

Old Hutchinson Mill

OLD HUTCHINSON MILL RD | LAGRANGE, GEORGIA

LAND FOR SALE
±18.95 ACRES AVAILABLE

ZONED LIGHT INDUSTRIAL

**PROJECT
PEGASUS**
\$8B DATA CENTER

**±18.95 ACRES
AVAILABLE**

Easement Access

Old Hutchinson Mill Rd

85

- Parcel #0593 000002
- Property Access via Easement through Owner's Parcel Adjacent to Old Hutchinson Mill Rd

NAI BrannenGoddard

WESLEY BUDD
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WEST/SOUTHWEST GEORGIA

INTERMODAL

Future West Georgia Inland Port	8 Miles
FedEx Hub (LaGrange)	3.4 Miles
CSX Transportation (LaGrange)	2.8 Miles
CSX Transportation (Fairburn)	54 Miles
Norfolk Southern (Austell)	72 Miles
Norfolk Southern (Atlanta)	76 Miles

INTERSTATE

I-85 (Exit 13)	2.6 Miles
I-285	53 Miles

AIR

LaGrange-Callaway Airport	5 miles
Hartsfield-Jackson Atlanta Int'l Airport	61 miles



LAGRANGE

Old Hutchinson Mill

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CORPORATE NEIGHBORS



Old Hutchinson Mill
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LAGRANGE CSX INLAND PORT

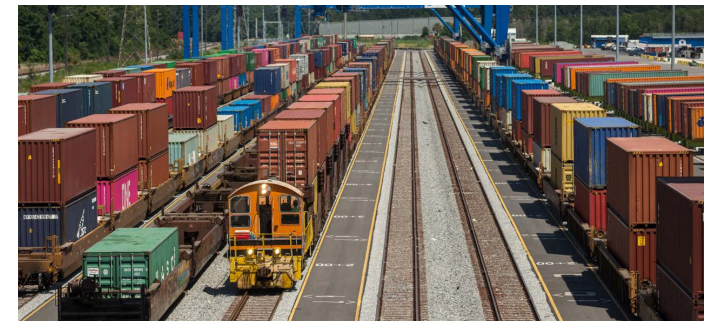
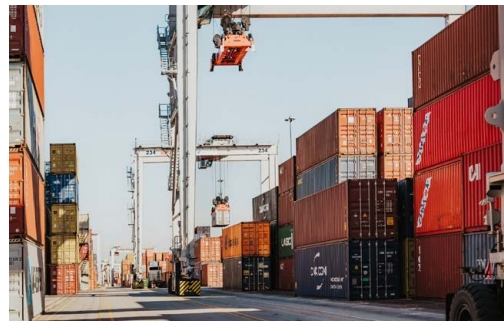
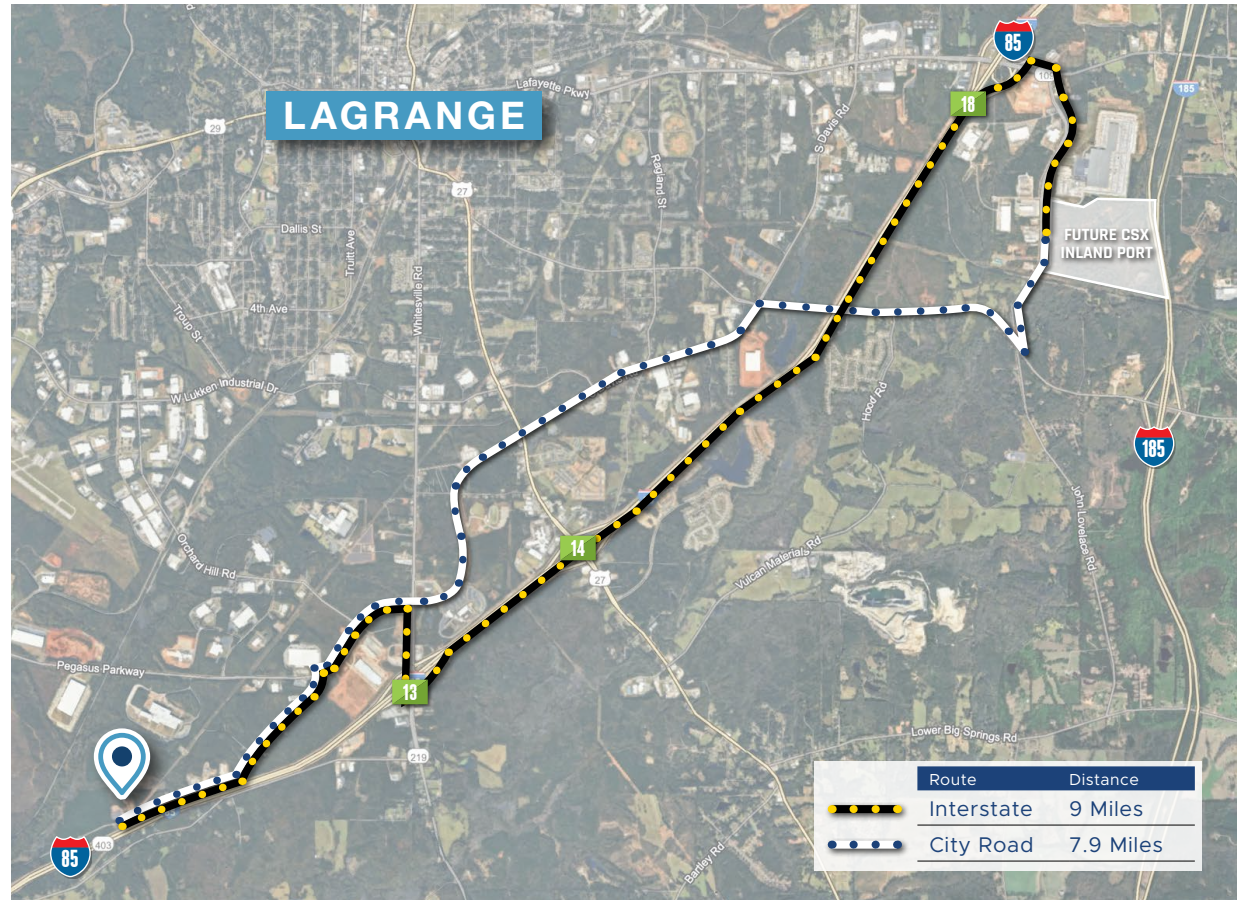
CAPEX \$45 MM WITH 50+ JOBS

GA PORT AUTHORITY CLOSED ON THE 200 ACRE SITE
NEXT TO WALMART DISTRIBUTION IN JANUARY, 2022.

PROJECTED COMPLETION 2028

STRATEGIC ADVANTAGES:

- Capacity expected to be over 100,000 TEU's annually
- Avoid heavy congestion at seaports
- Increased capacity
- Reduction of unit transport costs/Drayage costs
- Added-value activities (sorting, packing, labeling)
- Routing flexibility through postponement
- Expedited freight processing and distribution
- Consolidation of import and distribution functions in one location
- Increased logistics capacity



KIA CORPORATION WEST POINT, GEORGIA



THE WEST POINT, GEORGIA FACILITY IS THE ONLY KIA MANUFACTURING PLANT IN THE UNITED STATES, AND THE ONLY AUTOMAKER IN GEORGIA.

Kia Georgia produces high quality, affordable vehicles, while recognizing environmental protection and regulatory compliance as core values. Striving to enhance both economic value and sustainability.

KIA IS PRODUCING OVER 350,000 UNITS/VEHICLES ANNUALLY

Kia Georgia is home of the Telluride SUV, Sorento SUV, Sportage SUV and all-electric EV9 and EV6 SUVs. This advanced manufacturing facility represents a \$3.2 billion investment on a 2,200-acre site, operating 24 hours a day. Since the establishment of the state-of-the-art facility and their suppliers, more than 14,000 jobs have been created with a production of more than 4.6 million vehicles.

THE TRAINING CENTER

The KIA Georgia Training Center is jointly operated by KIA Georgia and Georgia Quick Start and houses robotics, welding and electronics labs, classrooms and equipment for training on state-of-the-art programmable logic controllers. The KIA Georgia Training was a key part of KIA Georgia's growth to more than 2,700 team members and continues to provide world class training to the KIA Georgia team.

INCENTIVES STATE & LOCAL

STATE INCENTIVES

Our portfolio of incentives begins with a tax credit to spur job creation, and includes an array of other credits for investing in R&D, shipping through ports, and making key expansion investments. Georgia tax exemptions are just as robust: they can save you lots of money in startup and operating costs. All of this is anchored by a 5.75% corporate tax rate based on single-factor apportionment.

LOCAL INCENTIVES

The City of LaGrange is the first recipient of the Community Development Block Grant (CDBG) Innovative Grant Program from the Georgia Department of Community Affairs (DCA). CDBG is a federally funded program for states which focuses on benefiting low- to moderate-income people by providing resources for livable neighborhoods, economic empowerment, and decent housing.

The CDBG Innovative Grant program focuses on projects that will result in transformational changes: individual or a series of activities which will support long-term, systemic, and sustainable change. This grant is only eligible for non-entitlement communities (cities with populations of less than 50,000 and counties with less than 200,000).



UTILITIES:

- City of LaGrange Economic Development can provide electric utility rates of ~55% lower than surrounding providers
- City of LaGrange electricity is comprised of 50% carbon free energy
- Water utilities – 26,000-acre lake gives LaGrange a surplus of 14MM gallons of excess water capacity

LAGRANGE STATS:

- 100 Manufacturing operations in LaGrange
- More Fortune 500's per capita than anywhere in the US
- \$2.2B capital investment over the last 7 years
- 1,200 NAFTA employees – skilled labor highly concentrated in the automotive industry
- 24,000 workers drive to LaGrange daily

ECONOMIC INFRASTRUCTURE:

- Inland port is expected to move 120,000 containers/year (Appalachian port – Chatsworth, has capacity for 75,000 containers/year and Northeast Port – Gainesville, capacity up to 150,000 containers/year)
- 2,000 housing units under construction with another 4,500 planned.

LAGRANGE LABOR SHED



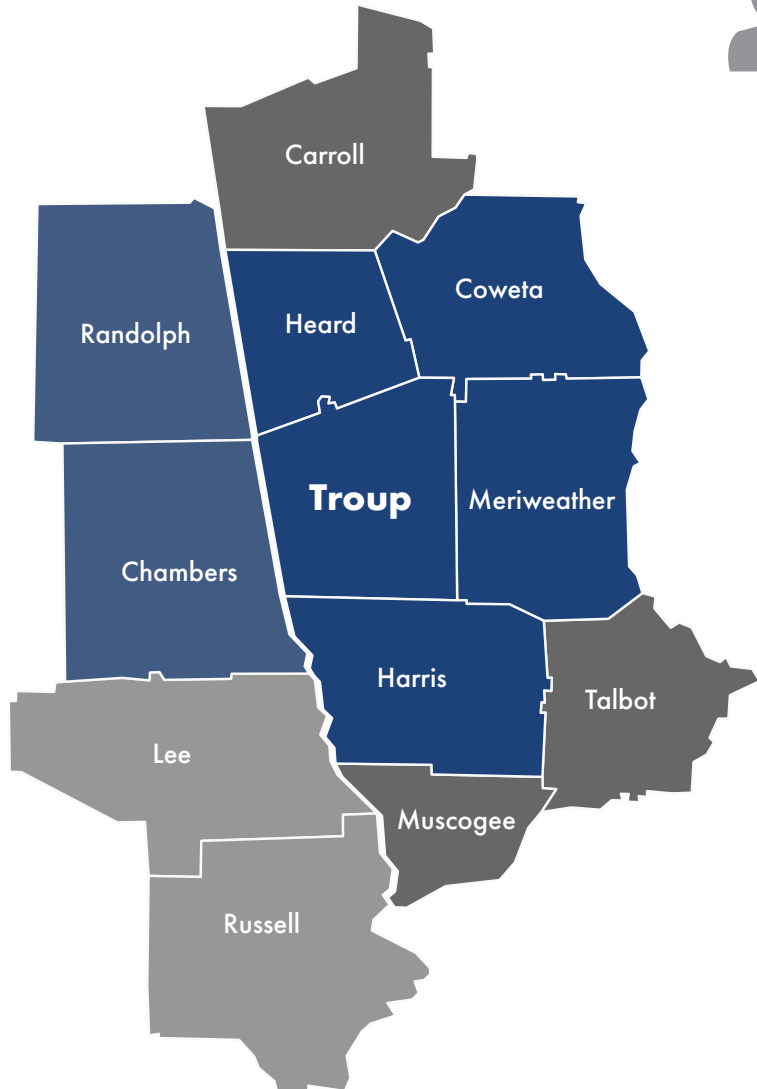
151,526

Person workforce in seven county region



410,000

Person workforce in 12 county labor shed



WHY LAGRANGE & TROUP COUNTY?

We are equipped with a highly trained workforce in advanced manufacturing, robotics and automation, healthcare, distribution and education.

45-minute labor shed, which spans 8 counties in Georgia and 4 in Alabama.

#1 Micropolitan in US for Fortune 500 Companies.

1ST

LAGRANGE & TROUP COUNTY RANK

in Georgia for the strongest available labor shed and 6th for number of people employed by international companies. Businesses from Canada, Denmark, Germany, India, Japan, The Netherlands and the United Kingdom are happy to call LaGrange home.



LOGISTICS LOCATIONAL DISTANCES

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AIR

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PORT CITIES

Mobile, AL	263 Miles
Savannah, GA	266 Miles
Jacksonville, FL	334 Miles
Charleston, SC	363 Miles





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