

Distrito Pichilingue

Thirty-seven acres at the point where La Paz receives, moves and connects.

Along the Pichilingue–Balandra corridor, land sells on its views.

Distrito Pichilingue sells on its position.

Two flows converge here, and both pass in front of the property: the Port of Pichilingue—ferry service to Topolobampo and Mazatlán, cruise calls and cargo—and the tourism corridor toward El Tesoro Beach, Balandra and the departure points for Espíritu Santo Island.

WHAT IS ALREADY HERE

THE ACCESS IS ALREADY BUILT

On this corridor, solving access is the first cost of any project. Here it is already paid: the port roundabout is in operation and adjoins the property directly.

TWO FLOWS, ONE ROAD

The state's deep-water port, Marina Costa Baja, Balandra and the departure points for Espíritu Santo are all within a twenty-minute drive. **All of it passes in front of the property.**

INFRASTRUCTURE THAT CANNOT BE REPLICATED

Federal port infrastructure in permanent operation and, across from the property, the UABCS Pichilingue campus with its marine sciences station. **Nothing here is waiting to be defined.**

THE DEMAND EXISTS. THE HUB DOES NOT

Freight, visitors, operators and residents already move through this corridor. What does not yet exist is the commercial and service hub that serves it.



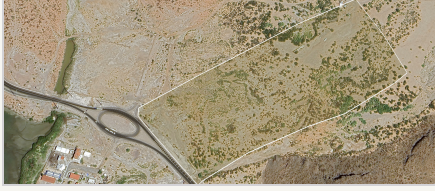
LOCATION · PICHILINGUE–BALANDRA CORRIDOR
SATELLITE IMAGERY © GOOGLE EARTH

Up to 37 acres
SITE OFFERED

From 2.5 acres
MINIMUM PARCEL

1 min
TO THE PORT OF PICHILINGUE

What the Land Allows



TU TOURISM ZONE
CODE H6

Zoning and Parameters

Tourism (TU) zone, code H6, under sheet 47a of the Secondary Zoning of the 2018 Urban Development Program for the La Paz Population Center (Programa de Desarrollo Urbano del Centro de Población de La Paz, 2018).

FAR 2.40—up to 24,000 m² (258,000 sq ft) of buildable area per hectare—site coverage 0.40, open area 0.60, and height up to six levels or 21 m (69 ft).

Permits hospitality at a density of up to 52 rooms per hectare (21 per acre), retail and tourism services, and multifamily housing subject to conditions.



INFRASTRUCTURE
AVAILABLE

Services

Power. CFE grid along the corridor.

Telecom. Fiber optics along the corridor.

Access. Existing roundabout, in operation, adjoining the property directly.

Water. There is no municipal water network in the area. The planned solution is a desalination plant, subject to permitting; a pre-feasibility file already exists under the same ownership.



POSSIBLE
USES

What Can Be Developed

Business and crew hospitality · logistics and distribution · port and marine services · convenience retail · offices · mid-scale mixed-use development.

Acquired whole or from 2.5 acres: a single defined project, phased growth, or the consolidation of a larger site from the outset.

The acreage offered forms part of a larger property under single ownership; final boundaries are agreed in the letter of intent. Development will be subject to the applicable authorizations.

EVALUATION PROCESS

- 1 Executive meeting and site visit.
- 2 Confidentiality agreement and data room access.
- 3 Letter of intent: value and proposed structure.
- 4 Due diligence, documentation and closing.

What is acquired here is not acreage. It is a position on the corridor.

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Areas and measurements are approximate and subject to survey and verification. The offer comprises titled land only. Satellite imagery © Google Earth. Informational material; not a binding offer.

SEPTEMBER 2026



LAND · HERITAGE · LEGACY

Facing the Sea of Cortez