

# INDUSTRIAL REAL ESTATE

*For Sale*

Pending - 100 acres

 BRIGHTMARK



Scan code  
for video tour



**+/-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**

  
THOMASTON - UPSON DEVELOPMENT AUTHORITY

  
GEORGIA READY FOR  
ACCELERATED DEVELOPMENT

**CURRY REAL ESTATE**

1825 VETERANS BLVD. - DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM

# CGBT Concept Site Plan

Pending - 100 acres

## SITE SPECIFICS

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

approximate site boundary line

## REPORTS AVAILABLE

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

AREA INDICATED AS "PEORIA" ON THE NATIONAL WETLANDS INVENTORY MAP. NOTE: AREA IS APPROXIMATELY DELINEATED

Available

Available

GOLDEN STAR

Parcels Can Be Subdivided

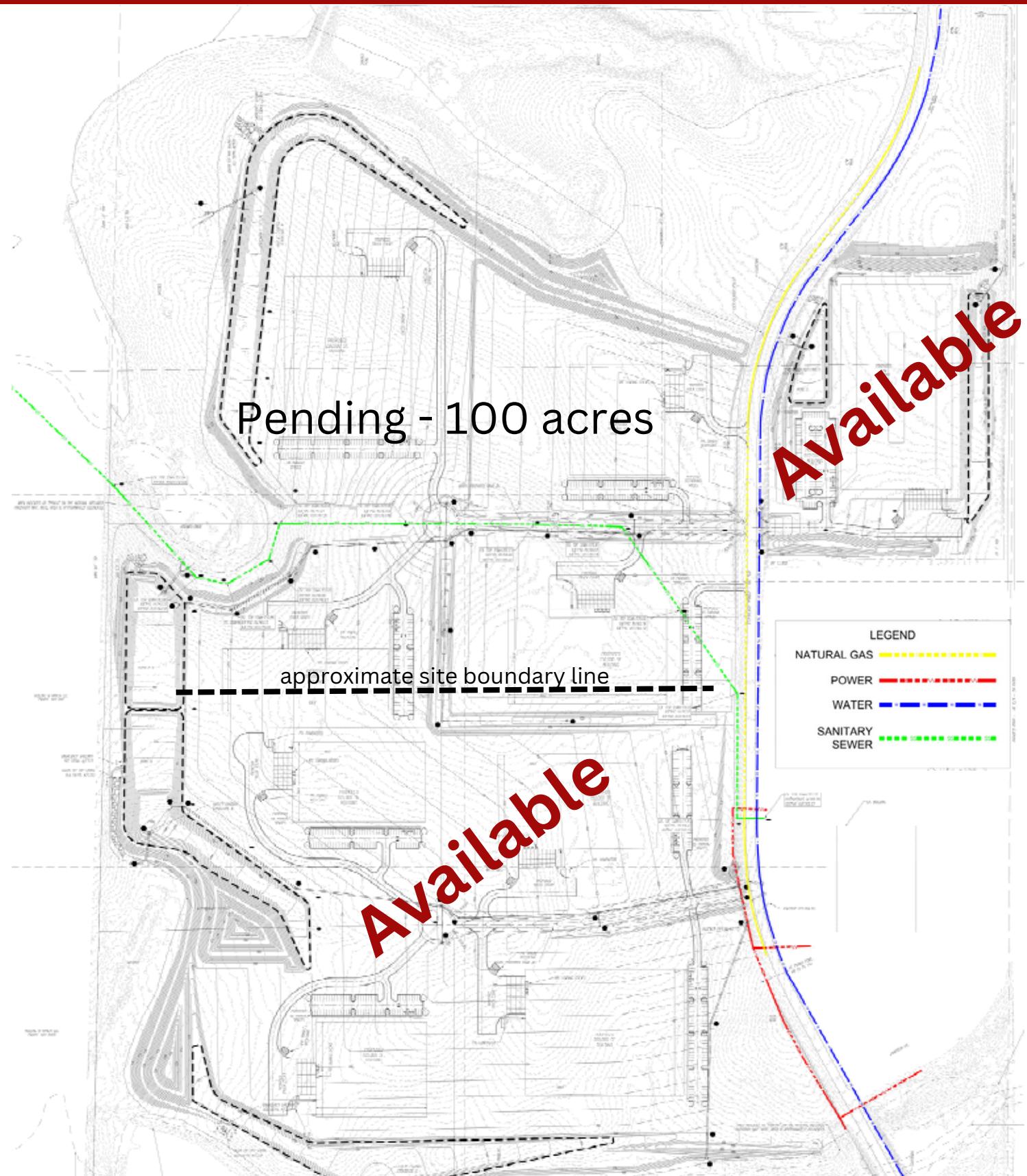
# CGBT Topography Map



# Gently Rolling Topography

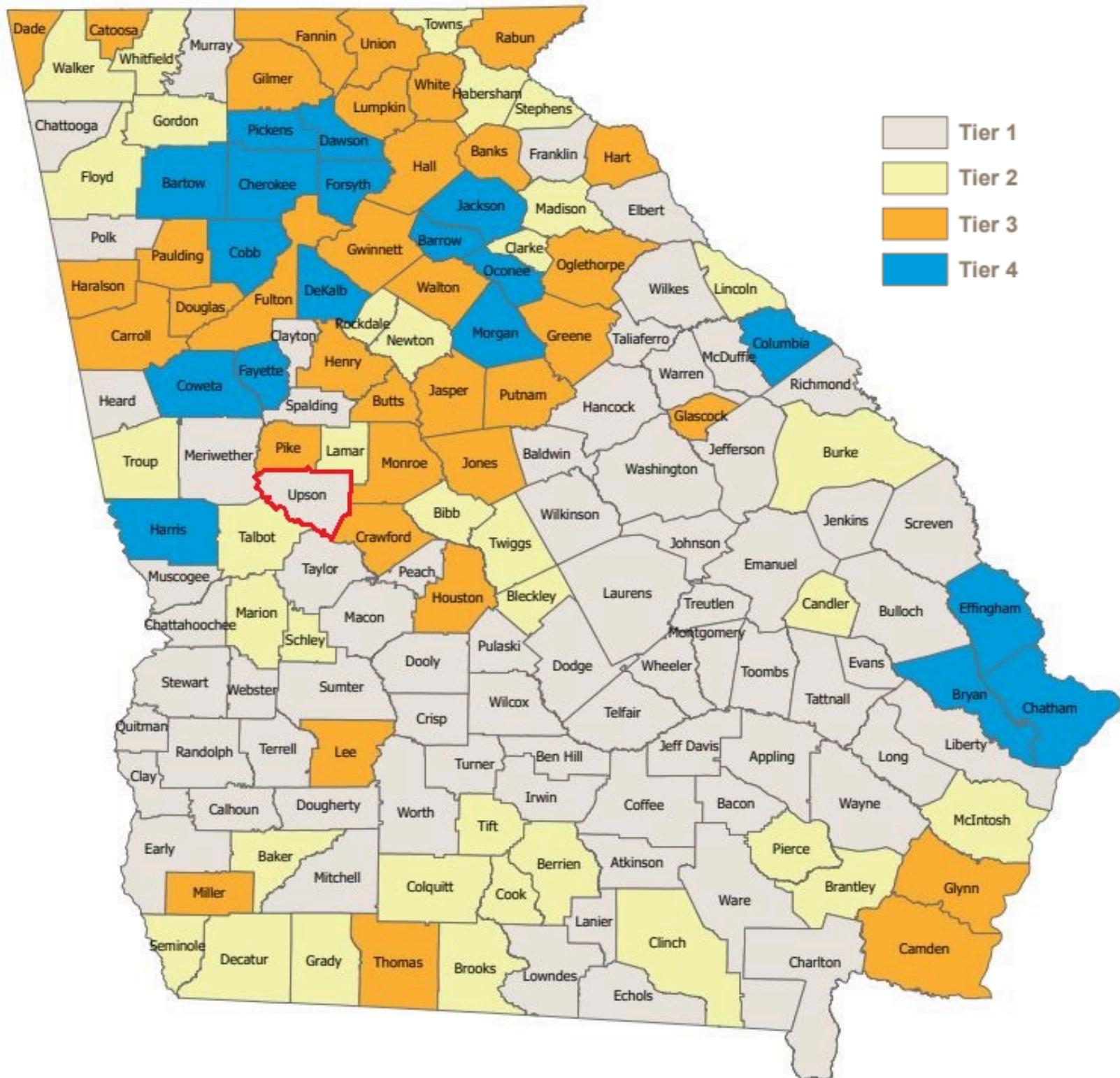
## Cleared & Currently Utilized as Planted Farmland

# CGBT Utility Map



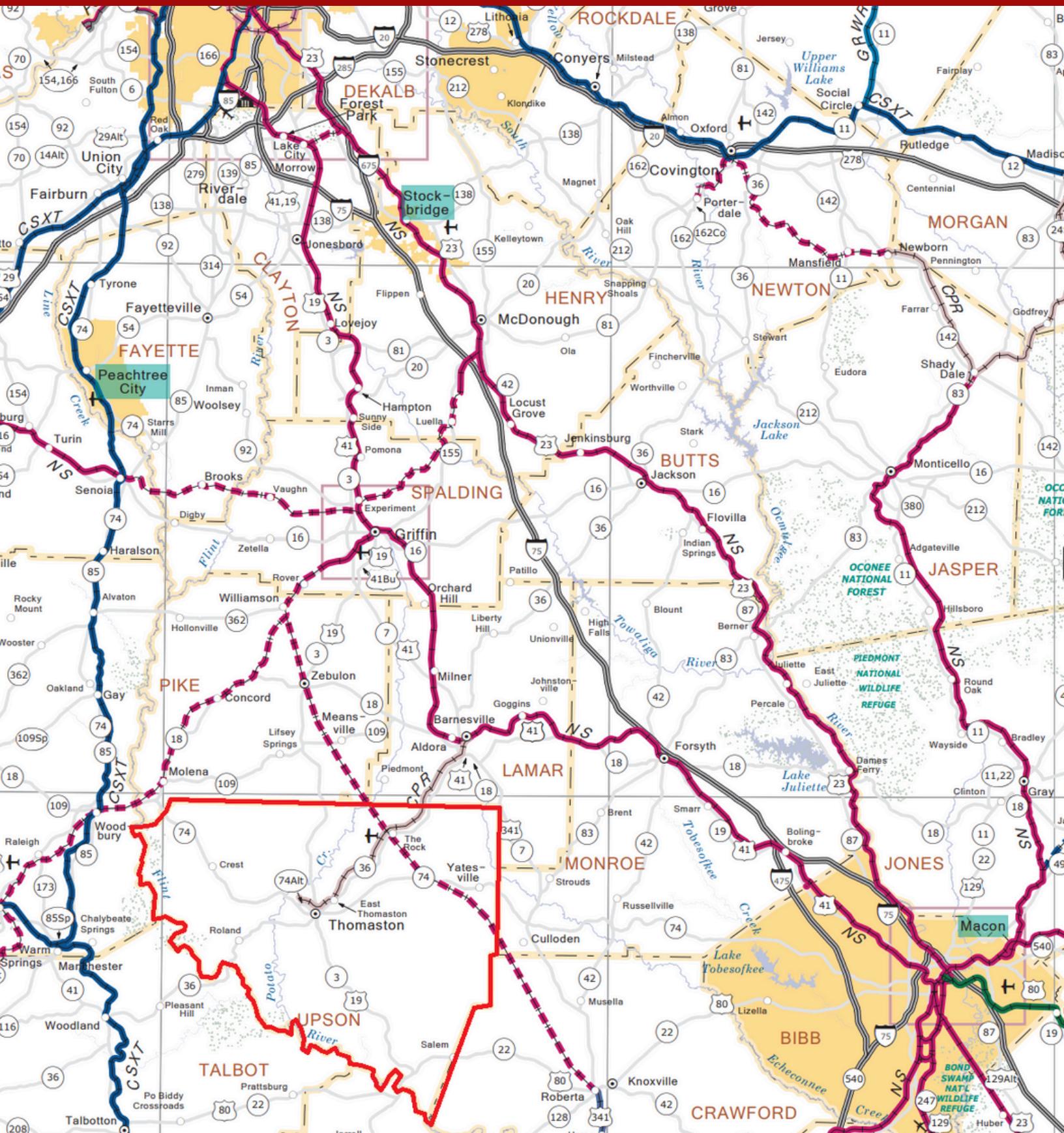
**Natural Gas: 6" Main -- Public Water: 12" Main**  
**Public Sewer: 8" Main -- Electric Service: On-Site**

# 2023 Job Tax Credit Map



**Tier 1 Community**  
\$4,000 Tax Credit per job created

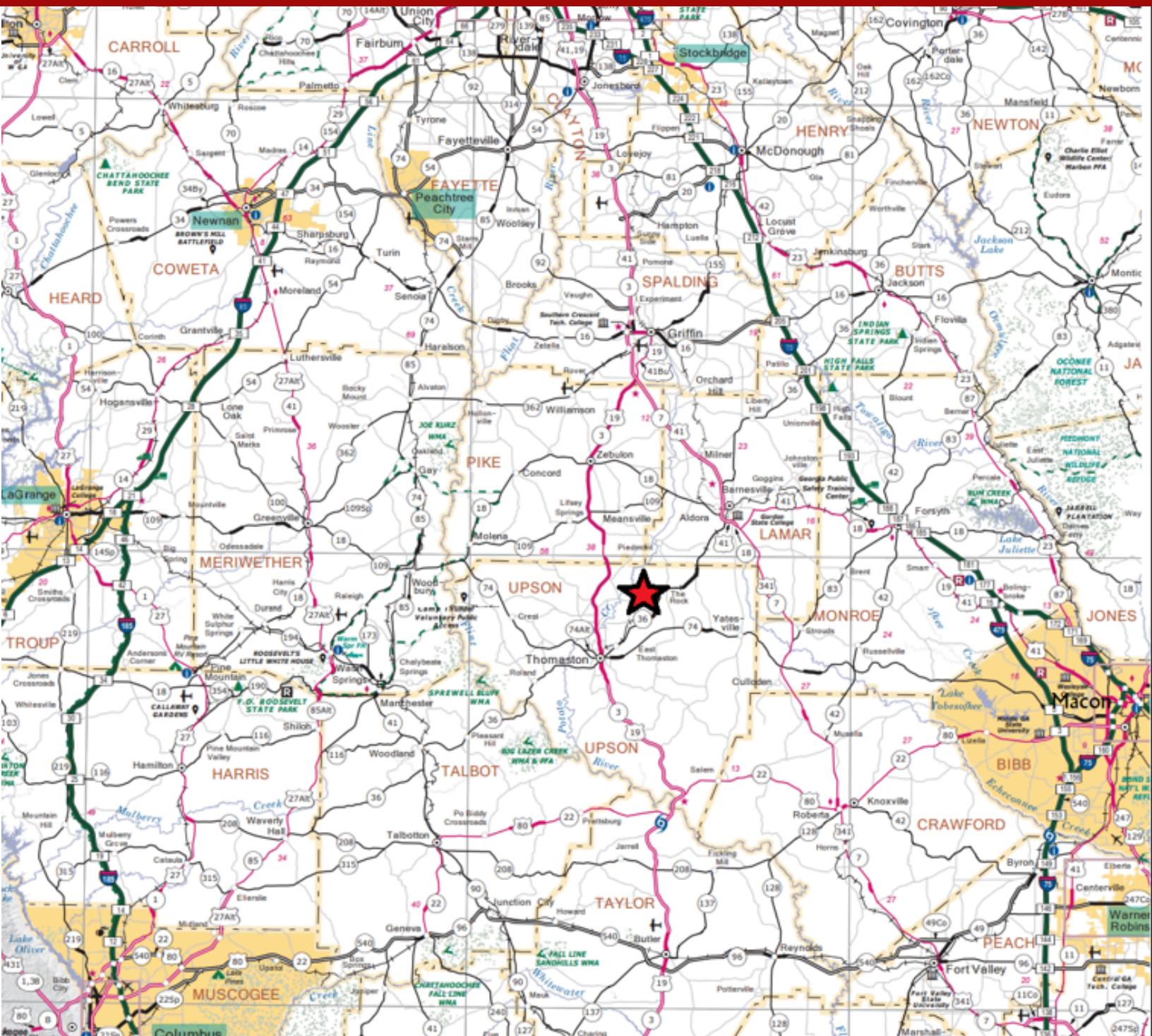
# Rail Map



# 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

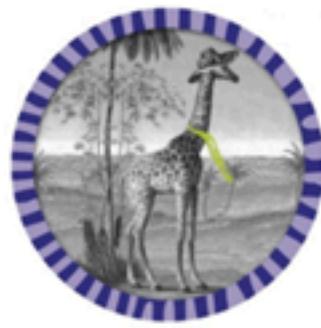
## Accessible Transportation Routes

# 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



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.



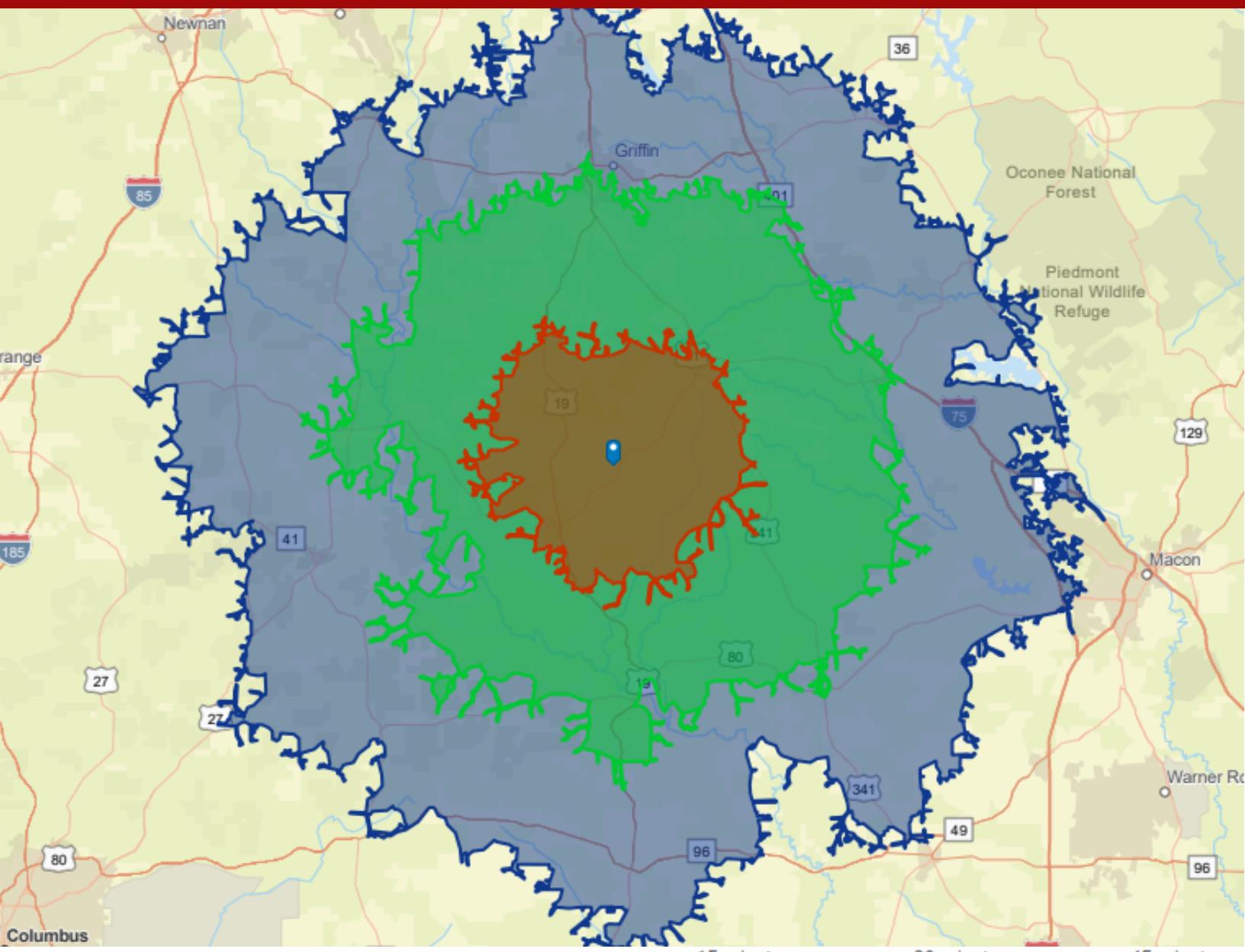
### CURRY REAL ESTATE

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# 15-30-45 Minute Drive Time



## Population

	15 minutes	30 minutes	45 minutes
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	\$179,097
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 Rate	Labor Force Participation Rate	Employment-Population Ratio
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%
<b>Economic Dependency Ratio</b>						
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%
<b>Economic Dependency Ratio</b>						
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
				Rate	Rate		
16+	224,205	115,417	6,588	5.4%	5.4%	54.4%	51.5%
16-24	29,406	12,662	1,704	11.9%	11.9%	48.9%	43.1%
25-54	107,531	75,433	4,033	5.1%	5.1%	73.9%	70.2%
55-64	37,691	20,114	705	3.4%	3.4%	55.2%	53.4%
65+	49,576	7,208	145	2.0%	2.0%	14.8%	14.5%
<b>Economic Dependency Ratio</b>							
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**