

# EL TECUÁN | MEXICO

A Landmark 2,275-Acre Hospitality Development Opportunity  
in Jalisco's Luxury Costalegre Corridor

—  
For Sale



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Executive Summary

NAI Capital and Lidia Talavera are pleased to present the sale of

## **El Tecuán | A Landmark 2,275-Acre Hospitality Development Opportunity in Jalisco's Luxury Costalegre Corridor.**

Situated in the heart of Jalisco's exclusive Costalegre—the ultra-premium stretch between Puerto Vallarta and Barra de Navidad, El Tecuán represents one of the region's largest and most versatile coastal development opportunities. Known for its natural beauty, privacy, and strong international appeal, Costalegre continues to draw luxury travelers from North America and Europe, supported by a growing portfolio of world-class resorts and private estates.

Originally a private estate and working ranch with its own airstrip and boutique hotel, El Tecuán has a legacy of hosting high-profile guests and serving as a filming location for major motion pictures, underscoring its cinematic landscapes and exceptional beachfront.

### The Offering

**Property Address** El Tecuan, Costalegre  
Jalisco, Mex 48980

**Price** \$261,318,971.03

### Site Description

**Lot Size (M2)** 9,215,325

**Price/M2** \$28.36

**Lot Size (Acres)** 2,275.00

**Price/Ac** \$114,865.48

**Number of Lots** Multiple

**Type of Ownership** Fee Simple

### Property Information

**Zoning** Hospitality/Multi-Family /Golf Club



## Total Size

920 Hectares (2,275 Acres)

- 500 Hectares (1,235.5 Acres) developable
- 420+ Hectares (≈1,037 Acres) reserved buffer/conservation areas

## Key Natural Assets

3.7 km (2.99 miles) of pristine beachfront

106.25-hectare (262.54-acre) brackish-water lagoon

- Potential for **permanent ocean access via dredging**, enabling high-value waterfront development concepts

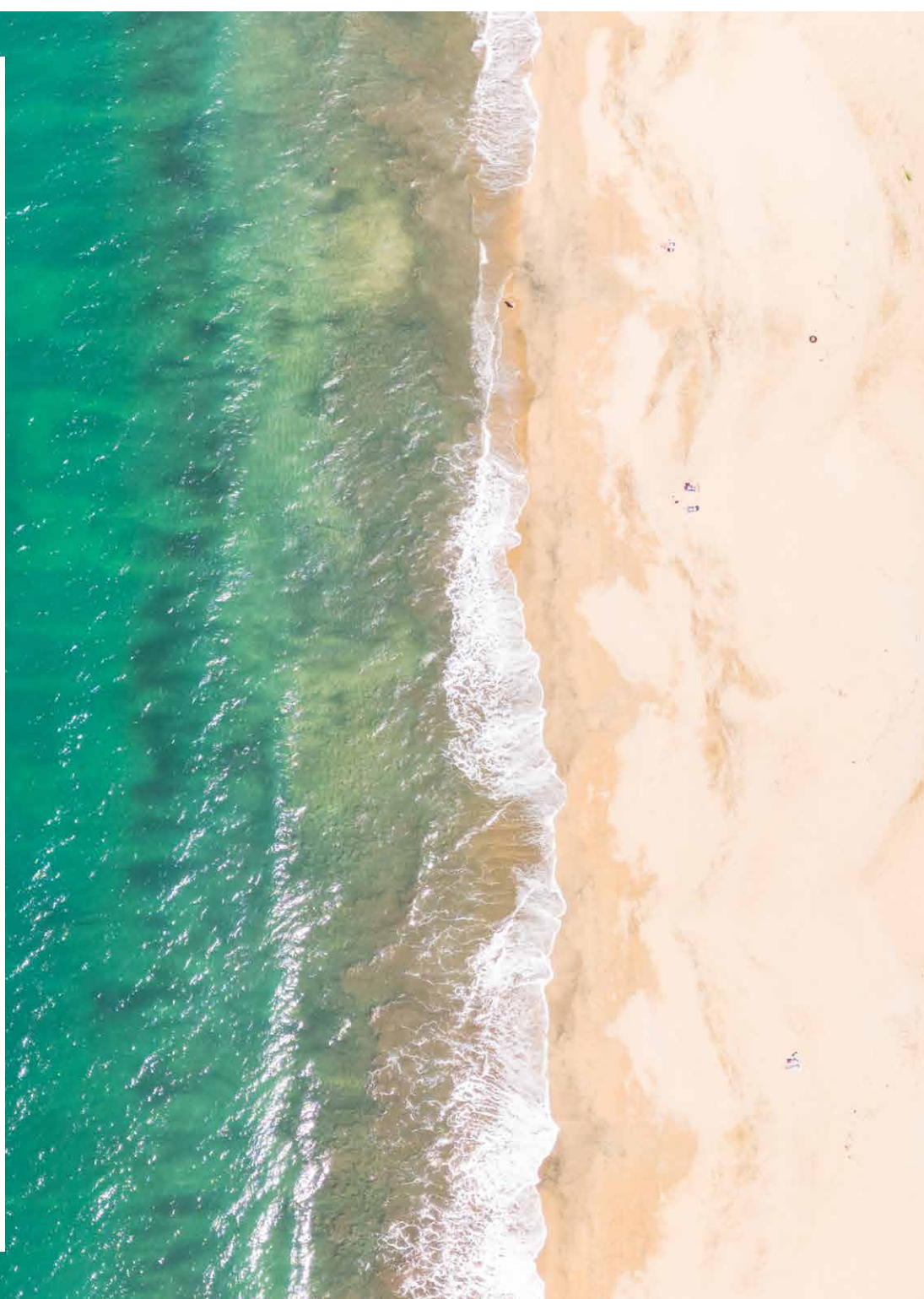
Rolling topography, mature vegetation, and secluded landscapes ideal for luxury hospitality, residential, golf, and wellness programming

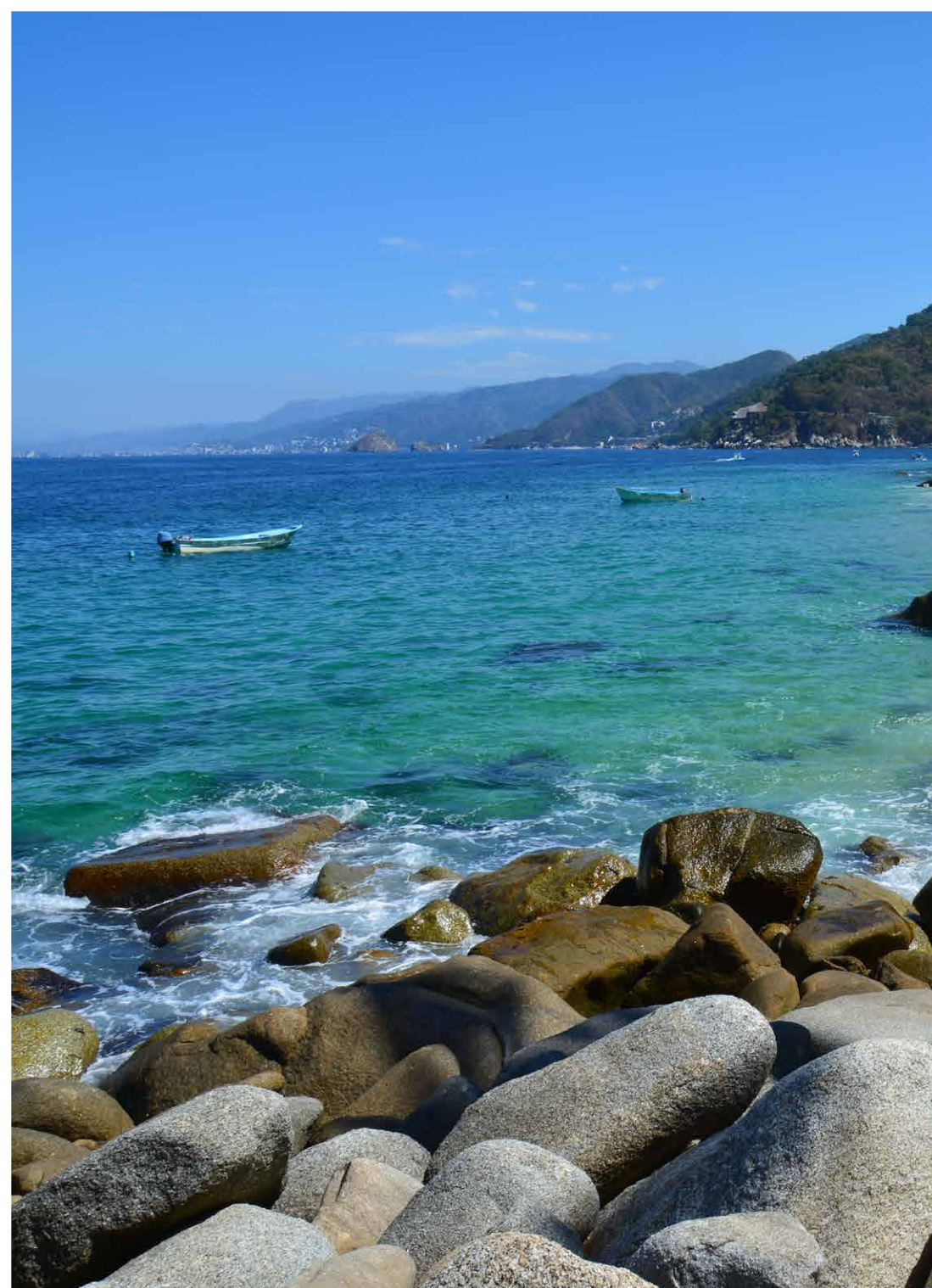
## Target Developments

- Hotel / Resort
- Multifamily
- Senior Housing
- Golf Course
- Private Hanger

## Existing Infrastructure

- **Paved asphalt road** connecting directly to Federal Highway 200 (Puerto Vallarta–Manzanillo corridor)
- **3 active water wells** supporting up to **500 hectares of low-density development**, including a golf course
- **Full subsurface water rights** and **river-draw permits** for additional water supply
- **CFE power lines** already reach the property (additional distribution required per master plan)
- **Existing airstrip**, suitable for rehabilitation for private aviation





## Entitlements, Compliance & Title

- **Private property**, fully titled, no liens, not ejido
- **Master plan zoning approved** by local authorities
- **Environmental Impact compliance** is fully certified for the proposed general master plan
- **Water rights**, federal-zone concessions, and property tax obligations are **all current and in order**
- **Mandatory turtle conservation program** in place, aligned with federal environmental requirements

## Regional Luxury Context

El Tecuán is surrounded by some of Mexico's most iconic luxury destinations:

Four Seasons Tamarindo · Careyes · Cuitzmala · Las Alamandas · Grand Bay · Tenacatita/Los Ángeles Locos · Punta Serena · Multiple private estates

## Air Access

**Commercial:** Puerto Vallarta, Manzanillo (closest), and Guadalajara

**Private Aviation:** Nearby private airstrips include Chamela, Cuitzmala, and Las Alamandas (with prior arrangement)

## Future Connectivity:

A new international-scale airport in **Chalacatepec**—just 30 minutes from the property—is nearing completion.

El Tecuán's master plan includes a **proposed FBO and private airstrip designed for light-jet operations.**

**El Tecuán offers scale, beachfront, entitlements, and access—positioning it as one of the most significant coastal development opportunities in the entire Pacific region.**

# Property Description

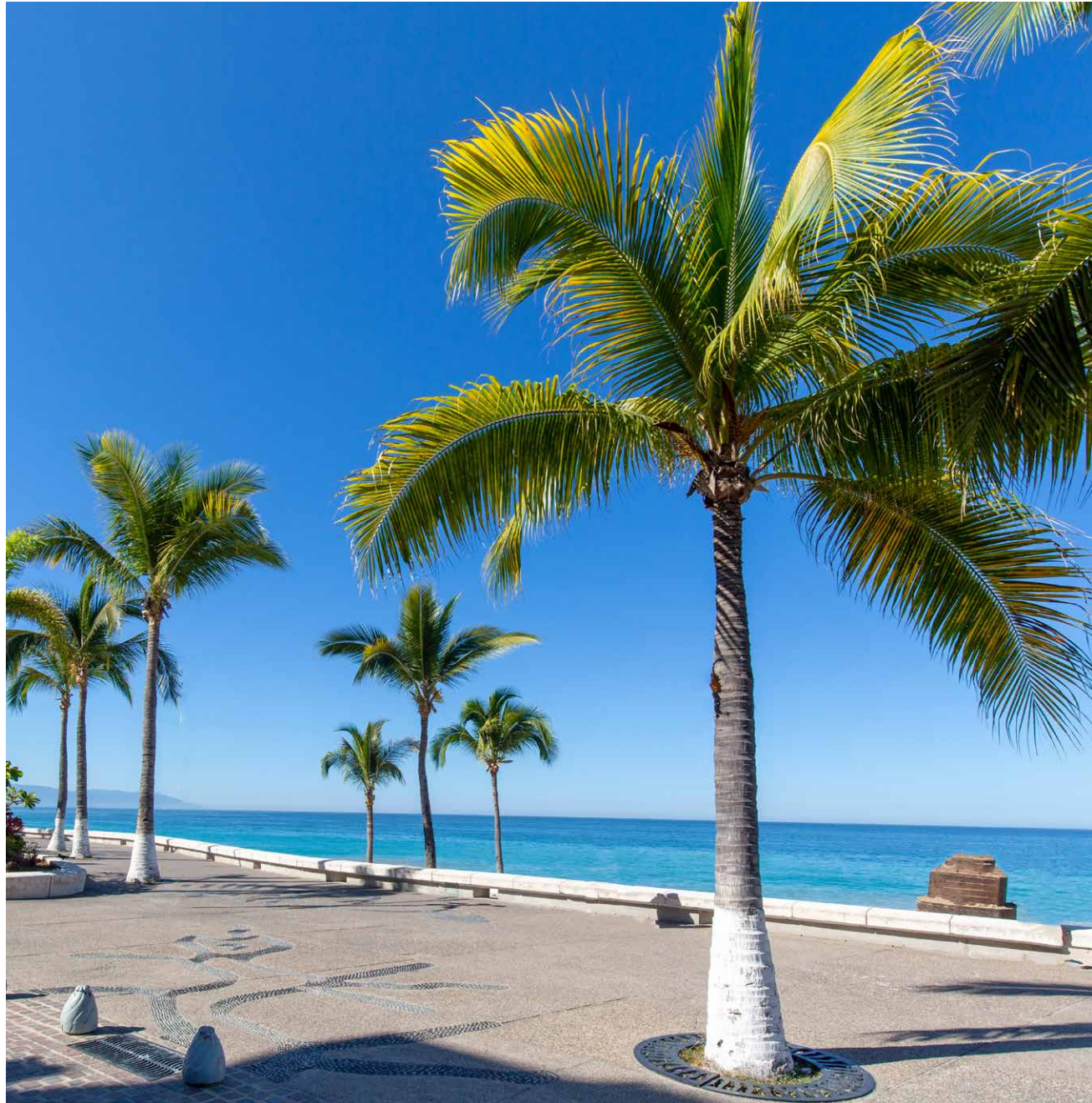
El Tecuán is a rare 920-hectare (2,275-acre) coastal estate positioned in the heart of Jalisco's exclusive Costalegre region—one of Mexico's most prestigious and fast-growing luxury destinations. Offering 3.7 kilometers (2.99 miles) of pristine beachfront, a 106-hectare (262-acre) brackish-water lagoon, and expansive natural landscapes, the property delivers an exceptional foundation for large-scale luxury development.

The site combines dramatic coastline, rolling terrain, and mature vegetation with areas ideal for hospitality, residential, wellness, and recreation. A historically popular **surfing beach**, generous **golf course-ready land**, and space allocated for an **FBO and private airstrip with light-jet capability** further elevate its development potential.

Infrastructure already in place includes paved access to Federal Highway 200, power lines from the national utility, three active water wells, full subsurface water rights, and a river-draw permit option for future capacity. The former on-site airstrip can be rehabilitated, offering near-term aviation access.

El Tecuán holds approved master plan zoning, Environmental Impact Compliance certification, clean title (non-ejido), and all federal-zone concessions and taxes are current. More than 90% of the land remains undeveloped and available for cohesive master planning.

Surrounded by renowned luxury destinations such as Careyes, Four Seasons Tamarindo, and Cuitzmala, and with a new full-scale airport under development in nearby Chalacatepec, El Tecuán offers unmatched scale, access, and natural beauty. It stands as one of the most compelling oceanfront development opportunities on Mexico's Pacific coast.





## Property Highlights

### 1. Massive Oceanfront Holding

920 hectares (2,275 acres) with 3.7 km of pristine beachfront and a 106-hectare lagoon—one of the largest and most versatile coastal development sites in Costalegre.

### 2. Development-Ready Framework

Approved master plan zoning, full Environmental Impact Compliance, clean title, secured water rights, and existing infrastructure—including road access, power lines, and three productive wells.

### 3. High-End Amenity Potential

Dedicated areas ideal for a golf course, a premier surfing zone, and an FBO with a private airstrip designed for light-jet capability, enhancing both lifestyle appeal and private connectivity.

### 4. 90%+ of Land Available

Minimal prior subdivision and only one paused JV project (8 hectares), allowing full, cohesive master planning across the entire property.

### 5. Strategic Luxury Location

Situated in the heart of Costalegre near elite neighbors such as Careyes, Cuitzmala, and Four Seasons Tamarindo, with a new international-scale airport 30 minutes away—driving long-term value and accessibility.

# Aerial Map



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
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