

# DIXON ILLINOIS - OUR COMMUNITY

A Thriving Community of 16,000 in Northwest Illinois

Located along the scenic Rock River in northwestern Illinois, Dixon is a thriving community of 16,000, and serves as the county seat of Lee County. At the hub of four major highways and one interstate, Dixon is the economic center of the county and an important focus for agriculture, industry, service, retail, recreation and residential growth.

Dixon's history dates back to 1828 when Joseph Ogee settled at the site of what is now known as Dixon. Two years later, "Father" John Dixon came to the area, purchased Ogee's land claims and continued the establishment of a settlement by operating a ferry across the beautiful Rock River.

Abraham Lincoln

In 1832, a young Abraham Lincoln marched up the Rock River Valley at the head of the Sangamon County Volunteers. He and his troops were mustered in at Fort Dixon to fight in the Blackhawk Indian Wars. Fort Dixon was located on the north bank of the Rock River, and the spot is now marked with a bronze statue of Lincoln.

Ronald Reagan

It is hard to think of Dixon without associating the name of her most famous son, Ronald Wilson Reagan. The former President is well-known for calling Dixon his hometown, and he spent his formative years in Dixon attending its schools and spending summers as a lifeguard at the Lowell Park Beach. Dixon was instrumental in forming the character of our 40th President. Today, a number of Reagan sites, including the Ronald Reagan Boyhood Home, are visited by many thousands as popular tourist attractions.



# Dixon, IL Restaurants

2023

South side of town

South side of town

Planned traffic signal

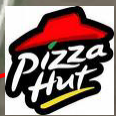
**SITE**



Interstate exist/entrance



Presidential Parkway Plaza



Dute

Towest St

Milest St

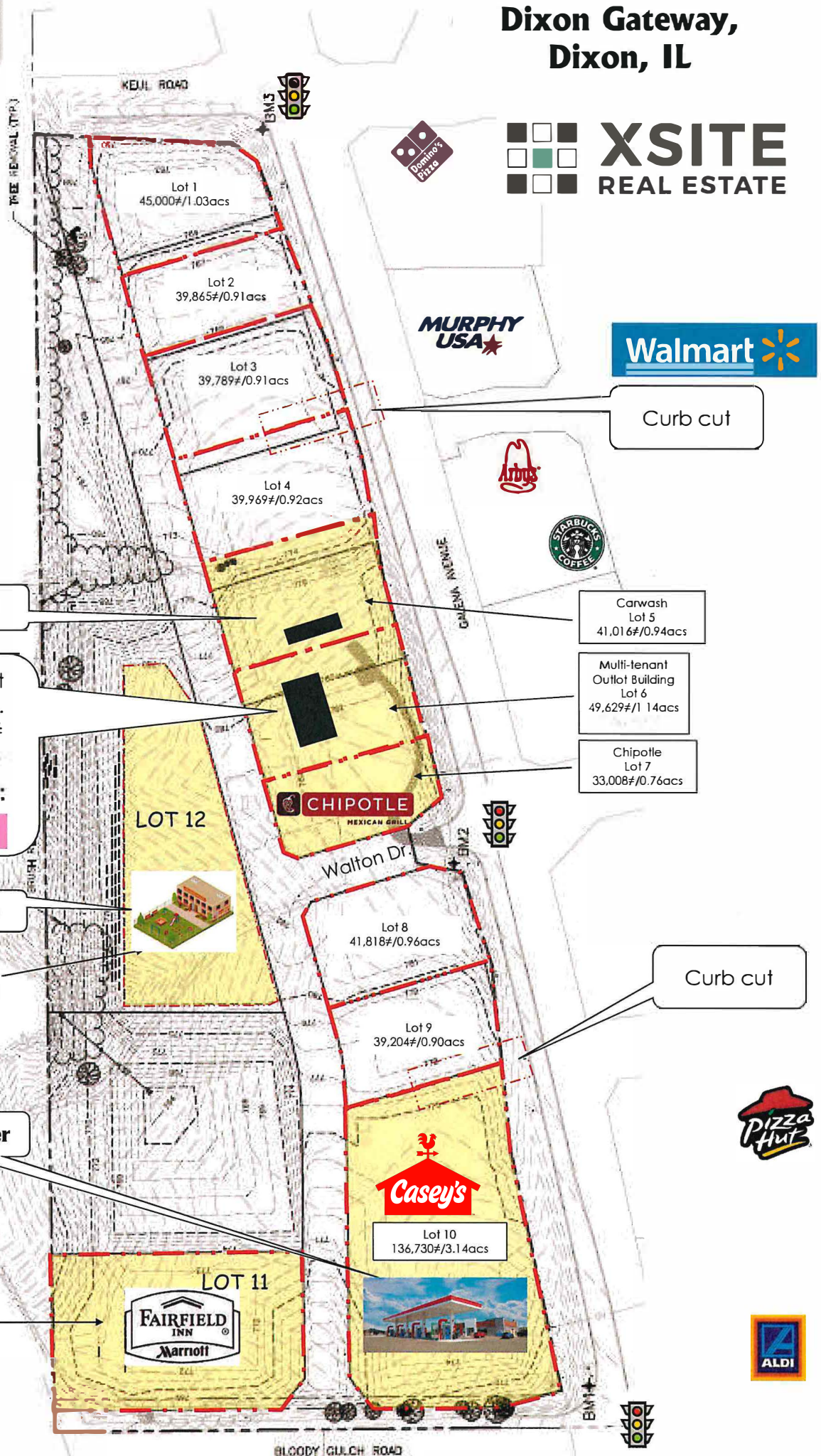
Plaza Dr

Toll Way Dr





# Dixon Gateway, Dixon, IL



Curb cut



Carwash

Carwash  
Lot 5  
41,016#/0.94acs

Multi-tenant  
outlot bldg.  
Bldg 8,000#

Multi-tenant  
Outlot Building  
Lot 6  
49,629#/1.14acs

Chipotle  
Lot 7  
33,008#/0.76acs

LOT 12



Childcare



Childcare  
Outlot 12  
174,201#/4.0acs

Curb cut

Walton Dr

Lot 8  
41,818#/0.96acs

Lot 9  
39,204#/0.90acs

Fuel Center



Lot 10  
136,730#/3.14acs



Fairfield Inn  
Lot 11  
88,309#/2.03acs



BLOODY GULCH ROAD

## FACTS & OTHER INFORMATION

Lee County, the City of Dixon and local schools add nearly 950 more jobs in public sector employment. KSB Hospital and Raynor are Dixon's largest private employers.

Raynor manufactures and distributes industrial, commercial and residential garage doors and openers around the world. Dixon is home to UPM Raflatac Inc., Spectrum Brands, Bay Valley, Bonnell Industries Inc., BorgWarner Inc., Dixon Direct, Do It Best, Donaldson Company and Plews, Inc.

The Dixon Area Chamber manages the Lee County Industrial Development Association to facilitate retention and recruitment activities for the county. The Lee County Enterprise Zone provides incentives to businesses locating in Dixon and in the LCIDA-industrial parks.

- Dixon, IL population: 16,000
- Lee County population: 36,031
- Dixon is the county seat of Lee County
- Largest Employers:
  - KSB Hospital
  - Dixon Correctional Center
  - Raynor Garage Doors
  - Borg Warner
  - Spectrum Brands
  - UPM Raflatac
  - Bay Valley
  - Do It Best Hardware
  - Bonnell Industries Inc.
  - Donaldson Company
  - Plews, Inc.
  - Dixon & Lee County Government
  - Dixon School District
  - Crest Foods



### Facts & Figures

Dixon City Population: 16,000  
Lee County Population: 36,031  
Dixon MSA Population: 33,986  
Dixon MSA Employees: 15,380  
Ave. HH Income: \$76,937  
Total HH Expenditures: \$809M  
Retail Expenditures: \$383M  
Food & Beverage Expenditures: \$120M



There is a full interchange for Dixon just next to the site at I-88 and Galena Ave. (IL Route 26). The project is directly across the street from a Walmart Supercenter.

Dixon is a regional employment hub and is part of two fast growing distribution and warehousing and food processing districts: one is I-88 West and the other, the I-39 Logistics Corridor. The biggest industries are healthcare and government. Healthcare employs over 1,700, while government jobs approach 1,500. The Dixon Correctional Center employs over 600 workers, as does the Department of Transportation. KSB Hospital has nearly 1,000 employees. Dixon has many industries employing thousands of the region's residents. The largest are Raynor Garage Doors, Donaldson Inc., Borg Warner, and Spectrum Brands. Fifteen miles away in Ashton, Crest Foods employs over 600.

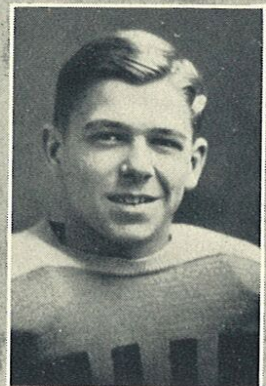
# Boyhood Home of Ronald Reagan



...gave convincing evidence of his experience. Heavy and willing, he always proved a stumbling block for the opposing backs. Much to our regret, Leo has given his last year of service for the Purple and White.

## RONALD REAGAN TACKLE

“Dutch” proved to be one of the strong factors in the line this year. He took care of his tackle berth in a creditable manner, and certainly had the true “Dixon Spirit”. Another vacancy on the squad will be caused by Reagan’s departure.











North side of town

Presidential Plaza

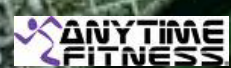
Dixon, IL

Retailers

2023



Dixon Plaza

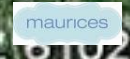


W Everett St

East River Rd

CBD

Presidential Parkway Plaza



SITE

Maple Plaza



South side of town



Full Interchange

Dixon Industrial Park 1,137 employees







North side of town

Presidential Plaza

Dixon, IL

Restaurants

2023

Dixon Plaza



N. Galena Ave

W. EVERETT ST

East River Rd

CBD

Presidential Parkway Plaza



W 4th St

SITE

26

38

Chicago Ave

Maple Plaza



South side of town



Full Interchange

Dixon Industrial Park  
1,137 employees

