

Ready to relocate
or expand?



Come Grow With Us!

CONTACT INFORMATION

Development Authority of the City of Jeffersonville and Twiggs County

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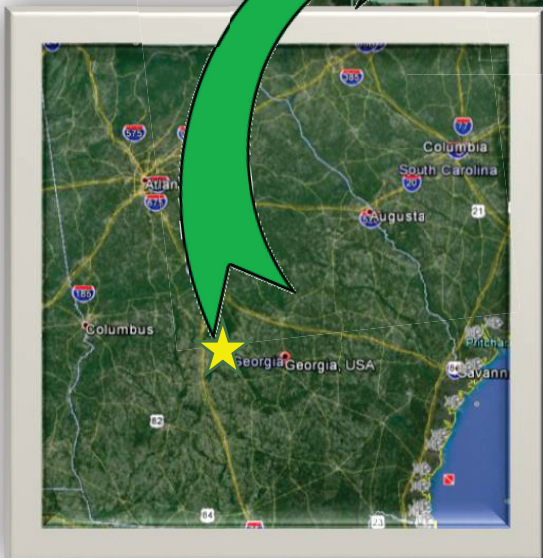
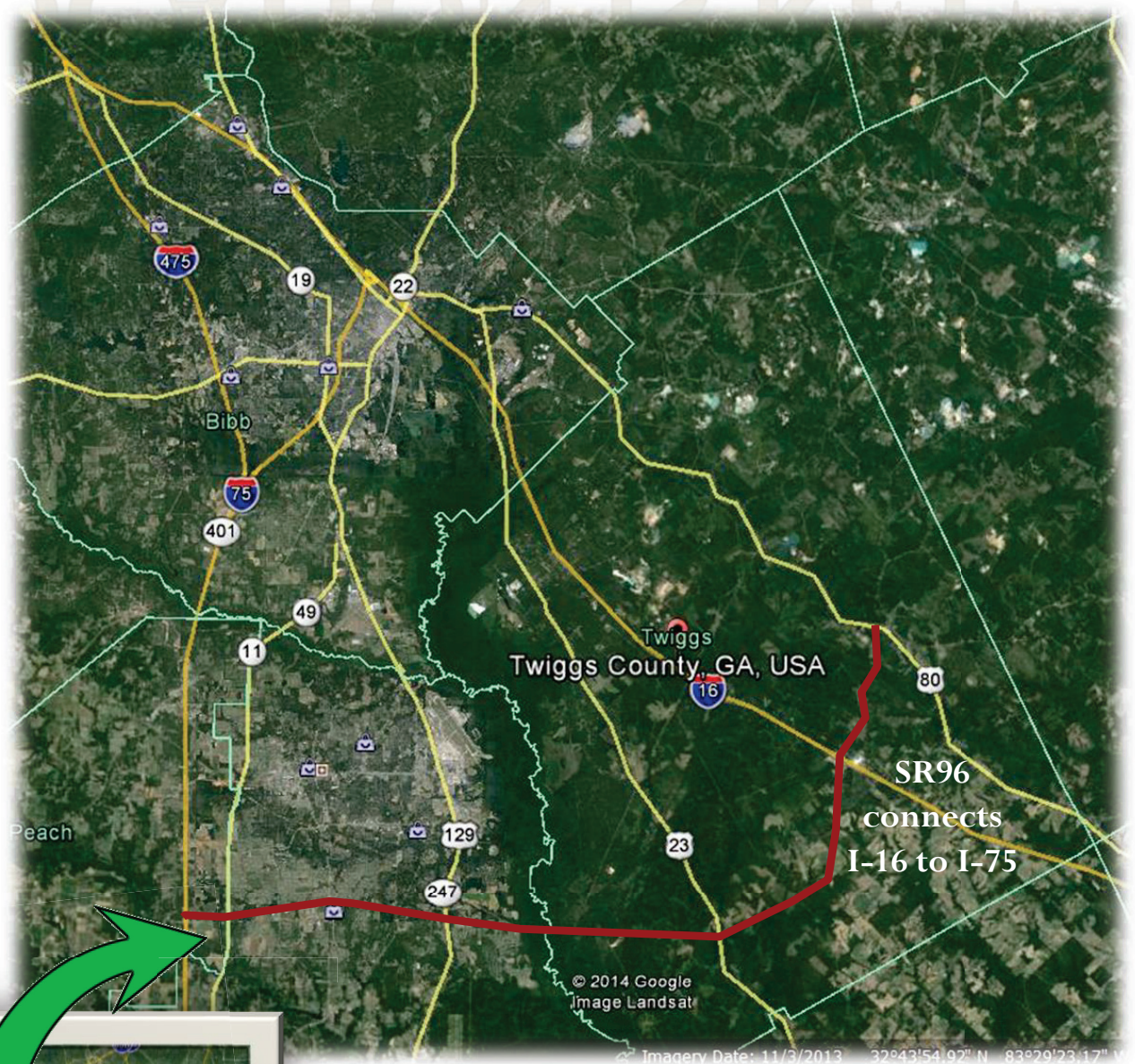
OVERVIEW

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 mid-way 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:

- ❖ County water, sewer and Oconee EME power already on site.
- ❖ Academy Sports + Outdoors Distribution Center anchors our north park.
- ❖ Ideal sectors include logistics (close proximity to I-1, 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 1 County and a member of 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.



LOCATION IS KEY!



Twigg County's Industrial park is located on Interstate 16 at SR96. The privately owned properties are in various places throughout the county. 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

(competitive bid at 900 kwh or higher)

Communications through WindStream

CITY UTILITIES INCLUDE:

City Water

City Sewage

City Garbage Disposal

Natural Gas through Georgia Natural Gas

Power through Georgia Power

Phone/Fiber Optics through WindStream



INCENTIVES

Workforce is the #1 consideration. Twiggs County has over 175,000 workers within Twiggs and its contiguous counties. We offer local job fairs, temporary office space 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 1 County.

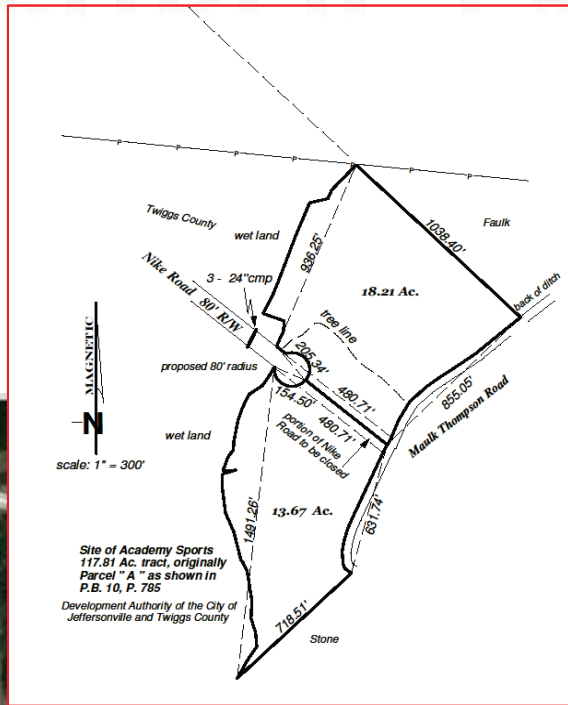
Real estate in Twiggs County is very affordable and in an ideal location. Even with that, we offer competitive land pricing based on the level of investment and the number of jobs being created within the county. Advertised prices are negotiable depending on the amount of investment and number of jobs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

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.

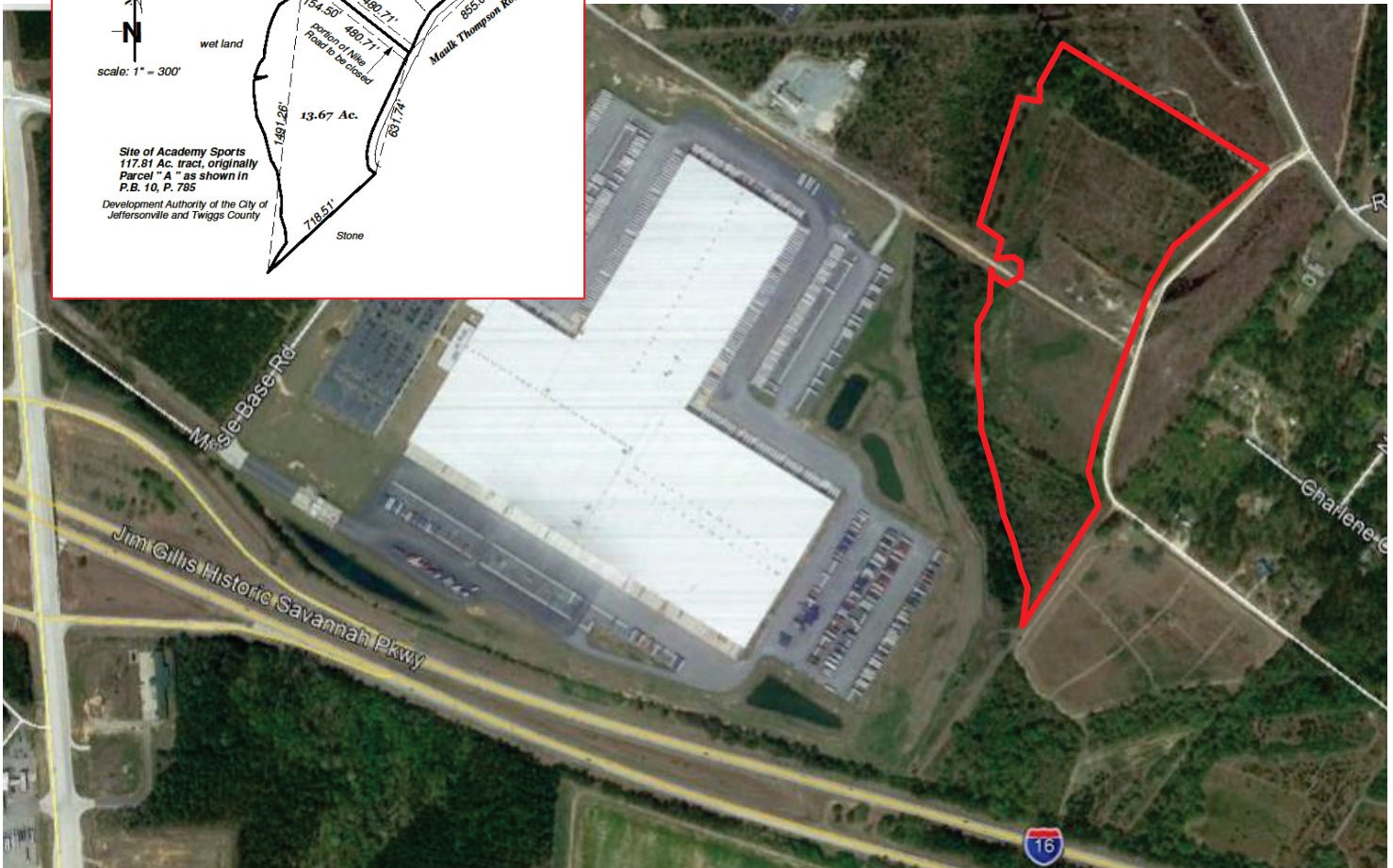
The Development Authority of the city of Jeffersonville and Twiggs County stands ready to assist you in seeking additional training programs through the Georgia Department of Labor's state programs or through partnership with the regional universities and technical colleges and will assist in the hiring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



PUBLIC LAND AVAILABLE

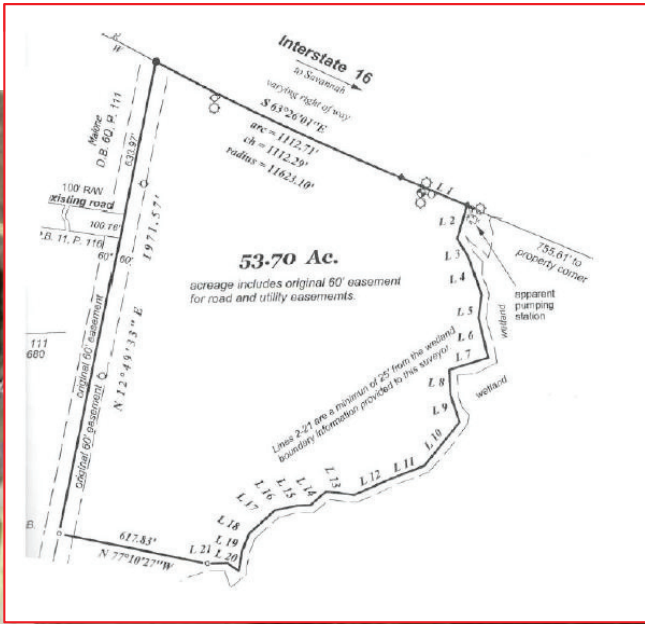


Nike Rd – 31.88 acres available to lease or purchase. Can be subdivided into two lots of 18.21 acres and 13.67 acres. Acquire either or both. Development Authority owned, utilities available and site is ready for construction. Adjacent to Academy Sports + Outdoors Distribution Center.



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, renewable energy (biomass/solar), food (agriculture) and technology.

PUBLIC LAND AVAILABLE

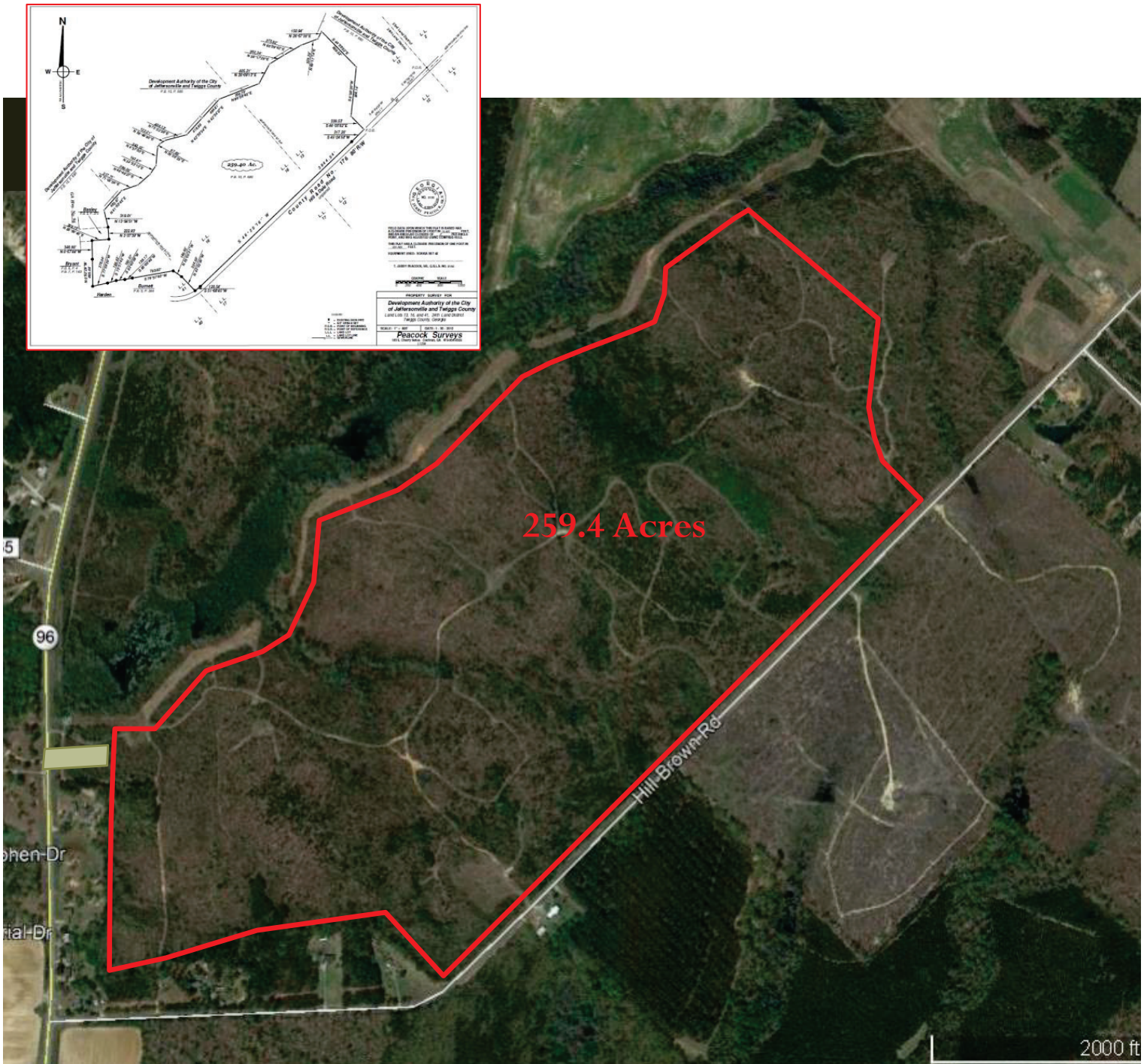


I-16 Tract: Land is available through the Development Authority and is zoned Industrial. This site has been cleared, graded and grassed. Infrastructure is adjacent for easy tap-on. A dedicated entrance road is within ¼ mile of I-16. Adjacent privately-owned land is available for purchase, if needed. This tract is visible from I-16.



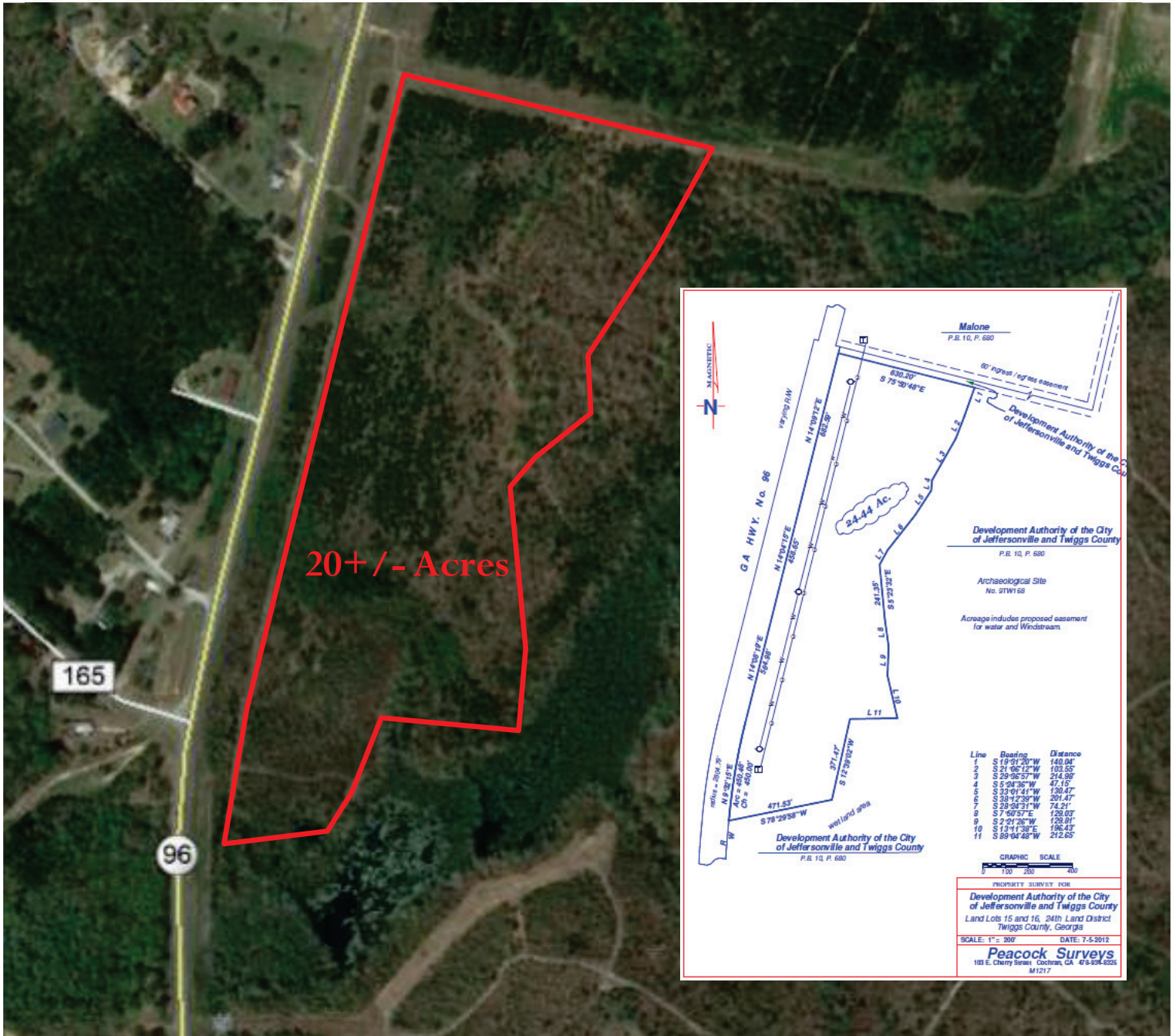
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PUBLIC LAND AVAILABLE



HillAndDale Tract: Land is available through 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. Future widening of SR96 includes a median cut and turn lanes for this entrance. Price per acre is negotiable to allow for site preparation.

PUBLIC LAND AVAILABLE



SR96 Tract: Land is available through the Development Authority and is zoned Industrial. This site is sub-dividable for smaller projects. Price is negotiable to allow for site preparation. Infrastructure is adjacent for easy tap-on. The tract fronts SR96 and is within 1.25 miles of Interstate 16. Future widening of SR96 includes a median cut and turn lanes for this entrance. Price per acre is negotiable to allow for site preparation.



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PRIVATE LAND AVAILABLE



State Route 96 at I-16 in Twiggs County, GA Three available lots on SR96 at I-16

Tract A = 8.84 acres, dividable at roadway

Tract B = 2.74 acres

Tract C = 16.74 acres with entry from SR96; timbered,
zoned Residential/Agricultural

Listed through The Summit Group - Macon, agent Rex Yoder

478-750-7507 office; 478-394-5777 cell

RYoder@thesummitgroupmacon.com

The Summit Group, 4124 Arkwright Rd., #1, Macon, GA 31210



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PRIVATE LAND AVAILABLE



**34 School Rd. at US 80 in Jeffersonville, GA
23 acres, cleared, all utilities on site, adjacent to
rail, in city, zoned Industrial**

*FDIC owned, agent Alex Vento 478-994-5900 office; 478-808-6665 cell
avento@bellsouth.net*

ERA Middle Georgia Realty, 78 N. Lee St., Forsyth, GA 31029

PRIVATE LAND AVAILABLE



Former IMERYYS Kaolin Site – US80 just 9 miles from I-16 691 Acres in Jeffersonville, GA

KEY	TAX NUMBER	ACREAGE
A	T081A 033	32.06
B	T081B 003	20.76
C	T081A 034	428.9
D	T081B 002	110.5
E	T099 001A	81.47
F	T081B 001	10.59
G	T080 C048	6.84
TOTAL	ALL SITE ACREAGE	691.12

Zoned Industrial, the site has three rail beds that can be refurbished to connect with Georgia Central between Macon (NS) and Vidalia (CSX), natural gas, has wells septic system. Property to be sold undivided.

NationWide

Real Estate Group, Inc.

Broker:

Richard A. DeLisle, CCIM, ALC

rad@nationwidereg.com

404-630-1530



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