

- **Economic Benefits of Truck-to-Rail Mode Shift** (*Alexandra McNally – University of Illinois at Chicago*)

Every year, the interchange of millions of tons of intermodal freight from all regions of the United States takes place in metropolitan Chicago and its surrounding counties. The high volumes of freight along with projections of highly congested highway systems suggest Illinois' need for an efficient intermodal system to accommodate the complex interchange of freight. CenterPoint Properties in Elwood, Illinois is a major intermodal logistics center (ILC) located in a surrounding county of metropolitan Chicago. This study uses the technique of “difference-in-differences” to compare treatment and control groups of trucking corridors. It concludes that intermodal logistics centers were related to significantly larger increases in industrial property values along these corridors. In accordance with these findings, planners should recognize these increases in industrial property value along transportation corridors, when evaluating the economic feasibility of a project that involves an intermodal logistics center and utilizing value capture tools. Transportation planners must consider more than the immediate vicinity around the intermodal logistics center, because the impact may be found miles away along major trucking corridors.