



TOLLESON RAIL CORRIDOR

A GREATER PHOENIX HIGH IMPACT DISTRICT




Greater Phoenix
ECONOMIC COUNCIL

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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

JOBS 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%

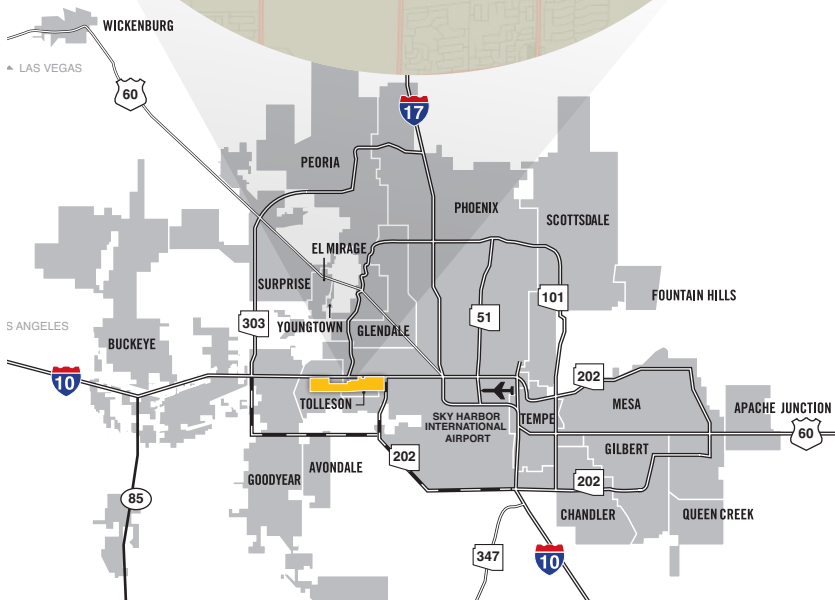
* Within a five mile radius

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
Total	126	10,757
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

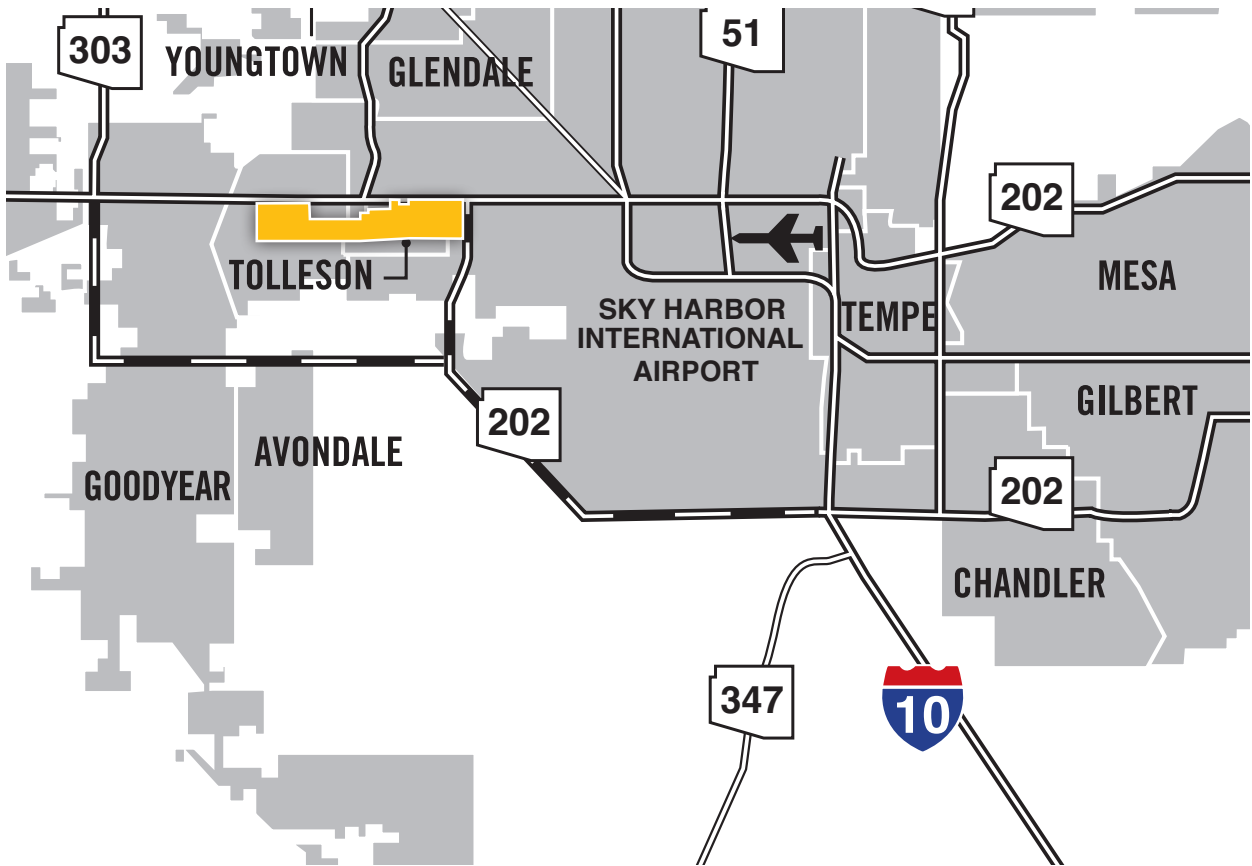
Source: Maricopa Association of Governments 2016 Employer Database

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

Source: Costar 2017





TOLLESON RAIL CORRIDOR

The City of Tolleson offers unrivalled 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:



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