



# TOLLESON RAIL CORRIDOR

A GREATER PHOENIX HIGH IMPACT DISTRICT



Greater Phoenix  
ECONOMIC COUNCIL

theconnectedplace.org



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# TOLLESON RAIL CORRIDOR

A GREATER PHOENIX HIGH IMPACT DISTRICT

The Tolleson Rail Corridor is home to a number of major manufacturing and distribution operations. With easy access to the I-10 and Loop 101 freeways, this district is prime real estate for companies needing quick routes to California markets and the Greater Phoenix workforce.

The Union Pacific rail line cuts through this district, creating a number of opportunities for rail access, and the Phoenix-Goodyear Airport is only 14 minutes away.

With a population of 7,000 residents, the City of Tolleson is a small community with a friendly business environment, creating a number of new jobs for the southwest valley region.

This high impact district is south of I-10, running from 107th Avenue in the west to 75th Avenue in the east between Buckeye Road and Van Buren Street to the north. It measures 3.33 square miles with over 126 companies and 10,757 jobs.



**126**

COMPANIES  
OPERATING



**10,757**

JOB IN A 3.33  
SQUARE MILE AREA



**148,182**

WORKING RESIDENTS  
WITHIN A 5-MILE  
RADIUS

# WORKFORCE CHARACTERISTICS

The tables below provide demographic information for employees and working residents near the Rail Corridor.

## ABOUT EMPLOYEES

Employees in the Tolleson Rail Corridor*	107,631
Live Inside Area	29,081 27%
Live Outside Area	78,550 73%

## ABOUT RESIDENTS

Working Residents in the Tolleson Rail Corridor*	148,182
Work Inside Area	29,081 20%
Work Outside Area	119,101 80%

## WORKER AGE

Working Residents in the Tolleson Rail Corridor*	148,182
Age 29 or younger	39,939 27%
Age 30 to 54	84,853 57%
Age 55 or older	23,390 16%

## EARNINGS

Working Residents in the Tolleson Rail Corridor*	148,182
\$1,250 per month or less	30,646 21%
\$1,252 to \$3,333 per month	72,345 49%
More than \$3,333 per month	45,191 30%

## SEX

Working Residents in the Tolleson Rail Corridor*	148,182
Male	77,480 52%
Female	70,702 48%

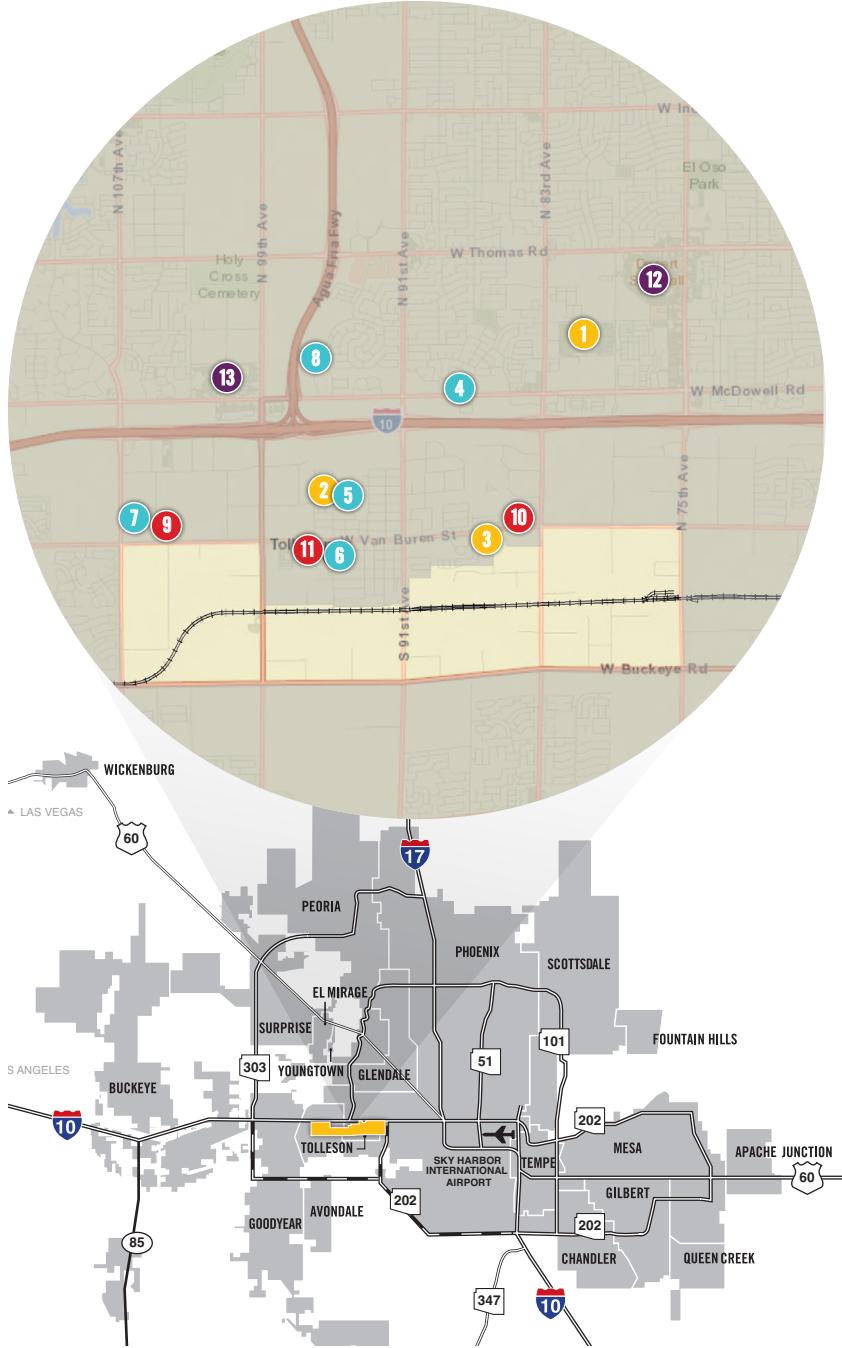
## EDUCATIONAL ATTAINMENT

Working Residents in the Tolleson Rail Corridor (over age 29)*	108,243
Less than high school	25,644 24%
High school or equivalent, no college	28,352 26%
Some college or Associate degree	33,456 31%
Bachelor's degree or advanced degree	20,791 19%

\* Within a five mile radius

*Tolleson, AZ is one of the  
“Best Places to Start a  
Business in Arizona”*

- According to *Nerd Wallet*



## RAIL CORRIDOR AMENITIES

### ARTS / RECREATION

- 1 Ak-Chin Pavilion
- 2 McNeel Field
- 3 Tolleson Veterans Park

### EDUCATION

- 4 Desert Oasis Elementary School
- 5 Porfirio H. Gonzales Elementary School
- 6 Tolleson Union High School
- 7 Universal Technical Institute
- 8 University of Phoenix West Valley Learning Center

### GOVERNMENT

- 9 Maricopa County Southwest Regional Court Center
- 10 Tolleson City Court
- 11 Tolleson City Hall

### RETAIL/RESTAURANT

- 12 Desert Sky Mall
- 13 Gateway Crossing & Gateway Pavilions



# EXISTING INDUSTRIES

The table below shows the industry composition of employers in the Rail Corridor.

INDUSTRY	COMPANIES	EMPLOYEES
<b>Total</b>	<b>126</b>	<b>10,757</b>
Business Services	12	559
Construction	14	466
Consumer Goods Manufacturing	9	2715
Consumer Services	7	107
Finance, Insurance & Real Estate	2	10
High Tech Manufacturing & Development	2	248
Hospitality, Tourism & Recreation	1	5
Media, Publishing & Entertainment	1	13
Metal Inputs & Transportation-Related Manufacturing	4	163
Non-Metallic Manufacturing	14	971
Resource Dependent Activities	3	458
Retail	8	632
Telecommunications	1	80
Transportation & Distribution	48	4330

Source: Maricopa Association of Governments 2016 Employer Database



# MAJOR EMPLOYERS

The companies listed below all have operations in the Rail Corridor.

BUSINESS NAME	EMPLOYEES	INDUSTRY DESCRIPTION
JBS Packerland Tolleson	1653	Animal (except Poultry) Slaughtering
Papa John's Salads & Produce	805	Fresh Fruit and Vegetable Merchant Wholesalers
Atlas Retail Services	565	General Warehousing and Storage
PepsiCo	431	Soft Drink Manufacturing
SRP	396	Electric Power Distribution
Autozone Inc	350	General Warehousing and Storage
Sysco Food Services of Arizona	324	Packaged Frozen Food Merchant Wholesalers
Ryder Inc Hillshire Brands	322	Packaged Frozen Food Merchant Wholesalers
Fry's Food Stores	282	Administrative Management Services
Berry Plastic Corp	227	Unlaminated Plastics Profile Shape Manufacturing
Home Depot	204	Home Centers
Staples Inc	201	Stationery and Office Supplies Merchant Wholesalers
Sigler Inc	200	Commercial and Institutional Building Construction
Communications Test Design Inc	200	Semiconductor and Related Device Manufacturing
Wincup	195	Urethane and Other Foam Product Manufacturing

# REAL ESTATE

The table below shows real estate information for the Rail Corridor.



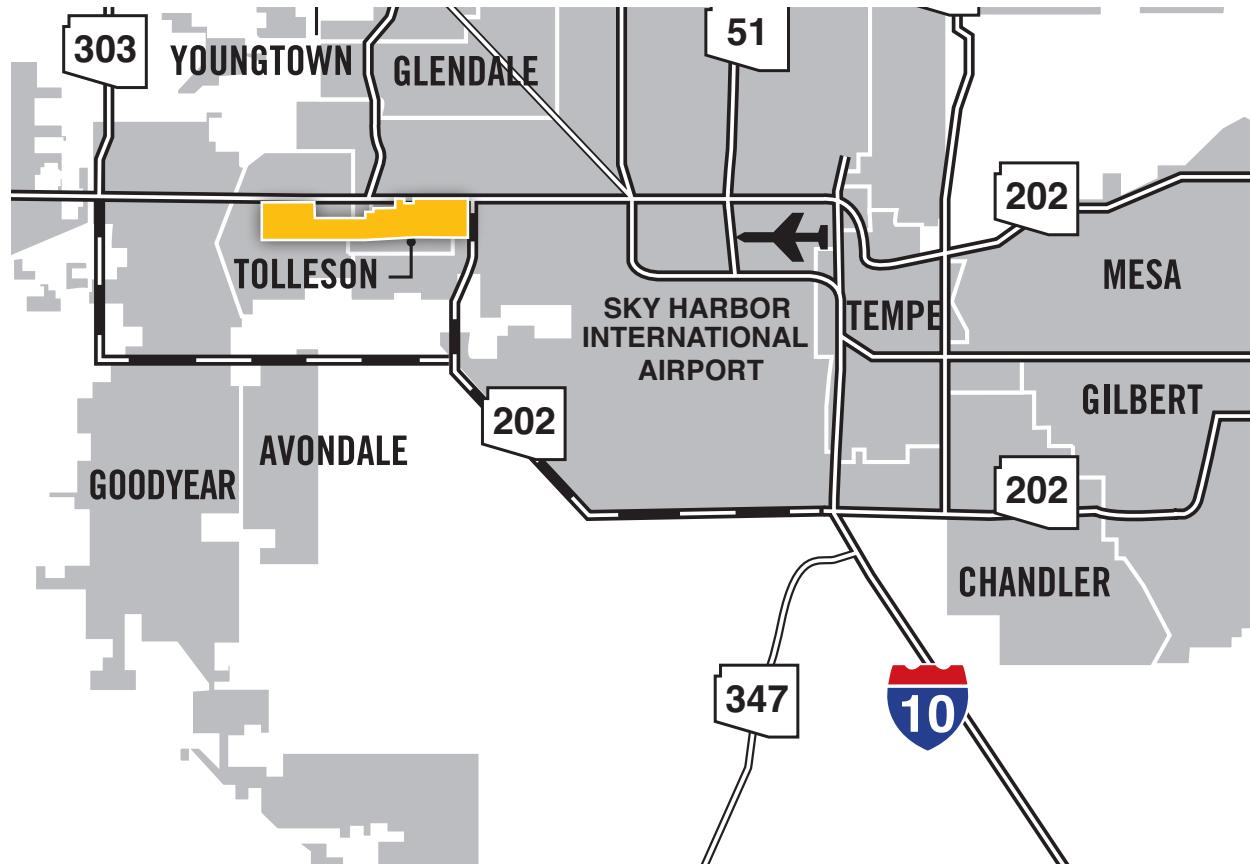
## RENT PER SF

## EXISTING BUILDINGS

## EXISTING SF

INDUSTRIAL	\$4.76	100	15,558,133
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*Source: Costar 2017*





## **TOLLESON RAIL CORRIDOR**

The City of Tolleson offers unrivaled incentive packages through the elimination of development impact fees and nimble and flexible processes and services creating an exceedingly development-friendly business environment.

The City of Tolleson is “Small but in the Middle of it All” with over 25 Fortune 500 companies that are strategically located along several major transportation corridors and is serviced by Union Pacific Railroad.

FOR MORE INFORMATION  
**PLEASE CONTACT:**



**Greater Phoenix  
ECONOMIC COUNCIL**

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