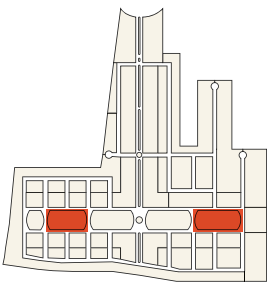
BUSINESS CENTER
COWORKING



BUSINESS CENTER
TRAINING ROOMS



COURTS



BUSINESS CENTER WITH COWORKING AREA

MEETING ROOM

3 PRIVATES

2 TRAINING ROOMS

OF 24 PEOPLE EACH, WITH A CAPACITY
TO FORM 1 CLASSROOM OF 48 PEOPLE.

CLUBHOUSE WITH NURSERY AND CHILDREN’S GAMES

TERRACE WITH POOL

KITCHEN WITH GRILL

2 MULTI-PURPOSE ROOMS

WITH THE CAPACITY TO BECOME A LARGE

BATHROOMS WITH LOCKERS AND SHOWERS

SPA

FITNESS CENTER

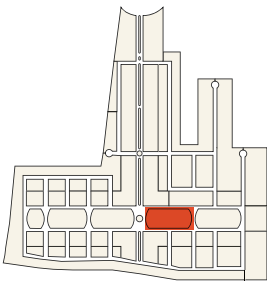
SPORTS FIELDS

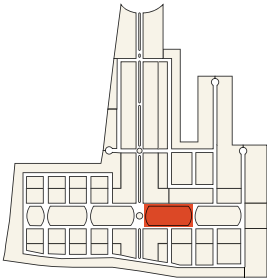
2 PADDLE COURTS
TENNIS COURT

BASKETBALL COURT
SOCCER FIELD 7



CLUBHOUSE
TERRACE (LEFT)
AND SOUTHWEST FACADE (RIGHT)

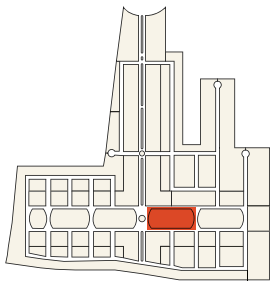




CLUBHOUSE
MULTIPURPOSE ROOM

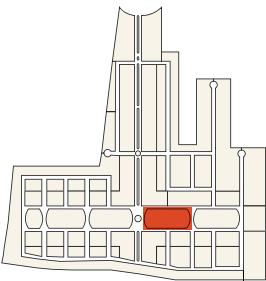


CLUBHOUSE
NURSERY (LEFT)
AND COURTYARDS / PLAYGROUNDS (RIGHT)





CLUBHOUSE
SWIMMING POOL (LEFT)
AND FITNESS CENTER (RIGHT)



INFRASTRUCTURE AND SERVICES

INFRASTRUCTURE

PERIMETER FENCE

ASPHALT CONCRETE

POTABLE WATER SERVICE SYSTEM

SANITARY DRAINAGE SYSTEM

POWER GRID LOW AND MEDIUM VOLTAGE

PUBLIC LIGHTING

MONITORING SYSTEMS

INSTALLATIONS FOR INTERNET AND TELEPHONY

OPTICAL FIBER

WASTEWATER TREATMENT PLANT

NATURAL GAS LINE

GARDENS AND LANDSCAPING



ACCESS BOOTH



DOOR-TO-DOOR TRANSPORT SERVICES FOR GREATER WORKER SAFETY

SERVICES

- 24 HOUR SECURITY
- CONTROLLED ACCESS
- INTERNAL CUSTOMS
- BUSINESS CENTER
- CLUBHOUSE
- ADMINISTRATIVE WORKSHOPS
- COMMERCIAL AREA
- 648 PARKING SPACES

COMMERCIAL ZONE

As part of the amenities and services,
Endemico has 39,299 mt2 within the great
master plan where you can find:



- 1 COMMERCIAL PLACE WITH SHOWROOMS FOR CLIENTS
- 2 PARKING DRAWERS
- 3 HOTEL PADS
- 4 OFFICE PADS
- 5 TRAILER PARK
- 6 DOOR TRANSPORT SERVICES
- 7 CONVENIENCE STORE
- 8 GAS STATION



**Come, join us
and create
in an environment
of opportunity**

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SIMCA.MX

ENDEMICOMERIDA.MX

T:800 56 SIMCA (74622)

