

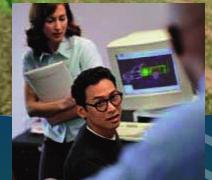
DIXON IS IDEALLY SITUATED

Dixon offers many competitive advantages as a business location:

- Along the growing Interstate 80 corridor with new corporate offices, branch operations, and manufacturing facilities being developed
- In the Life Sciences Corridor with research, development, and manufacturing operations in biotechnology, agriculture, food, veterinary and biomedical technologies
- UC Davis, Solano Community College; two additional state colleges, six private universities; and two additional community 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 mi.)
- Excellent access to Interstates 80, 5 and Hwy. 99; with Sacramento International Airport-30 minutes, and 3 general aviation airports-10 minutes
- Four I-80 interchanges, 5 miles of freeway frontage-only 50% developed, traffic counts of 125,000 vehicles per day
- Seismically stable (zone 3)
- Affordable land with existing utilities
- Abundant, low cost water supply
- Various business assistance programs

POISED FOR BUSINESS

Dixon's desirable quality of life; small town character; proximity to urban amenities, a world class university, and the natural beauty of Northern California have attracted and kept business in Dixon. Add to that, a well-trained workforce, an exuberant community spirit, excellent transportation access, a healthy business climate and affordable real estate, gives you a community that invites a closer look.



For more information on development or business location opportunities in Dixon contact:



600 East A Street
Dixon, CA 95620
(707) 678-7000

D'Andre Wells
Economic Development

www.ci.dixon.ca.us

Dixon Chamber of Commerce
www.dixonchamber.com

DIXON

A GROWING TRADITION OF BUSINESS



OPPORTUNITIES IN THE HEARTLAND OF CALIFORNIA

From its earliest beginnings, Dixon has been a commercial and transportation hub in California's Sacramento Valley. Today, Dixon is a business-friendly city in Solano County, the fastest growing city of the nine San Francisco Bay Area counties. Dixon is located along Interstate 80 and the transcontinental railway corridor. Dixon maintains its small town charm while providing easy access to the attractions in Sacramento, San Francisco, the Napa and Sonoma wine regions, the rugged Northern California Coast and Lake Tahoe.



Dixon is located five miles away from the academic and cultural resources of University of California, Davis. Reasonable land prices and an affordable cost of living make Dixon a perfect place to live, work, and to locate a business.



QUALITY OF LIFE COMMUNITY PROFILE

Dixon is an attractive and desirable community:

- 80 acres of parks; \$3.5 million in parks investments and new parks planned in growth areas
- 4 public elementary schools, one middle school, and one new state of the art high school scheduled to open in August 2007
- One of the highest participation rates in the state for school sports, music and drama
- Active sports leagues and expanding recreation programs
- Annual festivals and celebrations
- Median income, family of four, \$72,000 (Solano County 2006)
- Managed growth for 22,000 people by 2010

VISION FOR THE FUTURE

The community's land use objectives include three major new development areas that have been annexed and zoned for future growth:

- Valley Glen (210 ac.)- Mixed Density Residential
- Southwest Dixon (470 ac.)- Single and Multi-Family Residential and 90 acres of Commercial and Business uses
- Northeast Quadrant (643 ac.)- The community's major new employment center with Business Park, Industrial and Commercial areas (includes a WalMart Super Center)
- New Commercial and Business areas planned along West A and North First Streets, the community's main arterials.
- \$2.5 million has been invested to revitalize the historic downtown area, with more planned
- \$52 million in infrastructure investments are planned over the next 5 years to support the land use objectives. City government works to provide an expedited permit process to facilitate new development

LARGEST AREA EMPLOYERS

Dixon and the surrounding areas have a solid, diverse base of major employers which include:

- University of California
- WalMart Super Center
- Campbell Soup
- Kragen Distribution Centers
- The Gymboree Corp. U.S. Distribution Center
- Genentech (bio-pharmaceuticals)
- Cardinal Health
- First Northern Bank
- Superior Meat Packing
- Altec Industries (Hydraulic Lift Vehicles)



MINUTES FROM UNIVERSITY OF CALIFORNIA DAVIS

UC Davis, five miles from Dixon, is one of the premier research universities in the world, which includes:

- 19,500 undergraduates; 5,500 graduate students
- Grants more PhD's in biology on an annual basis than any other US institution
- Professional Schools in Medicine, Veterinary Medicine, Law, and Management
- Major programs in Agriculture, Food Science, Biotechnology, Engineering, Transportation, and Computer Science
- Mondavi Performing Arts facility locally presents world class performers
- Growth plans include 5,000 additional students

