

READY TO RELOCATE OR EXPAND?



Grow Twiggs County

Come Grow With Us!

OVERVIEW

Twiggs County's Interstate 16 Industrial Park tracts, along with several private site listings, give site selectors and project managers options not found in most other area. Located midway between the Savannah Ports and Atlanta's Hartsfield International, we offer one of the only sites with interstate frontage that already has infrastructure and a private entry less than ¼ mile from the interchange of I-16 and Hwy. 96. Other features of importance include:

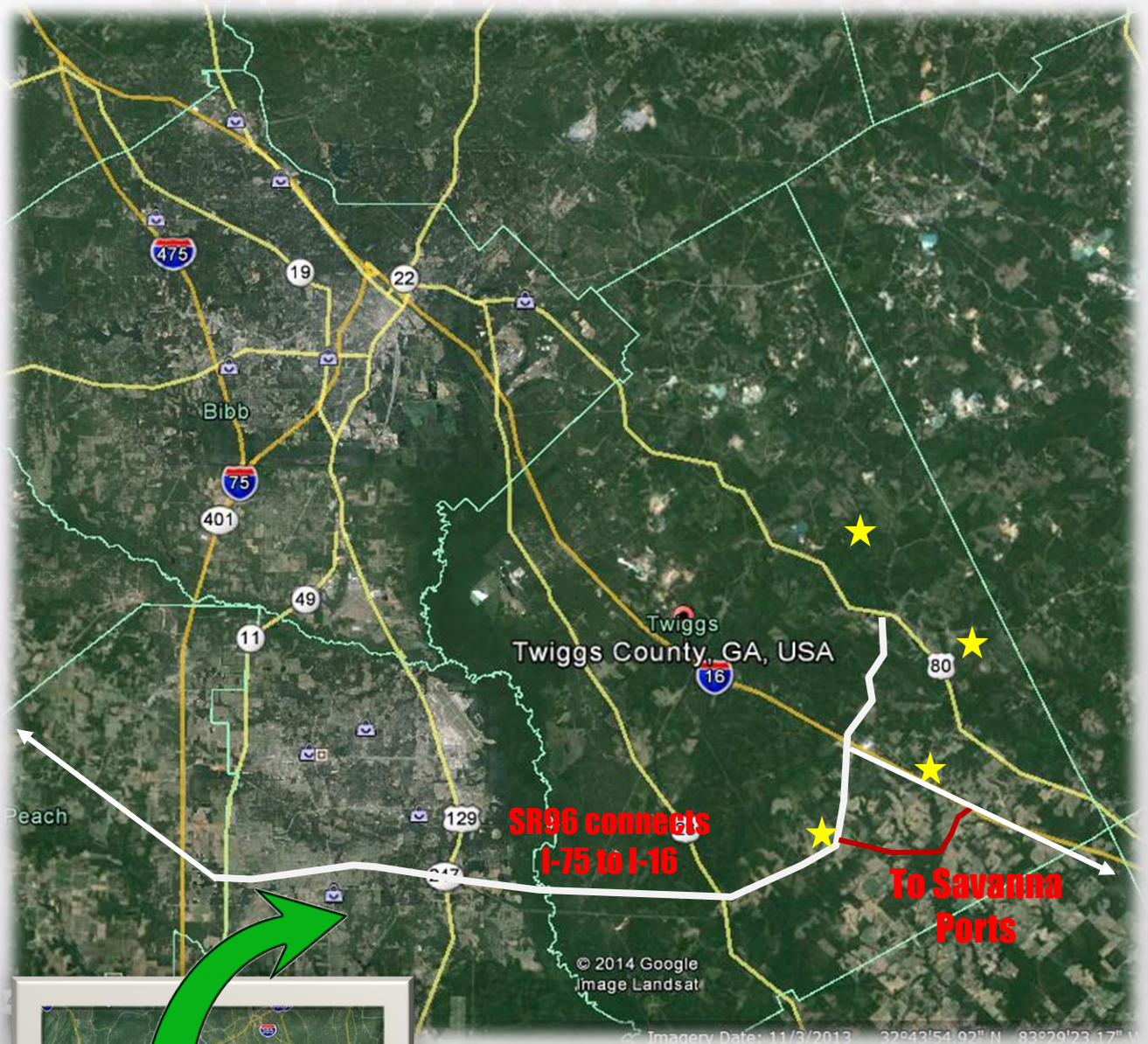
- ❖ Utilities available on most sites.
- ❖ Academy Sports + Outdoors Distribution Center (1.6M sf) anchors our north park along with TFS of Georgia (logistics) and BH Hall Concrete.
- ❖ Ideal sectors include logistics (close proximity to I-16, just 2 hours from the Georgia Ports in Savannah), aerospace (13 miles to Robins AFB), light and heavy manufacturing, kaolin mining subsidiaries, food (agriculture) and technology.
- ❖ Our industrial park tracts are within 20 miles of Robins Air Force Base where highly trained and skilled workers are retiring and seeking private sector jobs.
- ❖ Twiggs County has three universities, two colleges and two technical schools within a 30-mile radius to train and educate an excellent workforce.
- ❖ We are a Tier 2 County as of 2022 and a member of the Middle Georgia Economic Alliance and the Central Georgia Joint Development Authority.
- ❖ Inside the city of Jeffersonville, several tracts offer full utilities including Georgia Power, city water and sewer, Georgia Natural Gas connections, short-line rail possible at some sites, fiber optics through WindStream and city garbage disposal.

Strategically located between Kia in west Georgia and the new Hyundai plant in Bryan County!



Grow Twiggs County

LOCATION IS KEY!



Twigg County's Industrial park is located on Interstate 16 at SR96.

The interchange at I-16 and SR96 is located just 80 miles from Hartsfield International in Atlanta and less than 140 miles from the Garden City terminal at Savannah's Ports.



INFRASTRUCTURE

COUNTY UTILITIES INCLUDE:

County Water in I-16 Industrial Park and surrounding areas

- Daily flow - 1275 gal/min
- Static pressure – 65 psi
- Residual pressure – 60 psi
- 1M gal/day capacity
- Tank storage 175,000 gal at any time (tank holds 200K gallons)

County Solid Waste Treatment Service at I-16 Industrial Park sites

Power through Oconee EMC or Georgia Power

(Customer Choice at 900 kwh or higher)

Communications through WindStream

Natural gas is nearby, if needed, upon commitment of a project.

CITY UTILITIES INCLUDE:

City Water

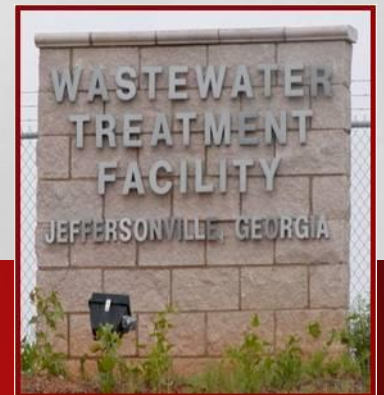
City Sewage

City Garbage Disposal

Power through Georgia Power

Natural Gas through Atlanta Gas Light (AGL)

Phone/Fiber Optics through WindStream



INCENTIVES

Workforce is the #1 consideration. Twiggs County has over 500,000 workers within a one-hour commute. We offer local job fairs and other conveniences to help you get off to a successful start. We also have an excellent working relationship with the Georgia Department of Labor.

The Development Authority of the city of Jeffersonville and Twiggs County stands ready to assist you with Industrial Revenue Bonds if the project qualifies and bonds are needed.
Twiggs County is a Tier 2 County.

Real estate in Twiggs County is very affordable and in an ideal location. Even with that, we offer competitive land pricing based on the level of investment and the number of jobs being created within the county.

Twiggs County is part of a regional land bank for Foreign Trade Zone. Up to 200 acres can be applied for and obtained. Many companies use this status in limited areas within a site.

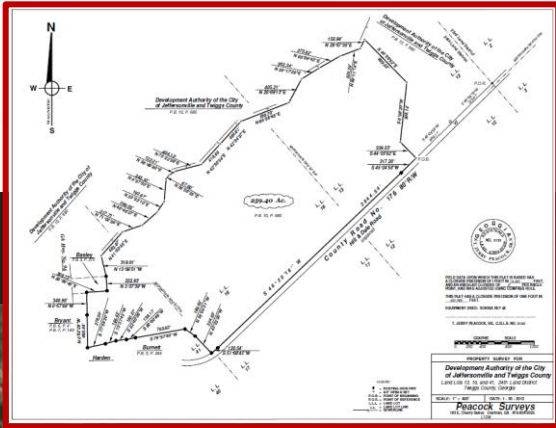
The Development Authority of the city of Jeffersonville and Twiggs County stands ready to assist you in seeking additional training programs through the Georgia Department of Labor's state programs or through partnership with the regional universities and technical colleges and will assist in the hiring process, as needed.



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AUTHORITY-OWNED LAND

Asking just
\$25,000 per acre!



**262.68
Acres
Includes
3.28-acre
entrance
tract**

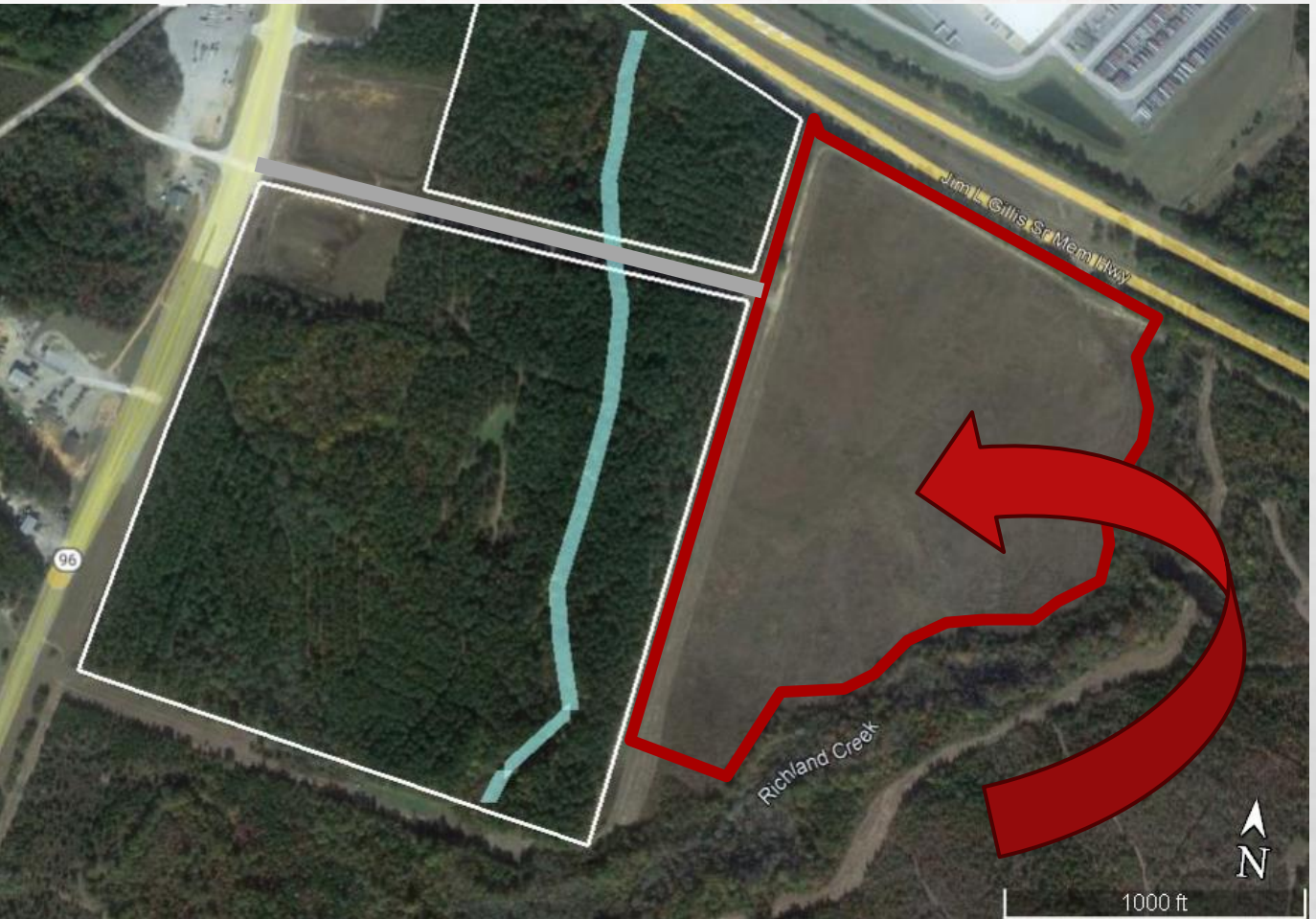
***Zoned
Industrial!***

Land is owned by the Development Authority and is zoned Industrial. This site has been timbered but not cleared. Infrastructure is adjacent for easy tap-on. The tract can be subdivided to meet the project's needs. An entrance road from SR96 is planned and is within 1.5 miles of Interstate 16. Current widening of SR96 includes a median cut and turn lanes for this entrance.



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PRIVATELY-OWNED LAND



Midway Development Group

This 54-acre tract is pad-ready for the right project and includes county utilities. Owned by a group of developers, it can be purchased or leased. Owners will sub-divide. Construction can be a part of the total package.

Terms are negotiable.

**Contact Colin Beecham at Lincoln Properties – 770-356-6226 -
for more information.**

Ready to build?

PRIVATELY-OWNED LAND



**Ideal for
mixed use
development!**

Prime commercial property adjacent to I-16 and SR96 at Exit 24. Approximately 108 acres, has access to county water and sewer, 3-phase power and fiber, if needed. Listed by Southern Rivers Properties at \$3,672,000 (\$34,000/acre). Contact agent Holly Sanders at (478) 233-0041.

PRIVATELY-OWNED LAND



Commercial property can be purchased directly from owner.

Asking price is \$150,000 per acre.

Total land available at this price is 5.04 acres.

Adjacent to I-16 and SR96 at Exit 24.

Contact Development Authority to reach the owner.

Ideal for retail or hospitality.

PRIVATELY OWNED LAND AVAILABLE

Conceptual layout only – Planned Development



This planned mixed-use development is a conceptual layout for visualization purposes only.

Actual use of this privately-owned tract will depend on interested projects wanting to locate at the intersection of SR96 (being 4-laned) and SR358 leading to a choice of exits 24 or 27 on I-16. County water is at the site and county sewer can be accessed. Traffic is estimated at 10,000 cars per day.

The I-16 Industrial Park is ½ mile from this location.

CONTACT INFORMATION

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