La Ceiba gains project detail while regional capital tests new destinations

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La Ceiba has new reports of port maintenance and municipal projects. Regional hospitality and airline announcements add context. These developments sharpen the regional picture, while project delivery, operating performance and commercial demand remain separate tests.

La Ceiba and Atlántida

Puerto de Cabotaje — reported completion of a limited intervention. ElComejamo's November 13 report describes roughly 61,000 m³ removed and channel depths of 10–12 feet. It separately describes a prospective 20-foot dredging effort. A completion certificate, bathymetric survey and navigation notice were not retrieved. This is reported execution, with operational benefits still requiring documentation. **Direction:** conditionally positive for port reliability. **Confidence:** moderate in the report, limited in measured performance. **Horizon:** immediate verification; larger works undated. Source.

Jutiapa–Balfate — stronger procurement identification, not verified delivery. SIT's transparency register identifies LPN-SIT-071-2026 for approximately 17.20 km and a separate supervision/redesign process, CPN-SIT-070-2026. This is new verification of an older lead: the October 30 bid opening reportedly attracted eight bidders. No award, disbursement or mobilization was verified. Keep the broader Jutiapa–Río Esteban watch separate from this defined section. **Direction:** positive preparation, contingent access benefit. **Confidence:** high in the register; unresolved execution. **Horizon:** 30–90-day procurement watch. SIT; bid-opening report.

Local access and waterfront projects have distinct stages. The municipality's November 10 notice reports an order to start four-lane twin bridges over Mamalipa, extending Bulevar del Este toward CA-13, with ENOCSA named as executor. Its November 9 notices report approval of Malecón phase two and drainage works underway at Villa Neem. These are, respectively, an announced start order, municipal approval and authority-reported physical work. **Direction:** conditionally positive for urban access and resilience. **Confidence:** high in official statements; delivery and effectiveness unverified. **Horizon:** months. Bridges · Malecón · Drainage.

CA-13 west — program financing and design procurement are established; lane scope remains unresolved. SEFIN records Loan 2333 at up to US$606.99 million for the wider Resilient Roads Program, not exclusively Tela–La Ceiba. BCIE's indexed procurement notice lists CPI-SIT-BCIE-003-2026, design and subsequent supervision, with a November 23 receipt date; SIT identifies three lots. SIT's data room also lists terms for a future four-lane Tela–La Ceiba design. That future scope must be reconciled with November reporting describing two lanes and selected three-lane sections. No construction award or segment-specific disbursement was verified here. **Direction:** constructive preparation, conditional access benefit. **Confidence:** high in official records; final lane configuration unresolved. **Horizon:** November procurement; later delivery. SEFIN · BCIE notice index · SIT register · SIT data room.

CA-13 east — keep bridge design separate. The La Ceiba–Puerto Castilla expression of interest retains a reported November 17 deadline, HN-SIT-575368-CS-QCBS. The World Bank page did not expose the substantive notice in this retrieval. **Direction:** conditional long-term resilience benefit. **Confidence:**

moderate in the reproduced notice; amendment history unresolved. **Horizon:** procurement now, benefits later. Neither this notice nor western financing establishes a four-lane La Ceiba–Trujillo project. Notice reproduction · Western reporting to reconcile.

Honduras national context

APP governance changes create an implementation watch. PCM-021-2026, dated November 10 and published November 12, reorganizes the public-private partnership framework and creates a specialized technical unit attached to SIT. The text allows up to 60 calendar days for approval of its organizational structure. **Why it matters:** institutional investors need to understand who structures projects and how they advance. **Direction:** potentially constructive, dependent on implementation. **Confidence:** high in the published rule; practical outcomes unknown. **Horizon:** 30–90 days. It does not approve or fund a specific project. Official Gazette copy, articles 2 and 7.

Cortés authorizations are regional context. Congress's November 11 announcement identifies 65 road projects totaling L8,596.9 million for 2027–2028. The wider "150-plus" package includes other categories; do not add overlapping totals. **Direction:** positive planning context with delivery risk. **Confidence:** high in the official announcement, no funding-release verification. **Horizon:** 2027–2028. These allocations do not establish financing for La Ceiba's eastern corridor. Congress announcement · reporting.

Regional hospitality and connectivity

The Estate — correct the amount and the location. sbe's current site describes over US$1 billion across Florida and El Salvador. Reporting identifies Playa Secreta, Conchagua, not a verified Playa Escondida project. Tony Robbins is identified as The Estate co-founder and Marc Anthony as an sbe equity partner. The announced Salvadoran scheme signals branded hospitality interest, not verified capital deployed or operating demand. **Direction:** positive regional visibility, potential competition for capital. **Confidence:** high in brand affiliation and portfolio scope; financing, permits and construction unverified. **Horizon:** multi-year. The announcement originated November 6; this week's coverage is follow-through. sbe · November 10 coverage.

TAG — scheduled Roatán access, with mainland spillover unproven. November 10 reporting attributes a December 1 launch and Tuesday/Thursday/Sunday service from San Salvador to the airline's commercial director. A schedule provider lists matching December flights but has inconsistent aggregate frequency fields. Airline-site extraction did not establish a completed dated fare search. **Direction:** potentially positive for Bay Islands connectivity; La Ceiba benefit indirect. **Confidence:** moderate-high in the announcement, no sustained-service evidence. **Horizon:** December launch and first 90 days. Avoid calling it the first connection or a confirmed restart of an identical scheduled operation. Report · schedule.

Continuity from Issue 007

Electricity — implementation watch, not a new weekly rule. CREE-97-2026, adopted October 30 and published November 2, sets values that users must exceed: 400 kW on distribution and 0 kW on transmission. Classification/registration remains necessary. **Direction:** potentially wider supply choices for eligible users; no savings, capacity or reliability gain established. **Confidence:** high in the rule, project eligibility unresolved. **Horizon:** near-term project review. Regulator's Gazette copy.

Amnesty — retain the deadline. Congress reports specified Decree 226-2026 benefits through December 31. Verify covered obligations, periods and payment conditions case by case. **Direction:** potentially helpful regularization; no automatic liability cancellation. **Confidence:** high in the official announcement, individual eligibility unresolved. **Horizon:** before December 31. No new extension verified.

Congress.

Poma/Marriott — retain as regional pipeline context. November 3–4 reporting attributes a land purchase and Marriott agreement in Antigua Guatemala to Fernando Poma, with a 2029 target. No newer milestone was verified in this update. **Direction:** positive regional hospitality interest and competition for resources. **Confidence:** moderate in attribution; deeds, financing and construction unverified. **Horizon:** multi-year; no Honduras mandate inferred. Prior report.

Permanent local watch and public market

Watch item	Position at cut-off
Torres Ixora	No fresh dated execution milestone corroborated. Prior engineer-attributed preparation remains the baseline; completion percentage, permits, financing and sales are separate questions.
Próspera Satuyé	No new verified financing or physical milestone. Carry the unresolved agreement-status and legal/municipal/environmental questions; distinguish it from municipal Bulevar del Este works.
Golosón airport	AHAC's November 9 training update is operational training, not added airlift or modernization completion.
Ferry terminal and Bay Islands	Operator website remains accessible. No like-for-like capacity change verified; Cabotaje reporting does not establish new passenger sailings.
Other hospitality, residential, mixed-use, industrial, logistics and tourism projects; coastal acquisitions	No additional qualifying execution or verified closed coastal land acquisition established in this targeted review. This is not an exhaustive census.

Asking-price monitor. Monte Real del Bosque remains displayed at US$1 million for 20 stated manzanas: **US$50,000/manzana calculated**. Bonitillo's matching RE/MAX record 002732980029 displays US$559,240 for 124,181.10 m², describing approximately 17.8 manzanas: **about US$31,418/manzana calculated**; its rounded 18-manzana title would yield a different ratio. Realtor 310109926128 remains offline. Matching IDs and measurements support a probable syndicated-record match, not cadastral identity confirmation, a sale or a broker transfer. JAYE's Satuyé URL still returns a missing-page message. Availability, approved use and transaction evidence remain unverified. No proven asking-price change or market-wide liquidity conclusion follows. Monte Real · Bonitillo.

Regional coverage and information sources

Targeted screening of Guatemala, Belize, Costa Rica, Panama, Nicaragua, southern Mexico and the Caribbean did not establish an additional fresh, sufficiently verified high-consequence signal for this edition. Older pipeline announcements, including Poma/Marriott, are retained only as labeled continuity; tourism promotions and trade-fair participation were not repackaged as weekly changes. Financing conditions, FDI and destination-level overnight demand lack a qualifying fresh verified update in this review.

The appropriate local organization is the **Cámara de Comercio e Industrias de Atlántida**, based in La Ceiba. Its website, COHEP's bulletin index and AMCHAM's news page were checked; no consequential new local commitment was established from those pages. The U.S. Embassy website returned HTTP 403. That is an access limitation, not evidence of inactivity. Municipal information resources exist, while their completeness for development monitoring remains to be assessed.

Practical Implications

Investors should evaluate access, utilities and development permissions by project and location. A loan envelope, design tender, eligibility rule and reported works completion support different decisions. They do not establish interchangeable improvements in regional development readiness.

Recommended Actions

1. Seek public acceptance and depth records for Cabotaje; separate maintenance from the proposed deeper project.

2. Track Jutiapa procurement and reconcile the decree’s 16 km, tender’s 17.20 km and supplied clip’s 17.25 km before claiming a single scope.

3. Monitor physical progress at Mamalipa and distinguish Malecón approval from funded construction.

4. Preserve listing snapshots, parcel identifiers and area denominators; require transaction evidence before using them as closed comparables.

5. For a defined large-user scenario, verify load, connection and registration before modeling electricity savings; confirm any amnesty eligibility before the deadline.

Watch Items for the next 30–90 days

November 17 eastern bridge-design deadline and November 23 western design/supervision receipt date, subject to amendments; subsequent shortlist/award; Jutiapa award and funding evidence; Cabotaje survey and maintenance plan; TAG’s December 1 launch and continuity; APP unit implementation; independently dated Ixora and Satuyé updates; new brokerage records, price changes and verified transactions; electricity-registration implementation, December 31 amnesty deadline and any new Poma/Marriott milestone.

GH Perspective

For Granadita Horizon, these developments inform regional context. They do not establish a change in valuation, liquidity, buyer demand or sale timing. Maintain asset-specific evidence on land use, access, utilities and coastal relationships; no repricing or accelerated timetable follows from this review.

Bottom Line

La Ceiba’s picture is becoming more specific. The investment test remains whether individual projects move into documented delivery and sustained commercial use.