

# DIXON, CALIFORNIA

## *"Poised for Business"*

Ideally situated between Sacramento and the San Francisco Bay Area is the beautiful business friendly community of Dixon. The City of Dixon offers abundant affordable land, easy freeway access, rail, and new infrastructure improvements designed to accommodate both residential and commercial projects. Dixon is on Interstate 80 and State Highway 113, close to both Sacramento and the Bay Area regions. The city features reasonable land prices, expedited permitting, an educated workforce (UC Davis is 5 miles away), a new high school, and low crime. Dixon is a perfect place for an expanding company to relocate to, or an out of state business looking to establish business in the California marketplace.

Dixon is a working class community of 18,351 that's committed to family values, balanced growth, and is regarded as a wonderful place to raise children. The historic town center and May Fair fairgrounds are symbolic of Dixon's small town charm, agricultural history, and healthy business climate. The local economy embodies farming and agriculture, but it's an emerging 21<sup>st</sup> century community with a rapidly diversifying tax base. Wal-Mart, Ace Hardware, Cardinal Health, Dixon Canning, Altec Industries, and Gymboree have all established major facilities in the community. The 600 acre Northeast Quadrant is being equipped with water as to be "Shovel Ready" to attract interest in research, development, retail, office, and manufacturing.

Additionally, Solano County and Dixon in particular, continues to offer the most affordable home prices in the region. The medium price for Dixon homes sold was significantly lower than other parts of the state. Millions of dollars in infrastructure improvements have been made to support land use objectives to facilitate affordable housing, private development, and jobs.

Dixon has laid the foundation for economic development through smart growth and a comprehensive backbone infrastructure program. The City has worked diligently to transform the area to accommodate the needs of citizens, existing businesses, and future commerce. The business friendly community of Dixon welcomes the opportunity to have your firm relocate or establish a new location in the city. For more information, please visit the City of Dixon's website at [www.ci.dixon.ca.us](http://www.ci.dixon.ca.us).



## DIXON

## *"Ideally Situated"*

**POPULATION (2010)** **18,351**

### **MEDIAN HOUSEHOLD INCOME (2010)**

City of Dixon (2010)	\$69,724
Solano County (2010)	\$68,409
State of California (2012)	\$66,215
U.S. (2012)	\$62,257

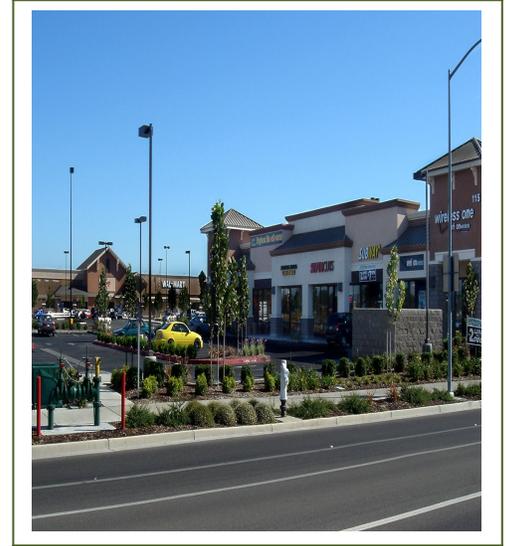
### **TRAFFIC (2010)**

I-80	128,000 ADT
Hwy 113 (N. 1 <sup>ST</sup> St)	19,400 ADT
West A / I-80	11,400 ADT
Pitt School Rd. / I-80	12,400 ADT



## **TOP 10 EMPLOYERS**

Gymboree	409
Dixon Unified School District	313
Wal-Mart	300
Altec Industries	182
Dixon Canning (Campbell's)	180
Baselite Concrete Products	157
Superior Packing	150
Ron Dupratt Ford	135
Cardinal Health	125
First Northern Bank	105



## **COMPETITIVE ADVANTAGE**

- *Along the growing Interstate 80 interchange with new corporate offices, branch operations, and manufacturing facilities being developed.*
- *UC Davis, Solano Community College, two additional state colleges, and six private colleges are within commuting distance.*
- *Within 25 miles are a skilled and diverse workforce of 200,000 and a population of 400,000 (160,000 pop. 15 miles).*
- *Excellent access to Interstates 80, 5, and Highway 99; with Sacramento Airport – 30 minutes, and 3 general aviation airports 10-minutes away.*
- *Four I-80 interchanges, 5 miles of freeway frontage-only 50% developed, traffic counts of 128,000 vehicles per day.*
- *Affordable land with existing utilities and abundant low cost water supply.*

