



Investing in Rio Maior

2026



Rio Maior





Rio Maior apresenta-se como um território preparado para investir e acolher, crescer e criar valor.

Num contexto económico cada vez mais competitivo, Rio Maior procura acolher todos os investidores com muito mais do que uma excelente localização geoestratégica. Rio Maior é garante de estabilidade, rapidez de decisão, infraestruturas eficientes e parceiros institucionais comprometidos. Rio Maior oferece precisamente essa combinação, uma posição estratégica no centro do país, excelentes acessibilidades rodoviárias e uma forte tradição empresarial e industrial.

Um território que alia competitividade, disponibilidade de solo empresarial e industrial, qualidade de vida e proximidade aos principais eixos logísticos nacionais. Mas, acima de tudo, um território com ambição, capaz de acompanhar projetos estruturantes com proximidade, agilidade e compromisso.

Rio Maior já é casa de um leque diversificado de empresas que aqui encontram o apoio, reconhecimento e parcerias sólidas. Este território tem como principal objetivo continuar a apostar na criação de condições e incentivos para consolidar Rio Maior como polo de atração de investimento, reforçando a sua posição no mapa dos municípios empreendedores e amigos do empresário.

Acreditamos que o desenvolvimento sustentável do território se constrói em parceria com o setor empresarial. É essa visão que orienta a nossa atuação: criar condições para que cada investimento encontre aqui um ambiente favorável à inovação, à expansão e à criação de emprego qualificado.

Escolher Rio Maior não é só priorizar um município que há muitos anos desenvolve uma forte estratégia de acolhimento ao empresário, é sobretudo escolher uma casa onde todos são recebidos com proximidade, empatia e boas relações entre as empresas e a comunidade.

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Strategic location with excellent accessibility

50 minutes from Lisbon International Airport

Excellent access to the ports of Lisbon and Setúbal

30 minutes from the West Coast beaches

High quality of life

Peaceful environment within proximity to the capital

Well-equipped with public infrastructure

Strong tourism appeal

A hub of regional connectivity



The A15 motorway, crossing the municipality East-West, ensures fast and efficient connections to the A1 and A8 motorways.

The IC2 road, running North-South, provides a highly relevant intra-regional distribution link, significantly contributing to the local economic development.



Overview of the Business Landscape

Between 2021 and 2023, the number of companies increased from approximately 2,400 to 2,700, reflecting significant growth within just two years.

Business turnover rose by €178 million during the same period.

The Gross Value Added (GVA) generated by companies based in Rio Maior positions the municipality among the leading contributors to wealth creation in the Lezíria do Tejo sub-region.

Key Sectors:

- Commerce and Services – food retail, automotive trade, technical services, electrical installations and engineering projects.
- Industry and Manufacturing – metalworking, transport equipment and heavy vehicles, food production, agribusiness and extractive industries.
- Agriculture and Agri-food – horticulture, pig farming and related agro-industrial activities.
- Transport and Logistics – strategic road freight transport operations and logistics support services.
- Construction and Real State – reflecting ongoing urban and business development.



Business Park

- Adjacent to the Industrial Zone and direct access to the A15 motorway.
- Construction index: 0.6
- Maximum height: 15m (3 floors above ground and 1 below ground level).
- Fully equipped infrastructure: water supply, wastewater and stormwater drainage, natural gas, fire protection network, low and medium voltage electricity (adjacent to high and very high voltage substation), fiber optics and telecommunications network.

Heavy Vehicle Parking Park



Currently under development near the A15 junction and the Business Park.

Designed to support the Business Location Area and improve freight traffic management.

Facilities include changing rooms and 24-hour security reception.

Communications and Energy

- The municipality benefits from robust communications and energy infrastructure.
- 26 wind turbines currently installed, with 7 additional units planned.
- Estimated annual production of 220 GWh, avoiding approximately 125,321 tonnes of CO₂g emissions.
- Served by High and Very High Voltage substations.
- Extensive fiber optic coverage across the municipality, including the Industrial Zone and Business Park.



Sustainability and energy efficiency

- An investment exceeding €12.8 million is underway to modernise the Business Reception Area, enhancing sustainability and energy efficiency.
- Energy transition initiatives include solar panel installation, energy storage systems and feasibility studies for green hydrogen production.
- Creation of a Renewable Energy Community (REC) to promote shared clean energy production and cost efficiency among companies.
- Implementation of a smart digital platform for monitoring and optimising energy consumption and production.



Investment Support

- Rio Maior benefits from privileged access to Portugal 2030 structural funds as part of the Alentejo convergence region.
- Municipal Investment Support Regulation provides tax reductions and exemptions (IMI and IMT).
- Possible reduction or exemption of municipal licensing fees.
- Dedicated “Green Line” for investment with a single point of contact to streamline administrative and technical procedures.



Business and Innovation Centre



- Business incubation spaces and tailored support services for companies at different stages of development.
- Training Centre in partnership with IEFP and Professional Integration Office supporting recruitment.
- Auditorium with capacity for 130 people and multifunctional meeting rooms.
- Entrepreneur Support Office providing guidance on location, licensing, funding and investment applications.



Workforce

- Highly qualified graduates in Sports Sciences trained in Rio Maior.
- Vocational technicians trained locally in Industrial Maintenance, Electromechanics, Electronics and Automation, Tourism, Health Technologies, Marketing and Communication, and Sports.
- Polytechnic Institute of Santarém - 25km.
- Polytechnic Institute of Leiria - 45km.
- Leading universities and research centres located approximately 80km away in Lisbon.
- Professional Integration Office (GIP) supports company recruitment processes and provides access to IEFP employment database.



Research and Development

- Development in underway in a Technology Centre for Sports, Health and Well-being in partnership with CNIRM, the High Performance Centre and School of Sport.
- Dedicated to research in sport and leisure, supported by specialised laboratories and advanced equipment for innovative product and service development.
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Education

- Comprehensive educational offer across all levels.
- Modern educational facilities.
- Public schools from kindergarten to secondary education, vocational school and School of Sport.
- Private institutions offering childcare and primary education.



Sports Infrastructure

17

Large sports field

Small sports fields

16

8

Sports halls

Swimming pools

5

3

Athletics tracks

- Tennis and Padel courts
- Municipal Stadium
- Shooting range
- Training Centre
- Golf course (reopening pending)
- High Performance Sports Centre
- Extensive cycling network



Cultural and Recreational Facilities

- Municipal Library;
- School library network;
- Music school;
- Cinema-theatre;
- Municipal park;
- Skate park.



Social Support, Health and Public Safety

- Volunteer Fire Brigade;
- National Republican Guard;
- Red Cross;
- Health Centre;
- 2 mobile health units;
- 4 pharmacies;
- Day-care centres;
- After-school centres;
- Nursing homes;
- Residential facility for people with special needs;
- Integrated care unit;
- Youth SOS Centre.





Heritage

- Salt Pans of Rio Maior;
- Serras d'Aire e Candeeiros Natural Park;
- Roman Villa;
- Main Church;
- Dolmen;
- Manor House.