

TWIGGS COUNTY, GEORGIA



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:

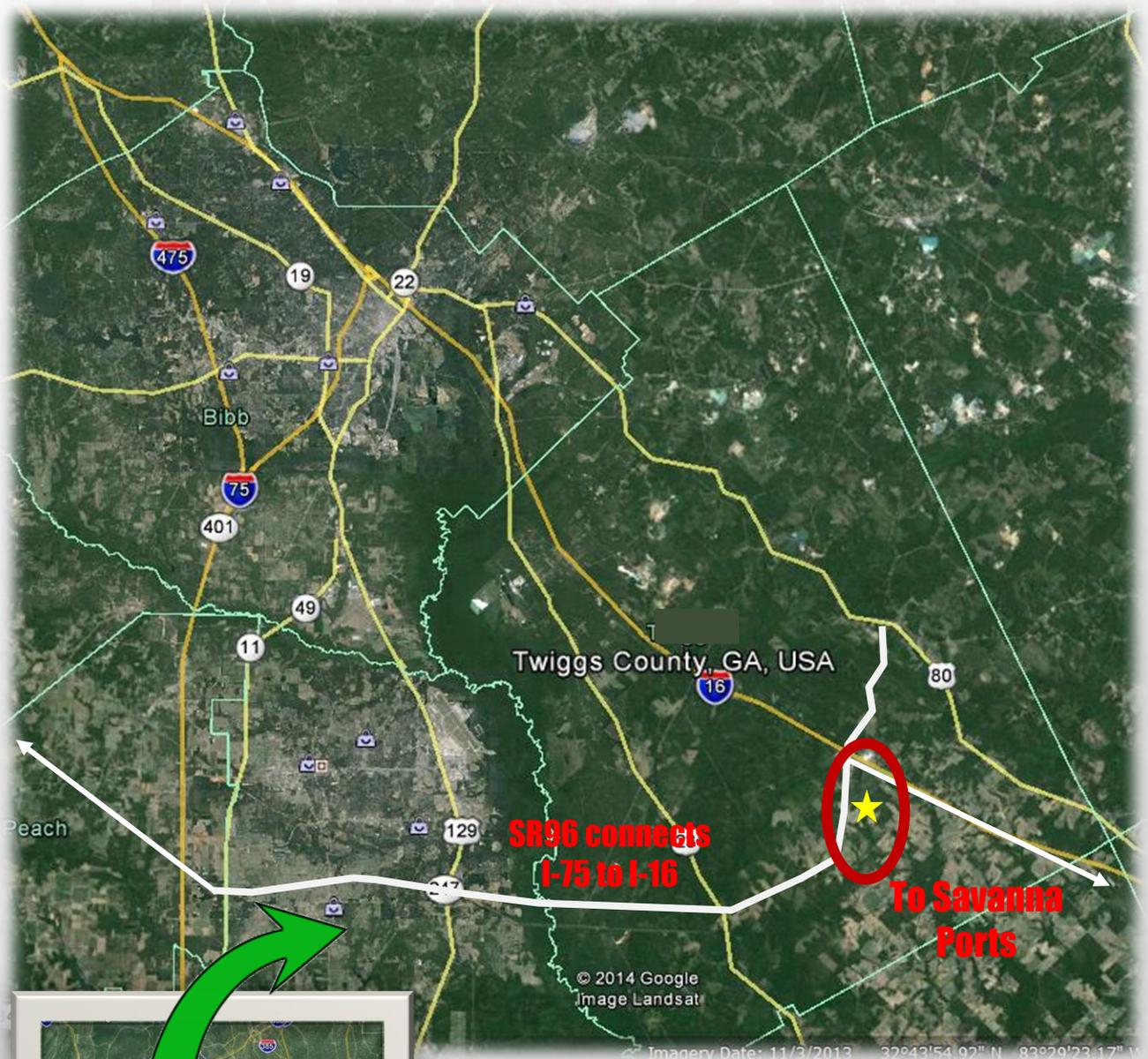
- ❖ Utilities available on most sites.
- ❖ Academy Sports + Outdoors Distribution Center (1.6M sf) anchors our north park along with TriNational's Macon Terminal (logistics) and BH Hall Concrete.
- ❖ Ideal sectors include logistics (close proximity to I-16, just 2 hours from the Georgia Ports in Savannah), 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 early 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 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, fiber optics through WindStream and city garbage disposal.

Strategically located in the geographic center of Georgia!



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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
- 2M 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

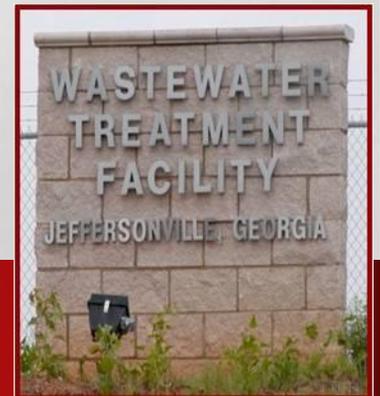
City Sewage

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 office space for local job fairs and other conveniences to help you get off to a successful start.

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. We offer competitive land pricing based on the level of investment and the number of jobs being created within the county.

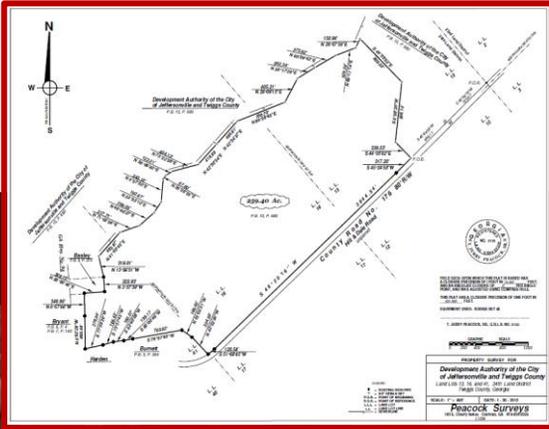
The Development Authority of the city of Jeffersonville and Twiggs County stands ready to assist you in seeking additional training programs through partnerships with the regional universities and technical colleges, as needed.



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AUTHORITY-OWNED LAND

Hillandale Tract



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

***Zoned
Industrial!***

2000 ft

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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CONTACT INFORMATION

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