

FOR SALE

A Premier Manufacturing Opportunity

Simtex International — Textile Manufacturing Campus

Green Valley Industrial Park | Honduras, Central America

\$5,500,000

ASKING PRICE

11.79 Acres

TOTAL LAND

219,000 SF

TOTAL BUILDINGS

Free Trade Zone

DESIGNATION

Real estate offered for sale — land, buildings & all fixed infrastructure

Sam Simchon, President • ssimchon@bayislandsportswear.com

864-344-2526 or Renee Simchon 864-344-2525 renee@lakegreenwood.com

PRICED BELOW MARKET VALUE

\$25 Square Foot on 11.79 Acres FREE TRADE ZONE



EXECUTIVE SUMMARY

Premier Industrial Real Estate — Green Valley Industrial Park, Honduras

\$5,500,000 Asking Price	11.79 Acres Land Area	219,000 SF Total Buildings	Free Trade Zone Status
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Simtex International presents an exceptional industrial real estate acquisition opportunity: a large-scale textile manufacturing campus within the Green Valley Industrial Park in San Pedro Sula, Honduras. The facility has operated as a vertically integrated knit fabric manufacturer and is offered for sale as a real estate transaction — land, buildings, and all fixed infrastructure. **Manufacturing equipment and machinery are not included in the \$5,500,000 asking price and are available for separate negotiation.**

Honduras offers investors a compelling combination of **CAFTA-DR free trade access** to U.S. markets, a **skilled textile workforce**, and outstanding logistics connectivity — with Miami just 2 hours by air and U.S. ports reachable from Puerto Cortés in only 3 days by sea.

Company	Simtex International — A Textile Manufacturing Company
Location	Green Valley Industrial Park, San Pedro Sula, Honduras, C.A.
Asking Price	\$5,500,000 USD — Real Estate Only
Land Area	11.79 Acres (47,755 m² / 513,764 SF) — two contiguous parcels
Main Plant	199,000 SF (18,494 m²) — Primary manufacturing building
Biomass Building	20,925 SF (1,944 m²) — Dedicated bio-mass energy facility
Total Buildings	219,000 SF combined
Trade Status	Free Trade Zone — CAFTA-DR duty-free import/export
Water Systems	400,000-gal cistern; hot & cold process tanks; active on-site wells
Included	Land, buildings, fixed infrastructure, WWTP, biomass facility
Not Included	Manufacturing equipment & machinery — available separately
Contact	Sam Simchon, President — ssimchon@bayislandsportswear.com Raul Barahona, COO rbarahona@bayislandsportswear.com Renee Simchon phone: 864-344-2525 renee@lakegreenwood.com

\$25 / SF Price per Building SF — Real Estate Only	11.79 Acres Free Trade Zone Land
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PROPERTY & SITE OVERVIEW

Two Contiguous Parcels — Green Valley Industrial Park

Site Configuration

The property comprises two surveyed parcels — Polygonal 9A and Polygonal 9B — within the master-planned Green Valley Industrial Park, one of Honduras's premier private industrial zones.

Parcel	Area (m ²)	Area (SF)	Acres
Polygonal 9A	22,855	245,969	5.64
Polygonal 9B	24,900	267,796	6.15
TOTAL	47,755	513,764	11.79

Building Footprint

Building	Area (m ²)	Area (SF)	Description
Main Manufacturing Plant	18,494	199,068	Primary textile manufacturing facility — knitting, dyeing, finishing, warehouse & QC
Biomass Energy Building	1,944	20,925	Steam generation via biomass — reduces fossil fuel dependency
TOTAL	20,438	219,993	Combined building area

Water Infrastructure

On-site water infrastructure is a key competitive advantage. The facility includes: a **400,000-gallon inground cistern**; **hot and cold process water storage tanks**; and **active on-site wells** providing an independent water supply. The plant treats all process water to 130–140 ppm — well below the 200 ppm global COD standard — before discharge.

Green Valley Industrial Park Advantages

Green Valley is a master-planned private industrial zone offering 24/7 perimeter security, paved internal roads, controlled access gates, established utility infrastructure, and a community of multinational manufacturing tenants.



WHY HONDURAS

Strategic Location & Investment Advantages

2 hrs Flight to Miami	3 days Sea to U.S. Ports	45 min To Intl Airport	1.5 hrs To Puerto Cortés
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Logistics Connectivity

Destination	Mode	Transit Time
Miami, FL	Air	2 hours
Houston, TX	Air	4 hours
Jacksonville, FL	Air	3 hours
Mexico City	Air	2 hours
Panama City	Air	1.5 hours
U.S. Ports via Puerto Cortés	Sea — Crowley / Maersk / Seaboard	3–7 days
Ramon Vilela Morales Intl Airport	Ground	45 min
Palmerola International Airport	Ground	2 hours
Puerto Cortés Seaport	Ground	1.5 hours

Investment Advantages

CAFTA-DR Free Trade Access: Duty-free textile and apparel exports to the United States under the Central America Free Trade Agreement.

Free Trade Zone Benefits: Significant import duty and tax exemptions on machinery, raw materials, and production inputs within the designated zone.

Competitive Labor Market: Skilled, experienced textile workforce at internationally competitive rates — a proven nearshoring destination for U.S. apparel brands.

Nearshoring Momentum: Rising freight costs and supply-chain pressure are accelerating investment from Asia to Central America — Honduras is a top beneficiary.

World-Class Industrial Park: Green Valley provides established utilities, security, and logistics in a professionally managed free trade environment.

FACILITY & INFRASTRUCTURE DETAILS

Turnkey Industrial Real Estate — Fixed Infrastructure Included

Building Construction Overview

Structure	Steel frame, pre-engineered industrial construction with ceiling heights from 17 meters to 8.5 meters
Roofing	Metal panel, high-clearance with natural skylights
Floors	Industrial reinforced concrete — rated for heavy machinery
Loading Docks	Multiple truck/container loading and unloading platforms
Power Supply	Heavy industrial 3-phase electrical infrastructure throughout
Compressed Air	Industrial air compressor network — distribution throughout plant
Office Space	Administrative offices and 2 dedicated quality control laboratories
Security	24/7 perimeter security via Green Valley Industrial Park management

Water & Environmental Systems

Water Cistern	400,000-gallon in-ground cistern — primary water storage
On-Site Wells	Active private wells — independent municipal-free water supply
Hot Water Tanks	Industrial hot water storage supporting dyeing operations
Cold Water Tanks	Cold water tanks for process cooling requirements
WWTP	Full on-site wastewater treatment plant — treats to 130–140 ppm COD
Environmental	Exceeds global 200 ppm COD standard for safe river discharge

Biomass Energy System

The **20,925 SF Biomass Building** houses an industrial-scale biomass steam generator that converts organic waste into clean energy for steam production — replacing expensive bunker fuel. This delivers substantial operating cost savings and significantly reduces the facility's carbon footprint.

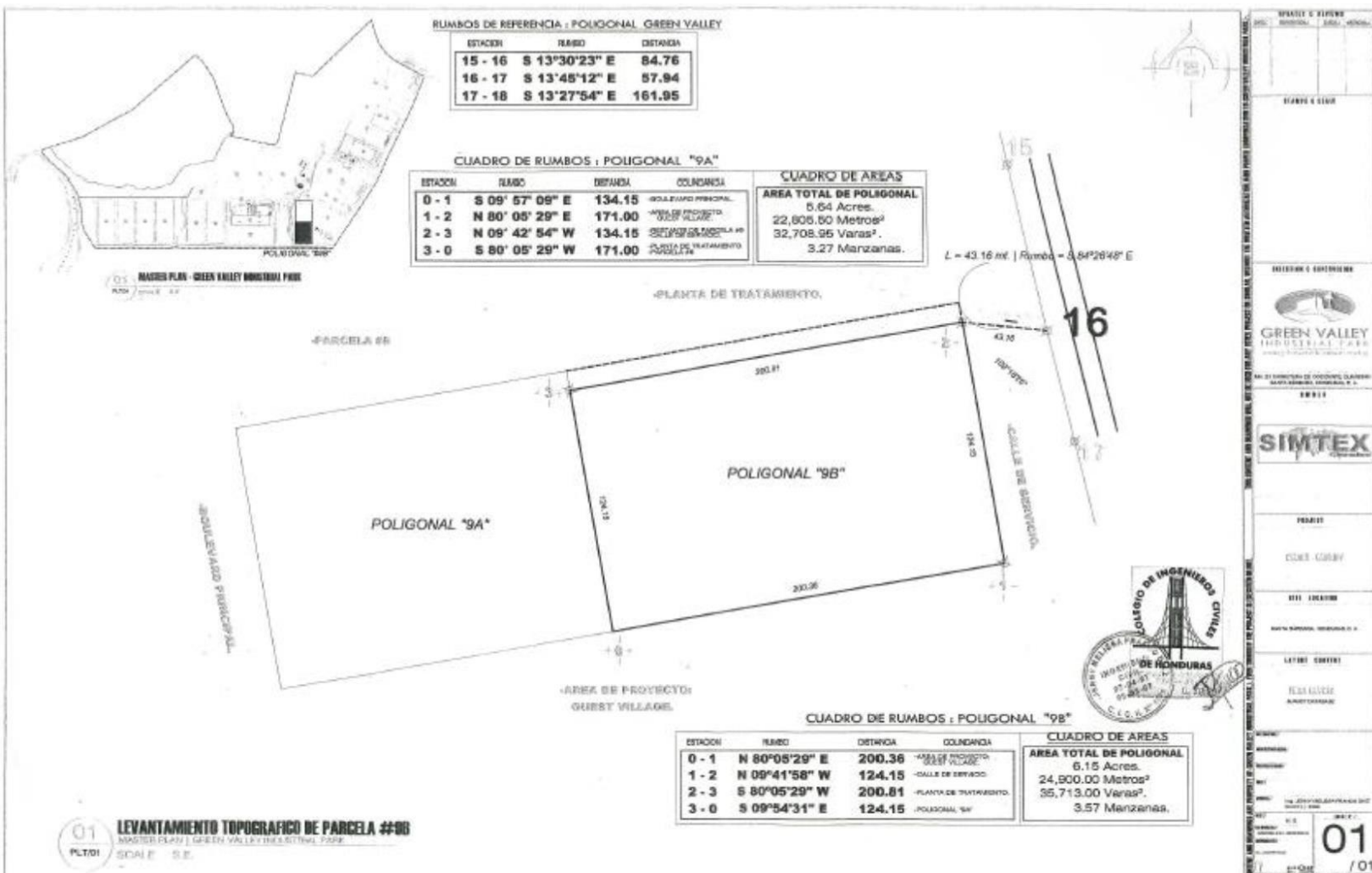


Turnkey Industrial Real Estate — Fixed Infrastructure Included



SITE SURVEY & PLAT MAP

Official Topographic Survey — Polygonal 9A & 9B, Green Valley Industrial Park



5.64 Acres

Polygonal 9A

6.15 Acres

Polygonal 9B

11.79 Acres

Total Site

MANUFACTURING EQUIPMENT OVERVIEW

Existing Equipment — Available for Separate Negotiation (Not in \$5,500,000 Price)

- The **\$5,500,000 asking price covers real estate only** — land, buildings, and fixed infrastructure. All manufacturing equipment described below is **not included** in the sale price but is available for separate negotiation.

Knitting — 144 Machines

Circular knitting machines producing jersey, fleece, rib, thermal, piqué, and specialty constructions in tubular and open-width formats.

Brand	Qty
Vanguard	90
Fukahama	26
Monarch	10
Mayer	8
Terrot	6
Chang Dae	3
Pai-Lung	1
TOTAL — 120 Active	144

Dyeing — 20 Machines

Brand	Machines	Active
Thies (Germany)	14	14
Tacme	6	5
TOTAL	20	19

Finishing Equipment

Process	Brand	Qty	Route
Foulard Padding	Fab-Con / Tubetex	4	Tubular & Open Width
Dryers	Tubetex	2	Tubular
Tubular Compactors	Tubetex	3	Tubular
Stenter Frame	Ilma Schio	1	Open Width

LOGISTICS CONNECTIVITY

Air & Ocean Freight Routes — Green Valley Industrial Park, Honduras

Why Honduras

Why Honduras?

MEXICO DF

HOUSTON

7 days

JACKSONVILLE

4 days

MIAMI

3 days

HONDURAS
Puerto Cortes
San Pedro Sula

PANAMA



Why Honduras

Why Honduras?

MEXICO DF

HOUSTON

4hr

JACKSONVILLE

3hr

MIAMI

2hr

2hr

HONDURAS
Puerto Cortes
San Pedro Sula
Aeropuerto Palmerola

2hr

1:30hr

PANAMA

BARRANQUILLA



PRODUCTION CAPABILITIES

Proven 24-Hour Throughput — Available Capacity Reference

Department	24-Hr Capacity (lbs)	Machines	Active
Knitting	120,088	144	120
Batching	44,016	3	2
Dyeing	56,300	20	19
Tubular Pads	54,384	4	3
Tubular Dryers	39,960	2	2
Tubular Compactors	48,000	4	4
Hydroextraction OW	15,000	1	1
Slitter	30,000	2	2
OW Dryer	15,000	1	1
Napper	4,920	2	1
Tumble Dryers	3,000	5	5

Specialty Services

Service	Daily Capacity	Machines
Garment Dye / Special Washes	15,000 pcs/day	27
Tie Dye	1,000 pcs/day	Manual

Warehouse Storage Capacity

Storage Type	Capacity (Pounds)
Yarn (raw material)	700,000
Greige fabric	500,000
Finished fabric	200,000
TOTAL	1,400,000

Product Range

Yarns	100% Cotton, Bi-Blend, Tri-Blend, Slub, 100% Polyester
Jersey	Single Jersey, Stripe Jersey, Slub Jersey, Lycra Jersey
Fleece	2-End Fleece, 3-End Fleece, French Terry

Other Knits	Thermal, Piqué, Poly Jersey, Poly Interlock, Poly Dazzle, 100% Mesh
Rib	Rib 1×1, Rib 2×1
Formats	Tubular and Open-Width
Garment Dye	Pigment, Reactive, Silicone wash, Burn-out wash, Tie Dye



SPARE PARTS INVENTORY

Available for Separate Negotiation — Not Included in \$5,500,000 Price

271,913	\$965,225	Separate
Spare Parts Units	Inventory Value (USD)	From Sale Price

A comprehensive spare parts inventory covering knitting, dyeing, finishing, and peripheral equipment is maintained on-site. This inventory is available for separate negotiation and is not included in the real estate asking price. It represents significant additional value for any buyer continuing textile operations.

QUALITY CONTROL LABORATORIES

Two Dedicated QC Labs — Fixed Infrastructure Included in Sale

Equipment	Function
Light Box	Color evaluation under standardized light sources
Mullen Tester	Burst strength testing of knit fabrics
Pilling Tester	Fabric surface pilling resistance evaluation
Color Focus Robot	Automated precision dye formula dispensing
Dye Focus Scale	High-precision weighing for dye recipes
Lab Dye Machine (Starlet)	Small-batch laboratory dyeing for sample development
Spectrophotometer	Digital color matching and quality verification



END-TO-END PRODUCTION PROCESS

Vertically Integrated Facility — Proven 8-Step Manufacturing Flow

1	YARN WAREHOUSE Raw yarn stored and categorized by supplier, count, and fiber. Capacity: 700,000 lbs. Handles cotton, polyester, rayon, and blends.
2	KNITTING 144 circular knitting machines produce greige fabric. Produces jersey, fleece, rib, piqué, thermal, and specialty constructions.
3	BATCHING Production orders created from greige fabric to match customer specs. Fabric weighed, measured, and batched for dyeing.
4	DYEING 20 jet-dye machines scour fabric and apply reactive or pigment color. Both tubular and open-width processing supported.
5	FINISHING Fabric passes through foulard padding, drying, compacting, stentering, slitting, and napping/brushing to achieve specified hand, weight, and width.
6	INSPECTION & PACKING Cloth bundles formed, measured, and inspected for defects. Final pre-shipment quality audit confirms adherence to customer standards.
7	QUALITY CONTROL Two laboratories conduct burst strength, pilling, colorfastness, and spectrophotometric color verification against customer specifications.
8	SHIPPING Finished fabric ships from on-site loading docks with full invoice documentation. Carriers: Crowley, Maersk, Seaboard Marine.



INVESTMENT SUMMARY

Premier Industrial Real Estate — Ready for Immediate Acquisition

\$5.5M	219K SF	11.79 ac	Free Trade	Equip.
Real Estate Price	Buildings	Land	Zone	Separate

Included in the \$5,500,000 Sale Price

Asset	Details
Land — Parcel 9A	22,855 m² (5.64 acres) — Green Valley Industrial Park
Land — Parcel 9B	24,900 m² (6.15 acres) — Green Valley Industrial Park
Main Plant Building	199,000 SF purpose-built industrial textile facility
Biomass Building	20,925 SF bio-mass steam generation structure
400,000-Gal Cistern	In-ground water storage tank
Active On-Site Wells	Independent water supply — not dependent on municipal system
Hot & Cold Process Tanks	Industrial process water storage for textile operations
Wastewater Treatment Plant	Full WWTP — COD treated to below global standard
Utility Infrastructure	Industrial electrical, compressed air network, loading docks
QC Lab Rooms	2 dedicated quality control laboratory spaces

Available for Separate Negotiation

Asset	Details
Knitting Machinery	144 machines — Vanguard, Fukahama, Mayer, Monarch, Terrot, Chang Dae, Pai-Lung
Dyeing Machinery	20 jet-dye machines — Thies & Tacme brands
Finishing Lines	Complete tubular and open-width finishing equipment
Specialty Equipment	27 garment-dye machines + tie-dye processing
Lab Equipment	Testing instruments: Mullen, Pilling, Light Box, Spectrophotometer, etc.
Spare Parts	271,913 units valued at \$965,224.97
Generators & Compressors	Peripheral support machinery

This is a rare opportunity to acquire a large-scale, purpose-built industrial real estate asset at exceptional value. The combination of 11.79 acres within a free trade industrial park, 219,000 SF of manufacturing buildings, independent water infrastructure, biomass energy facility, and full wastewater treatment — all within CAFTA-DR free trade jurisdiction — makes this a compelling acquisition at \$5,500,000. Manufacturing equipment is available for separate negotiation.

Contact Information

Name	Title	Email
Sam Simchon	President	ssimchon@bayislandsportswear.com
Raul Barahona	Chief Operations Officer	rbarahona@bayislandsportswear.com
Renee Simchon	864.344.2525	renee@lakegreenwood.com

All inquiries are strictly confidential. Qualified buyers will receive access to due diligence materials upon execution of a Non-Disclosure Agreement.

Disclaimer: This offering memorandum has been prepared from information believed to be reliable. Prospective purchasers are encouraged to conduct independent verification. The property is offered subject to prior sale, price change, or withdrawal without notice.



**A Rare Value Offering —
Below Construction Cost
Now Available for Immediate Sale at
\$5,500,000**

