



ConTierra

Regenerative Economics Subdivision
Pueblo Nuevo, Costa Rica

Mission

To regenerate land, uplift communities, and cultivate wellbeing by creating an eco-integrated subdivision that harmonizes nature, culture, economy, and appropriate technology.

We design spaces that nourish the human spirit, restore ecosystems, and empower local livelihoods through holistic land development, regenerative agriculture, wellness experiences, inclusive housing models, and the use of appropriate technologies that support ecological balance and human-scale living.



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Vision

To become a living model of regenerative development that strengthens local economies, restores ecosystems, and inspires a global shift toward conscious living and place-based resilience.

We envision thriving communities rooted in ecological stewardship, regenerative economics, and inclusive education—where people live in harmony with nature, support one another's wellbeing, and share knowledge that empowers future generations.



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Core Values

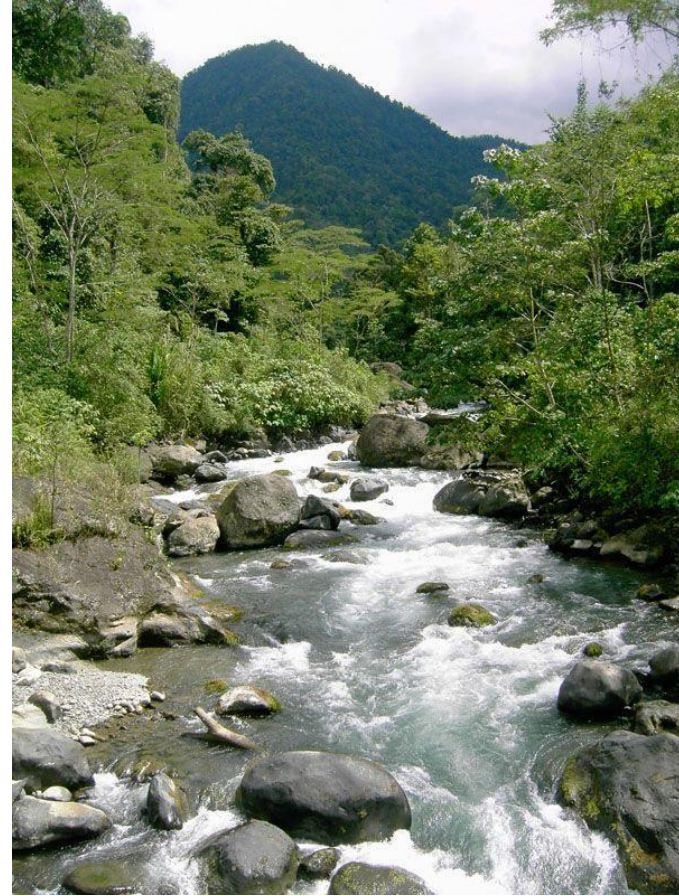
1. Regenerative Economics - We reject extractive systems in favor of economic models rooted in reciprocity, resilience, and place.
2. Community Reciprocity - We are not outsiders building for a place, we are co-creators building with it.
3. Ecological Integrity - We design with nature, not against it, placing ecosystems at the heart of every decision.
4. Right Livelihood - We believe everyone deserves to thrive through meaningful, dignified work.
5. Transparency & Trust - We hold ourselves accountable to the land, our partners, and our future residents.



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The Opportunity

- 53 hectares of zoned land, ready for subdivision
- Water sovereignty (10 artesian springs on site)
- On-site food production/availability
- Solar and hydroelectric plants
- Giving back to community
- Passive rental income



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Master Plan & Features

- 25 residential lots, mountain views and riverside properties
- 4 rental cabins
- Affordable housing for local workforce
- Bathhouse & office
- Event spaces, commercial kitchen, grab and go deli with beverages
- Trails, recreation spaces, forested conservation areas
- Regenerative agriculture, food forest, gardens, CSA
- Workshop, cottage industries, value-added goods



Subdivision Homeowner Profile

- Digital nomads
- Wellness travelers
- Eco-minded retirees
- Retreat facilitators
- Outdoor enthusiasts



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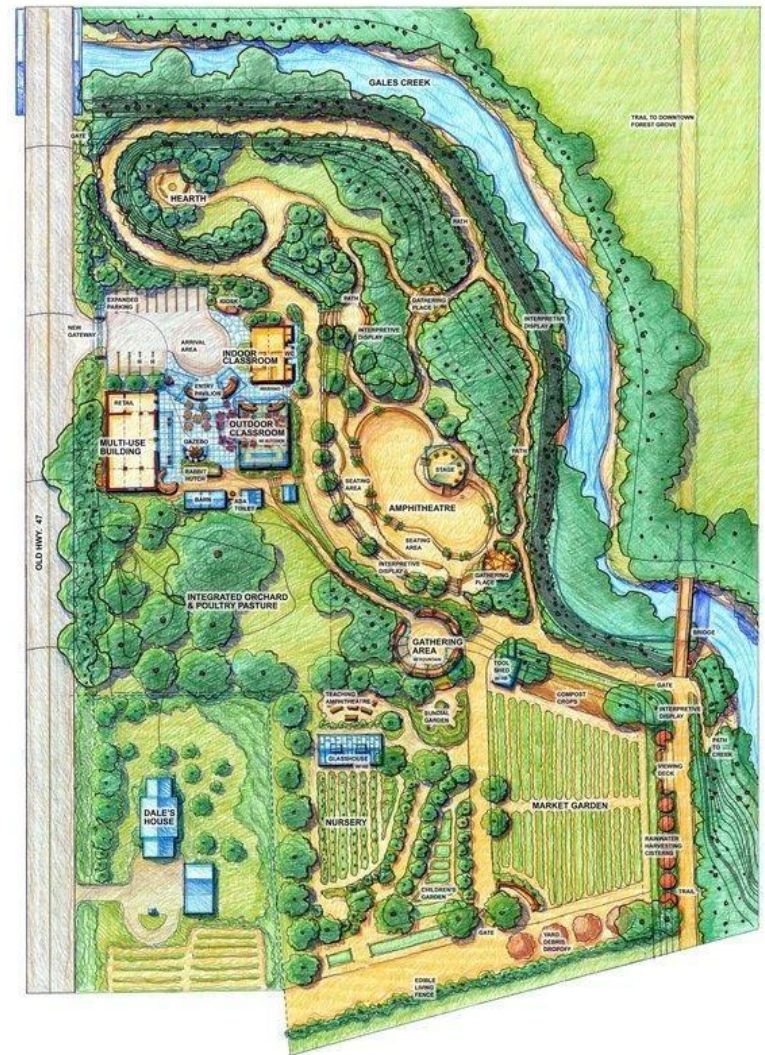


Social & Environmental Impact

- 10 hectares conservation
- 2,500 kg/year food donated
- Affordable rent to own housing for 4–8 local families
- Local employment and training



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Milestone Timeline

Year 1	Year 2	Year 3	Year 4	Year 5
Land Acquisition & Infrastructure <ul style="list-style-type: none">• Purchase land• Legal services• Land mapping• Develop access/roads• Subdivide property• Run utilities• Rental cabins• Marketing for lot sales• Affordable housing for locals	Buildout & Lot Sales <ul style="list-style-type: none">• HOA established• Subdivision lot sales• New home construction may begin• Bath house• Commercial Kitchen• Event Spaces• Agricultural development	Home Building, & Community Integration <ul style="list-style-type: none">• Lot sales/construction cont'd• Plan support opp's with local community• Bath house & event spaces open for business• Develop cottage industries & value-added goods	Brand Development & Revenue Streams <ul style="list-style-type: none">• Lot sales/construction cont'd• Develop ConTierra brand & partnerships in region• Grow revenue streams	Sales Wrap-Up, Investor Exit, & Future Focus <ul style="list-style-type: none">• Lot sales/ new home construction• Investor exit• CR National hired as Director• Developers step back as directors to focus on next 10+ year plan.



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Team & Governance

- Chris Garrison & Gwen Garrison – SRL* Directors
- Esteban Chacon – Construction
- HOA Board: developer, subdivision resident, workforce, community reps



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**SRL (Sociedad de Responsabilidad Limitada), the Costa Rican equivalent of a U.S. LLC (Limited Liability Corporation)*

Call to Action

- Select your new home site
- Let's grow a legacy project together!



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