

# INDUSTRIAL REAL ESTATE

Pending - 100 acres



BRIGHTMARK

Scan code  
for video tour



 GOLDEN STAR

**+/-140  
Acres  
remaining**

## CENTRAL GEORGIA BUSINESS & TECHNOLOGY PARK (CGBT)

THOMASTON, GA

- GRAD Certified & Development Ready
- Thomaston-Upson Co. Airport Nearby
- Site Cleared & Gently Rolling Topography
- Utilities to Site
- Skilled Workforce

**OFFERED AT  
\$25,000/AC**

**Able to Subdivide Parcels**

 **BuildUPSON**  
THOMASTON - UPSON DEVELOPMENT AUTHORITY

**CURRY REAL ESTATE**

1825 VETERANS BLVD. - DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM

**GRAD  
CERTIFIED**  
GEORGIA READY FOR  
ACCELERATED DEVELOPMENT

# CGBT Concept Site Plan

Pending - 100 acres

approximate site boundary line

## SITE SPECIFICS

- GRAD Certified
- M-2 Industrial Zoning
- Industrial Park Setting
- All Utilities to Site
- Building Heights <100'
- Site Cleared
- & Gently Rolling

## REPORTS AVAILABLE

- Adjustable Site Plan
- M-2 Zoning Ordinance
- Protective Covenants
- Site Development Plans
- Geotechnical Report
- Topographic Survey
- Utility Location Map
- Wetland Survey

Available

Available

GOLDEN STAR

Parcels Can Be Subdivided



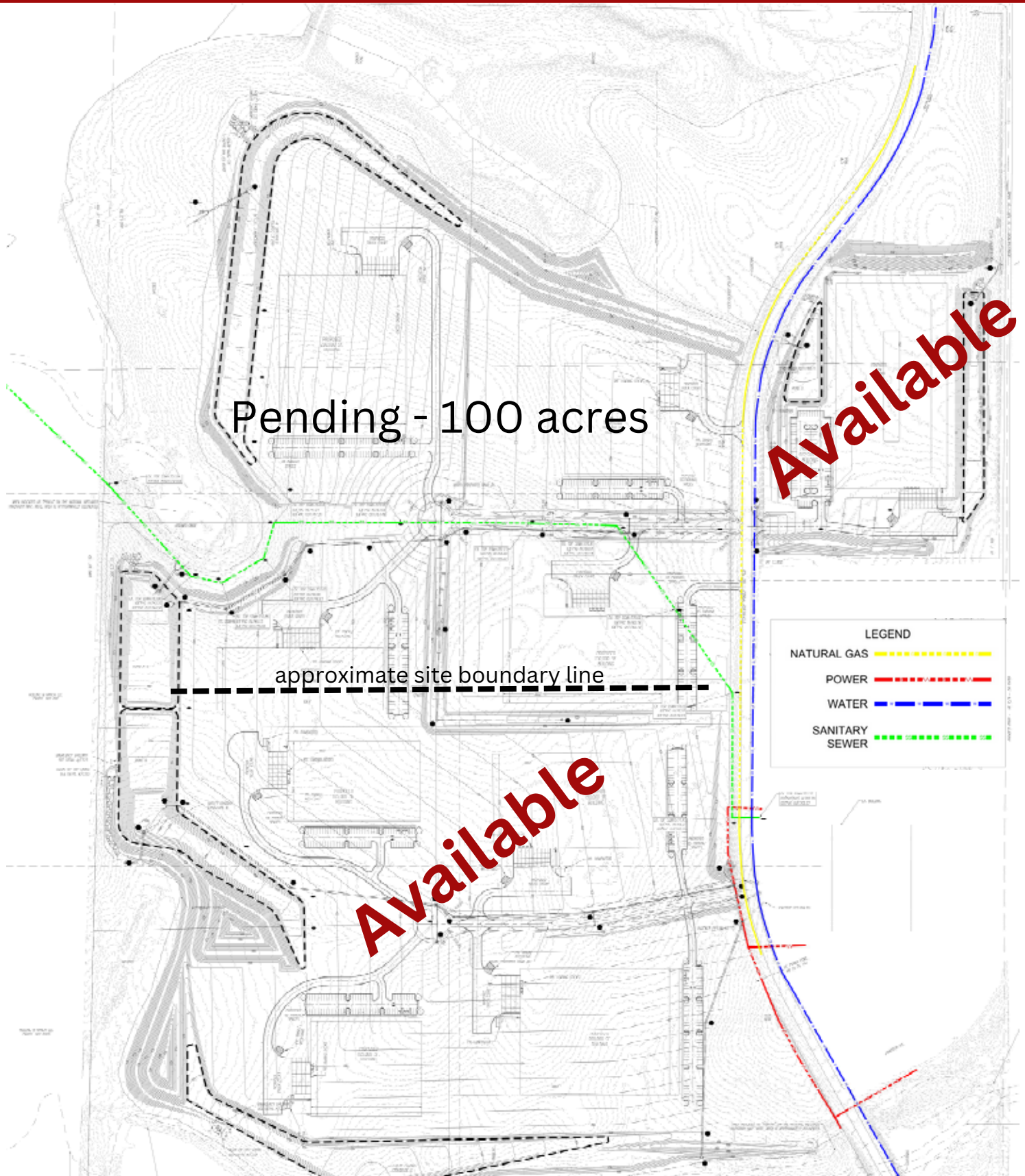
A detailed topographic map of a 100-acre site. A dashed line indicates the approximate boundary of the site. The map features contour lines showing elevation, with labels such as 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000. The map also shows various landmarks, including a road labeled 'ROAD 100', a river labeled 'RIVER 100', and a lake labeled 'LAKE 100'. The text 'Available' is written in large red letters across the map. A dashed line is labeled 'approximate site boundary line'. The map includes a scale bar and a north arrow.

approximate site boundary line

[illegible]

## Cleared & Currently Utilized as Planted Farmland

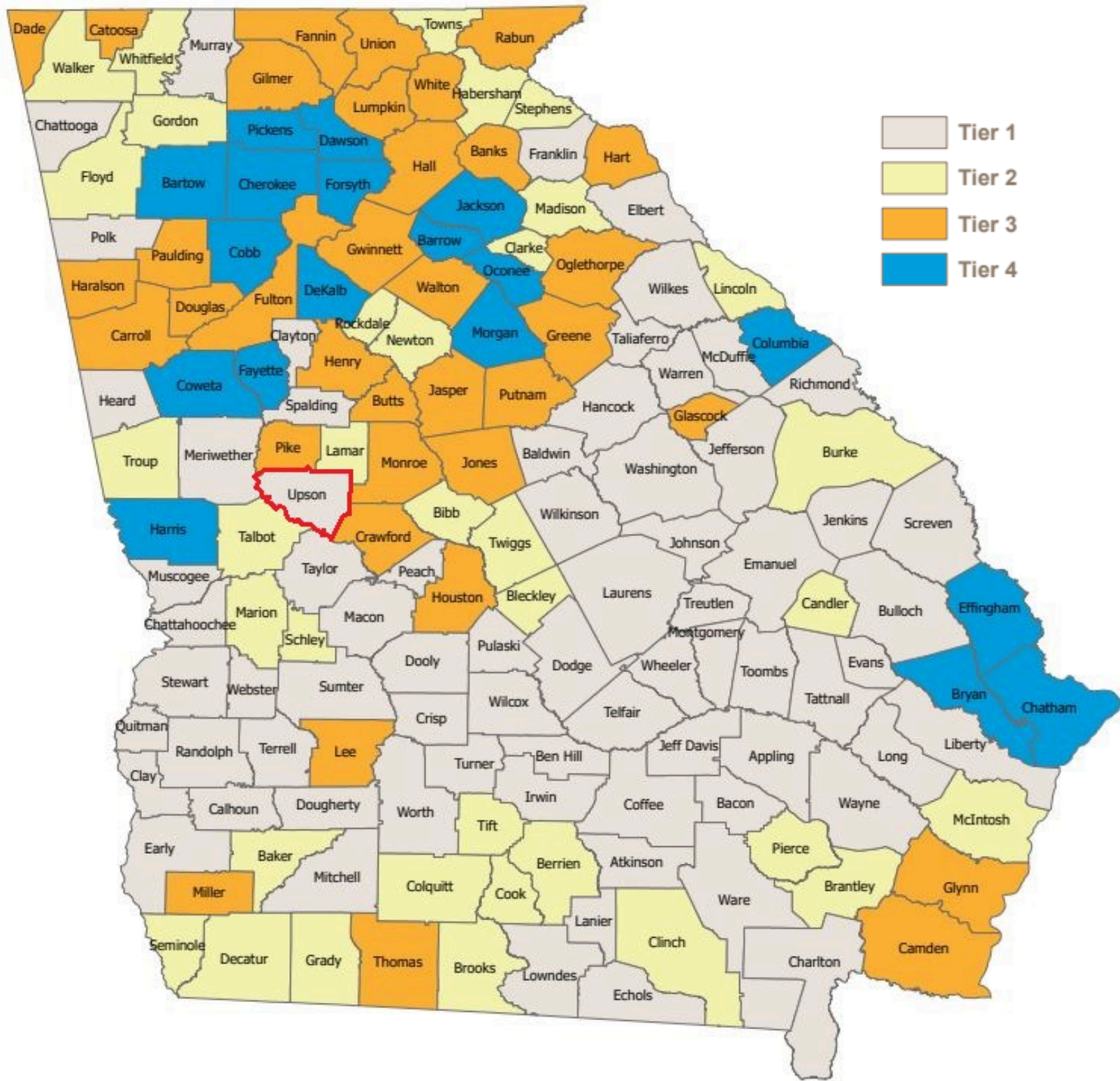
# CGBT Utility Map



**Natural Gas: 6" Main -- Public Water: 12" Main  
Public Sewer: 8" Main -- Electric Service: On-Site**



# 2023 Job Tax Credit Map

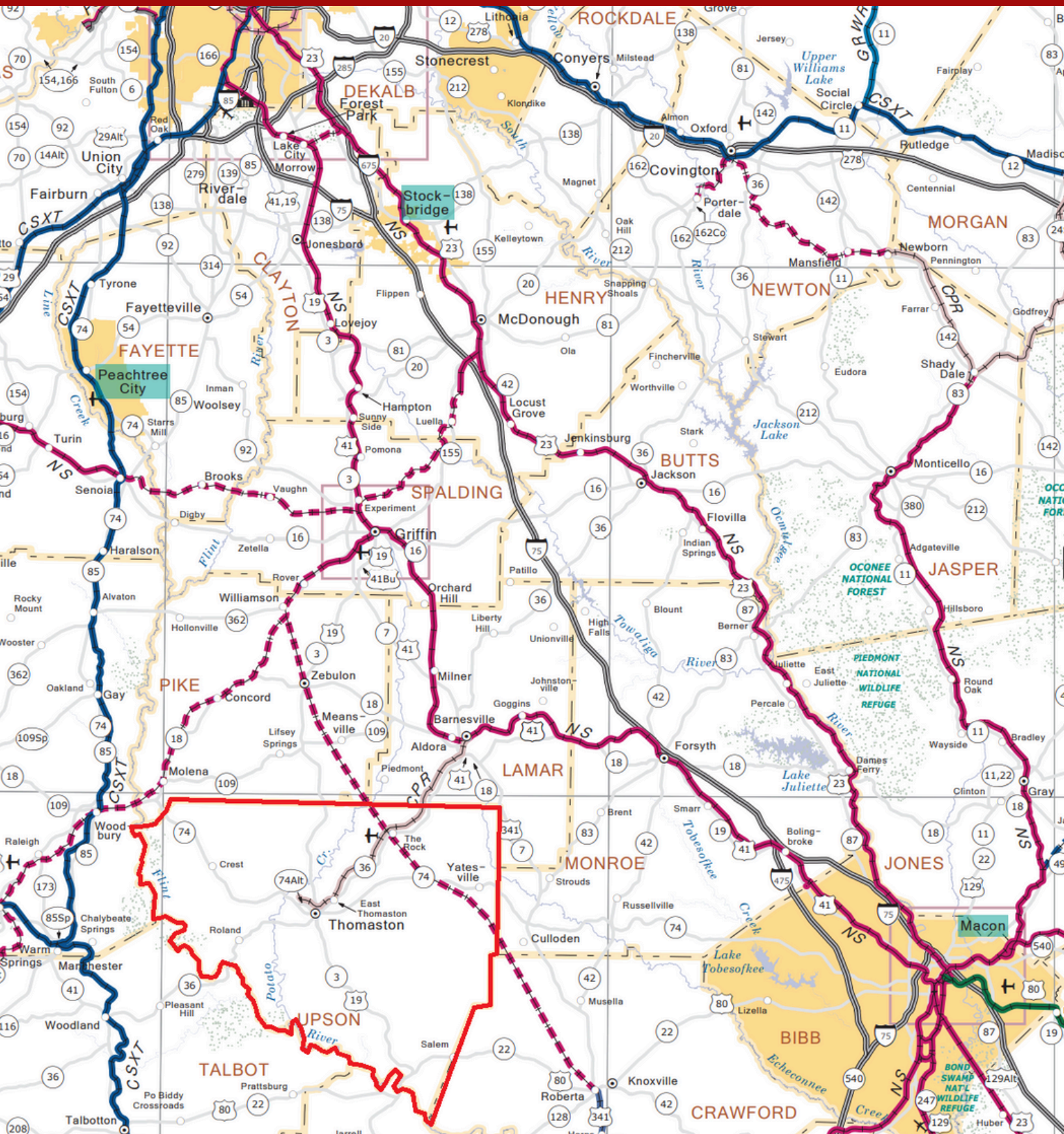


# Tier 1 Community

\$4,000 Tax Credit per job created



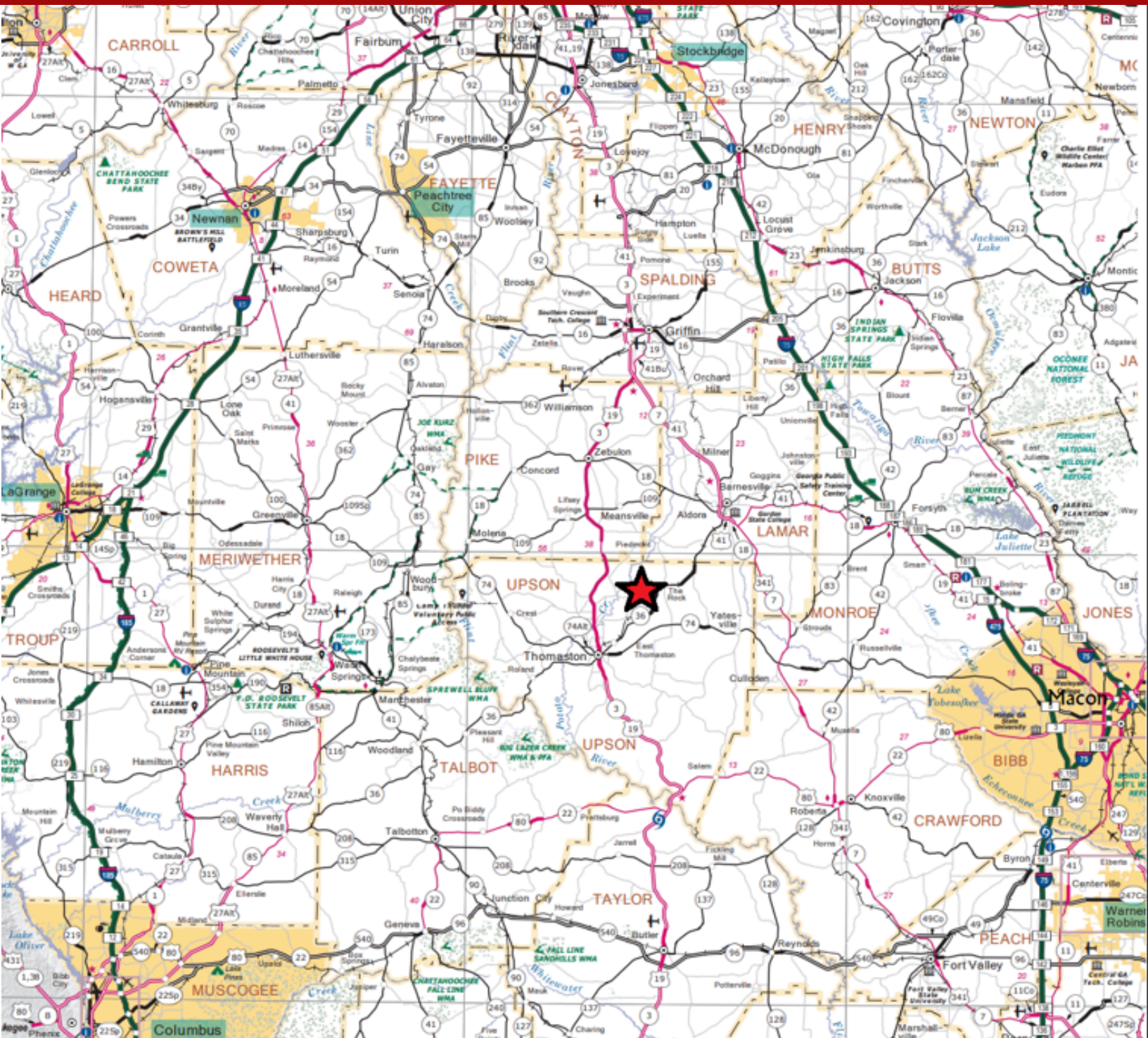
# Rail Map



**Cater-Parrott Railnet**  
Potential for Rail Spur into Site



# Transportation Map



Thomaston-Upson County Airport .....0mi  
 Middle Georgia Regional Airport.....49 mi  
 Atl. Hartsfield-Jackson Int'l Airport.....72 mi  
 Augusta Regional Airport.....120 mi



Port of Savannah.....200 mi

Interstate 75.....27mi  
 Interstate 16.....57mi  
 Interstate 85.....78mi

GA State Route 36.....0mi  
 GA State Route 74.....2mi  
 US Hwy 19.....5mi



## Accessible Transportation Routes



# Thomaston-Upson County Airport



**Thomaston Upson County Airport (OPN) - 2347 Del Ray Road, Thomaston, GA 30286**  
**100' x 6,351' runway | ILS approach and AWOS | 67 based aircraft**  
**70 T-hangars | 3 corporate hangars**



# Local Industries



SUPERMOSS®



STANDARD  
TEXTILE



BRIGHTMARK  
REIMAGINE WASTE



## Diverse Industrial Base



# Thomaston Major Retail Map



National Retail & Restaurant Options



# CGBT Park Thomaston, Georgia



## CENTRAL GEORGIA BUSINESS & TECHNOLOGY PARK

### IN THE NEWS:

- Brightmark to develop 2.5 million-square-foot circularity center, \$950 million investment, in Upson County CGBT Industrial Park.
- Green Georgia, a sustainable building materials company, to invest \$59 Million.
- Thomaston Mills announces the launch of American Blossom Linens: a new collection of eco-friendly, 100% Made in USA organic cotton bedding.
- Ranew's Painting Facility invests \$13 Million, 30-plus new jobs.
- Standard Textile presents IDA with \$12 Million proposal, commits 30 more jobs.
- Interfor Corporation invests \$112 Million in Thomaston Sawmill.
- Golden Star, Inc. chooses Thomaston, Georgia for newest manufacturing facility.



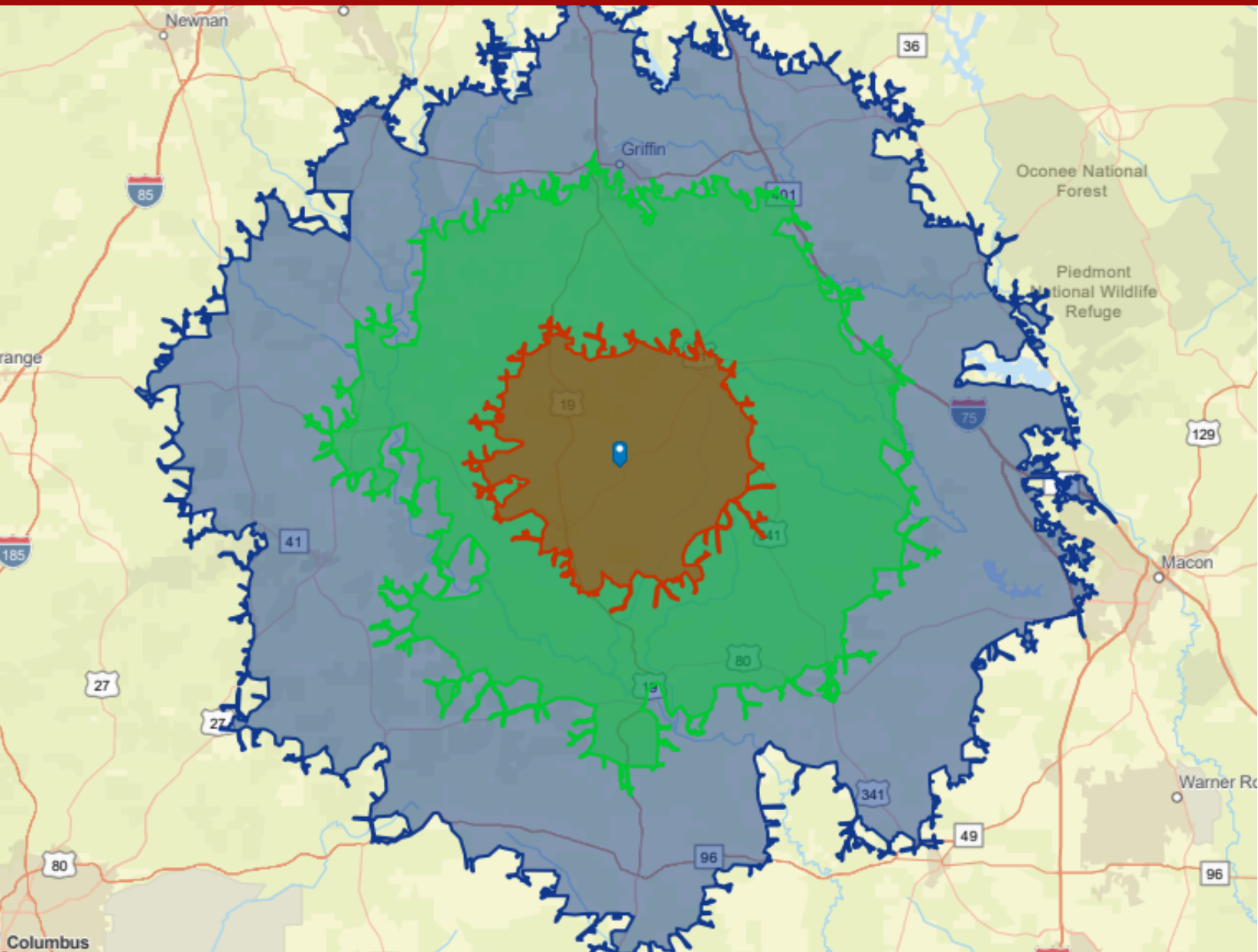
### CURRY REAL ESTATE

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# 15-30-45 Minute Drive Time



15 minutes

30 minutes

45 minutes

## Population

2000 Population	31,933	76,158	220,859
2010 Population	32,453	83,787	255,240
2021 Population	32,392	87,329	277,397
2026 Population	32,355	89,397	289,494
2000-2010 Annual Rate	0.16%	0.96%	1.46%
2010-2021 Annual Rate	-0.02%	0.37%	0.74%
2021-2026 Annual Rate	-0.02%	0.47%	0.86%
2021 Male Population	48.1%	49.0%	49.1%
2021 Female Population	51.9%	51.0%	50.9%
2021 Median Age	40.7	41.4	40.3

In the identified area, the current year population is 277,397. In 2010, the Census count in the area was 255,240. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 289,494 representing a change of 0.86% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

# 277,397 Population within 45 Min.



# 15-30-45 Minute Drive Time

	15 minutes	30 minutes	45 minutes
<b>Population Summary</b>			
2000 Total Population	31,933	76,158	220,859
2010 Total Population	32,453	83,787	255,240
2021 Total Population	32,392	87,329	277,397
2021 Group Quarters	1,374	2,893	8,124
2026 Total Population	32,355	89,397	289,494
2021-2026 Annual Rate	-0.02%	0.47%	0.86%
2021 Total Daytime Population	32,854	81,098	258,195
Workers	13,610	30,247	99,014
Residents	19,244	50,851	159,181
<b>Median Household Income</b>			
2021	\$40,473	\$49,638	\$52,336
2026	\$44,774	\$54,734	\$58,203
<b>Median Home Value</b>			
2021	\$133,219	\$173,977	\$179,997
2026	\$159,205	\$212,573	\$233,651
<b>Per Capita Income</b>			
2021	\$22,182	\$25,620	\$26,847
2026	\$24,815	\$29,210	\$30,702
<b>Median Age</b>			
2010	38.4	39.0	38.1
2021	40.7	41.4	40.3
2026	42.0	42.8	41.3
<b>2021 Households by Income</b>			
Household Income Base	12,450	32,510	102,659
<\$15,000	18.0%	14.5%	12.3%
\$15,000 - \$24,999	13.7%	11.8%	10.8%
\$25,000 - \$34,999	12.1%	9.8%	10.0%
\$35,000 - \$49,999	13.9%	14.1%	14.4%
\$50,000 - \$74,999	16.5%	17.6%	18.7%
\$75,000 - \$99,999	11.3%	12.1%	12.4%
\$100,000 - \$149,999	9.1%	12.1%	12.2%
\$150,000 - \$199,999	3.1%	4.1%	4.7%
\$200,000+	2.2%	3.8%	4.5%
Average Household Income	\$57,478	\$68,254	\$72,318
<b>2021 Population by Age</b>			
Total	32,392	87,330	277,395
0 - 4	5.5%	5.4%	5.7%
5 - 9	5.9%	5.8%	6.1%
10 - 14	6.0%	6.0%	6.2%
15 - 24	13.0%	12.0%	11.8%
25 - 34	13.2%	13.1%	13.5%
35 - 44	11.4%	12.0%	12.5%
45 - 54	12.1%	12.8%	12.8%
55 - 64	13.5%	14.1%	13.6%
65 - 74	11.4%	11.6%	11.0%
75 - 84	5.8%	5.5%	5.2%
85 +	2.2%	1.8%	1.7%
18 +	79.5%	79.4%	78.5%

38.8% of Population between the ages of 25-54



# Labor Force - 15 Minute Radius

Age Group	Population	Employed	Unemployed	Unemployment	Labor Force Participation Rate	Employment-Population Ratio
				Rate		
16+	26,435	13,013	946	6.8%	52.8%	49.2%
16-24	3,874	1,761	181	9.3%	50.1%	45.5%
25-54	11,892	7,946	672	7.8%	72.5%	66.8%
55-64	4,389	2,388	85	3.4%	56.3%	54.4%
65+	6,281	918	8	0.9%	14.7%	14.6%

Economic Dependency Ratio						
Total						146.8%
Child (<16)						45.8%
Working-Age (16-64)						60.6%
Senior (65+)						40.5%

Industry	Employed	Percent	US Percent	Location Quotient
Total	13,013	100.0%	100.0%	-
Agriculture/Forestry/Fishing	130	1.0%	1.3%	0.77
Mining/Quarrying/Oil & Gas	27	0.2%	0.4%	0.40
Construction	925	7.1%	7.1%	0.96
Manufacturing	2,057	15.8%	9.9%	1.49
Wholesale Trade	213	1.6%	2.5%	0.64
Retail Trade	1,397	10.7%	10.7%	1.10
Transportation/Warehousing	465	3.6%	5.1%	0.77
Utilities	198	1.5%	0.9%	1.67
Information	271	2.1%	1.8%	1.17
Finance/Insurance	549	4.2%	5.2%	0.86
Real Estate/Rental/Leasing	163	1.3%	1.9%	0.62
Professional/Scientific/Tech	537	4.1%	8.3%	0.50
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	535	4.1%	3.7%	1.05
Educational Services	1,496	11.5%	9.3%	1.19
Health Care/Social Assistance	1,863	14.3%	14.8%	0.95
Arts/Entertainment/Recreation	47	0.4%	1.5%	0.25
Accommodation/Food Services	851	6.5%	5.9%	1.16
Other Services (Excluding Public)	460	3.5%	4.5%	0.76
Public Administration	829	6.4%	5.2%	1.33

Occupation	Employed	Percent	US Percent	Location Quotient
Total	13,013	100.0%	100.0%	-
White Collar	7,040	54.1%	63.1%	0.88
Management	1,108	8.5%	11.8%	0.83
Business/Financial	218	1.7%	6.1%	0.33
Computer/Mathematical	239	1.8%	3.9%	0.60
Architecture/Engineering	124	1.0%	1.9%	0.50
Life/Physical/Social Sciences	102	0.8%	1.1%	0.89
Community/Social Service	162	1.2%	1.9%	0.67
Legal	24	0.2%	1.2%	0.17
Education/Training/Library	798	6.1%	6.1%	0.95
Arts/Design/Entertainment	161	1.2%	1.9%	0.67
Healthcare Practitioner	1,039	8.0%	6.8%	1.27
Sales and Sales Related	1,256	9.7%	9.3%	1.00
Office/Administrative Support	1,809	13.9%	11.2%	1.05
Blue Collar	3,889	29.9%	21.8%	1.39
Farming/Fishing/Forestry	23	0.2%	0.6%	0.25
Construction/Extraction	797	6.1%	5.2%	1.13
Installation/Maintenance/Repair	474	3.6%	2.9%	1.16
Production	1,112	8.5%	5.2%	1.44
Transportation/Material Moving	1,483	11.4%	7.9%	1.87
Services	2,085	16.0%	15.1%	0.96
Healthcare Support	378	2.9%	3.5%	1.07
Protective Service	347	2.7%	2.1%	1.23
Food Preparation/Serving	554	4.3%	4.3%	0.98
Building Maintenance	497	3.8%	3.3%	0.97
Personal Care/Service	309	2.4%	1.8%	0.67

49.3% Average Participation Rate

# Labor Force - 30 Minute Radius

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	71,339	35,416	2,211	5.9%	52.7%	49.6%
16-24	9,480	3,884	532	12.0%	46.6%	41.0%
25-54	33,094	22,556	1,369	5.7%	72.3%	68.2%
55-64	12,272	6,526	285	4.2%	55.5%	53.2%
65+	16,493	2,450	25	1.0%	15.0%	14.9%

## Economic Dependency Ratio

Total	142.0%
Child (<16)	45.2%
Working-Age (16-64)	58.3%
Senior (65+)	38.5%

Industry	Employed	Percent	US Percent	Location Quotient
Total	35,416	100.0%	100.0%	-
Agriculture/Forestry/Fishing	319	0.9%	1.3%	0.69
Mining/Quarrying/Oil & Gas	53	0.1%	0.4%	0.20
Construction	2,374	6.7%	7.1%	0.91
Manufacturing	5,368	15.2%	9.9%	1.43
Wholesale Trade	706	2.0%	2.5%	0.80
Retail Trade	3,653	10.3%	10.7%	1.06
Transportation/Warehousing	2,062	5.8%	5.1%	1.23
Utilities	652	1.8%	0.9%	2.00
Information	511	1.4%	1.8%	0.78
Finance/Insurance	1,185	3.3%	5.2%	0.67
Real Estate/Rental/Leasing	583	1.6%	1.9%	0.76
Professional/Scientific/Tech	1,606	4.5%	8.3%	0.55
Management of Companies	1	0.0%	0.1%	0.00
Admin/Support/Waste Management	1,283	3.6%	3.7%	0.92
Educational Services	4,163	11.8%	9.3%	1.22
Health Care/Social Assistance	4,752	13.4%	14.8%	0.89
Arts/Entertainment/Recreation	273	0.8%	1.5%	0.50
Accommodation/Food Services	1,903	5.4%	5.9%	0.96
Other Services (Excluding Public)	1,643	4.6%	4.5%	1.00
Public Administration	2,327	6.6%	5.2%	1.38

Occupation	Employed	Percent	US Percent	Location Quotient
Total	35,416	100.0%	100.0%	-
White Collar	19,673	55.5%	63.1%	0.89
Management	3,593	10.1%	11.8%	0.99
Business/Financial	1,110	3.1%	6.1%	0.61
Computer/Mathematical	704	2.0%	3.9%	0.67
Architecture/Engineering	434	1.2%	1.9%	0.60
Life/Physical/Social Sciences	230	0.6%	1.1%	0.67
Community/Social Service	375	1.1%	1.9%	0.61
Legal	210	0.6%	1.2%	0.50
Education/Training/Library	2,600	7.3%	6.1%	1.14
Arts/Design/Entertainment	475	1.3%	1.9%	0.72
Healthcare Practitioner	2,659	7.5%	6.8%	1.19
Sales and Sales Related	2,986	8.4%	9.3%	0.87
Office/Administrative Support	4,297	12.1%	11.2%	0.91
Blue Collar	10,619	30.0%	21.8%	1.41
Farming/Fishing/Forestry	67	0.2%	0.6%	0.25
Construction/Extraction	1,827	5.2%	5.2%	0.96
Installation/Maintenance/Repair	1,577	4.5%	2.9%	1.45
Production	2,966	8.4%	5.2%	1.42
Transportation/Material Moving	4,182	11.8%	7.9%	1.93
Services	5,123	14.5%	15.1%	0.86
Healthcare Support	1,018	2.9%	3.5%	1.07
Protective Service	946	2.7%	2.1%	1.23
Food Preparation/Serving	1,324	3.7%	4.3%	0.84
Building Maintenance	1,194	3.4%	3.3%	0.87
Personal Care/Service	641	1.8%	1.8%	0.50

## 48.4% Average Participation Rate



# Labor Force - 45 Minute Radius

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	224,205	115,417	6,588	5.4%	54.4%	51.5%
16-24	29,406	12,662	1,704	11.9%	48.9%	43.1%
25-54	107,531	75,433	4,033	5.1%	73.9%	70.2%
55-64	37,691	20,114	705	3.4%	55.2%	53.4%
65+	49,576	7,208	145	2.0%	14.8%	14.5%

## Economic Dependency Ratio

Total	135.8%
Child (<16)	46.1%
Working-Age (16-64)	53.7%
Senior (65+)	36.0%

Industry	Employed	Percent	US Percent	Location Quotient
Total	115,417	100.0%	100.0%	-
Agriculture/Forestry/Fishing	929	0.8%	1.3%	0.62
Mining/Quarrying/Oil & Gas	159	0.1%	0.4%	0.20
Construction	8,278	7.2%	7.1%	0.97
Manufacturing	13,716	11.9%	9.9%	1.12
Wholesale Trade	3,365	2.9%	2.5%	1.16
Retail Trade	13,128	11.4%	10.7%	1.18
Transportation/Warehousing	8,868	7.7%	5.1%	1.64
Utilities	1,608	1.4%	0.9%	1.56
Information	1,452	1.3%	1.8%	0.72
Finance/Insurance	4,887	4.2%	5.2%	0.86
Real Estate/Rental/Leasing	2,067	1.8%	1.9%	0.86
Professional/Scientific/Tech	5,540	4.8%	8.3%	0.59
Management of Companies	64	0.1%	0.1%	1.00
Admin/Support/Waste Management	4,491	3.9%	3.7%	1.00
Educational Services	12,131	10.5%	9.3%	1.08
Health Care/Social Assistance	14,905	12.9%	14.8%	0.85
Arts/Entertainment/Recreation	773	0.7%	1.5%	0.44
Accommodation/Food Services	6,112	5.3%	5.9%	0.95
Other Services (Excluding Public)	4,815	4.2%	4.5%	0.91
Public Administration	8,129	7.0%	5.2%	1.46

Occupation	Employed	Percent	US Percent	Location Quotient
Total	115,417	100.0%	100.0%	-
White Collar	64,525	55.9%	63.1%	0.90
Management	11,387	9.9%	11.8%	0.97
Business/Financial	4,888	4.2%	6.1%	0.82
Computer/Mathematical	2,446	2.1%	3.9%	0.70
Architecture/Engineering	1,357	1.2%	1.9%	0.60
Life/Physical/Social Sciences	478	0.4%	1.1%	0.44
Community/Social Service	1,835	1.6%	1.9%	0.89
Legal	836	0.7%	1.2%	0.58
Education/Training/Library	7,881	6.8%	6.1%	1.06
Arts/Design/Entertainment	1,336	1.2%	1.9%	0.67
Healthcare Practitioner	7,596	6.6%	6.8%	1.05
Sales and Sales Related	10,625	9.2%	9.3%	0.95
Office/Administrative Support	13,860	12.0%	11.2%	0.90
Blue Collar	33,332	28.9%	21.8%	1.35
Farming/Fishing/Forestry	312	0.3%	0.6%	0.38
Construction/Extraction	5,953	5.2%	5.2%	0.96
Installation/Maintenance/Repair	5,319	4.6%	2.9%	1.48
Production	8,358	7.2%	5.2%	1.22
Transportation/Material Moving	13,390	11.6%	7.9%	1.90
Services	17,559	15.2%	15.1%	0.90
Healthcare Support	3,814	3.3%	3.5%	1.22
Protective Service	3,595	3.1%	2.1%	1.41
Food Preparation/Serving	4,312	3.7%	4.3%	0.84
Building Maintenance	4,188	3.6%	3.3%	0.92
Personal Care/Service	1,650	1.4%	1.8%	0.39

## 49.4% Average Participation Rate