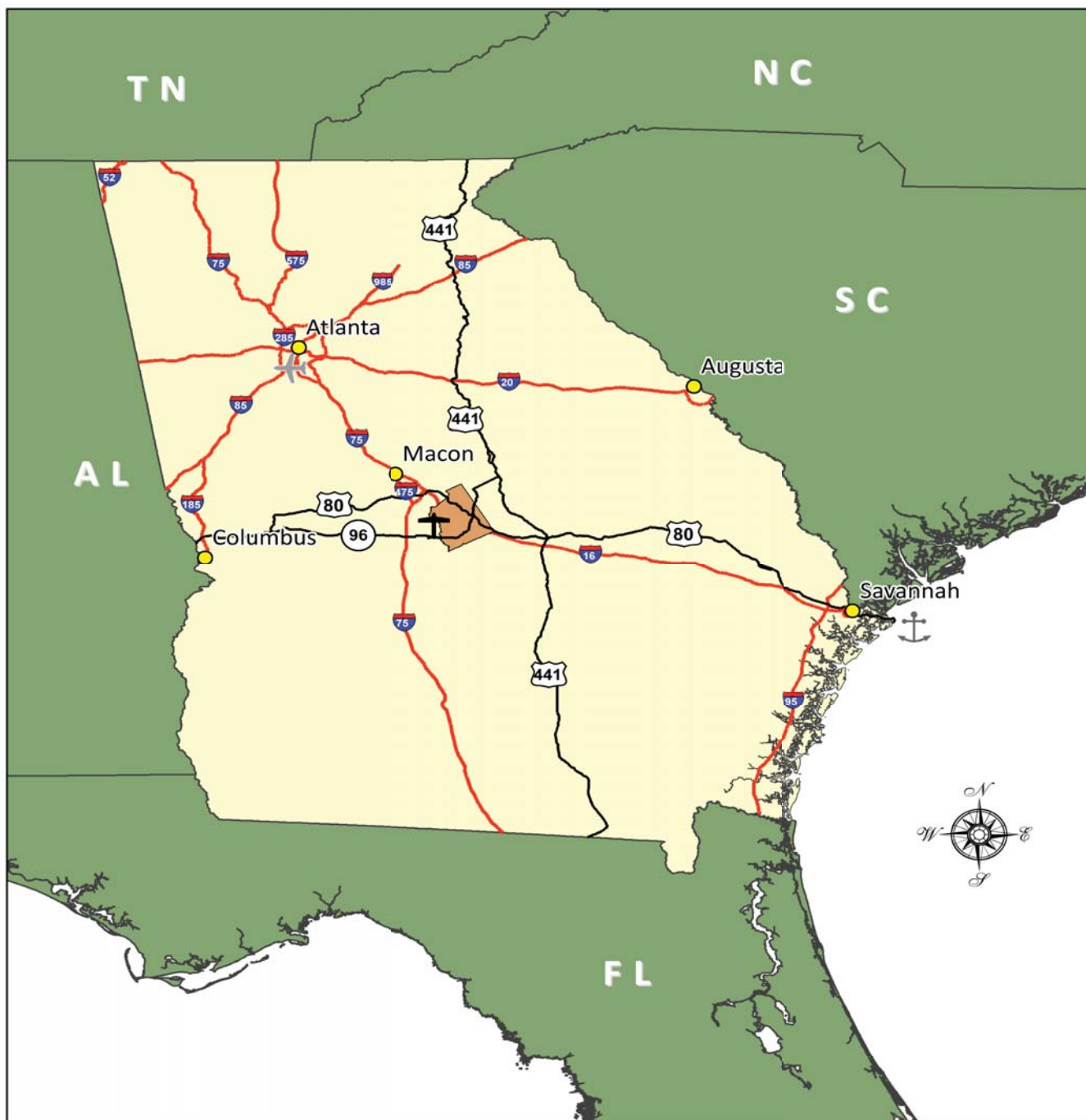


I-16 Industrial Park

Twiggs County, Georgia



Twiggs County, Georgia



Twiggs County, Georgia is located in Middle Georgia, approximately 10 miles southeast of Macon and 17 miles from Robins Air Force Base, Georgia's largest industrial complex. Located in the geographic center of the State, Twiggs County is conveniently positioned an equal distance from both Hartsfield Jackson International Airport in Atlanta and Georgia Ports of Savannah and Brunswick. Given our strong assets, Twiggs County is the ideal location for transportation services, distribution centers, military suppliers and contractors as well as companies utilizing trucks, rail, or shipping to transport goods around the world.

Twiggs County has a **Strong Transportation Network**... Interstate 16, the connector highway between Macon and Savannah, which traverses Twiggs County from north to south. Georgia Highway 96, the connector highway with Columbus, traverses Twiggs County from east to west and intersects with I-16 and US 441. In addition, both Norfolk Southern and CSX serve Twiggs County.



Twiggs County has a **Strong Workforce**... The County has over 10,280 citizens with a workforce of approximately 4,500. Within Twiggs and the contiguous counties of Bibb, Houston, Bleckley, Laurens, Wilkinson and Jones, there is a combined workforce of over 290,000. Twiggs County is certified WorkReady Community for the State of Georgia providing companies with an excellent pool of qualified workers. Twiggs County is also convenient to higher education facilities. Within a 45-minute drive, companies and their employees have access to Central Georgia Technical College, Middle Georgia Technical College, Middle Georgia College at Cochran, Georgia College and State University, Fort Valley State University, Macon State College, Wesleyan College, and Mercer University.

Twiggs County has **Strong Incentives**... Companies that locate in Twiggs County are eligible for Georgia's most aggressive job tax credit, \$4,000 per job created towards the companies' Georgia income tax liability and/or withholding tax liability. Twiggs County offers 100% Freeport Tax Exemption, reducing qualified companies' ad valorem tax burden. Twiggs County businesses are also eligible to apply for foreign trade zone benefits, a strong incentive for companies in the import/export business. Local incentives and land prices are based on the level of investment in the County, as well as the number of jobs created.

Twiggs County has **Strong Infrastructure Assets**... I-16 Industrial Park in Twiggs County is located at the I-16/Highway 96 interchange on both the north and south sides of Interstate 16. Twiggs County's I-16 Industrial Park North, home of Academy Sports and Outdoors Distribution Center and TFS of Georgia, Inc., includes over 200 acres, of which 50+/- acres remain available for purchase. I-16 Industrial Park South includes almost 500 acres of available cleared or wooded land in three tracts that can be subdivided as needed. Richland Creek runs through the park offering a beautiful greenway as backdrop to all three tracts.

Twiggs County has **Strong Partners**... Twiggs County is a member of the Georgia Economic Developers Association as well as the Central Georgia Joint Development Authority, Middle Georgia Economic Alliance, and the I-16 Corridor Alliance. Twiggs County Chamber of Commerce, Inc. is an accredited business with the Better Business Bureau of Middle Georgia.

I-16 Industrial Park



Twigg County's I-16 Industrial Park is located on the north and south sides of Interstate 16 at the Highway 96 interchange. I-16 is the major East-West corridor between I-75 and the Savannah Ports.

In **I-16 Industrial Park North**, there are two tracts available:

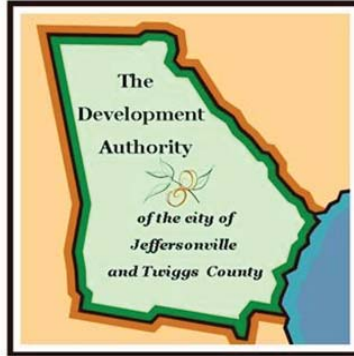
- **Nike Road Parcel** – approximately 45 acres located adjacent to a County fire station. The property is flat, partially wooded, and has significant road frontage along the new Nike Road, which is under construction. This site has excellent access to Highway 96 via the four-lane Academy Drive and is within ¼ mile of I-16.
- **Mauk Thompson Parcel** – approximately six acres at the rear of the industrial park site by Nike Road and is perfect for a small office building needing parking or a facility needing storage space nearby.

In **I-16 Industrial Park South**, there are three large tracts sub-dividable to suit the purchaser's needs:

- **Highway 96 Parcel** – approximately 50 acres of cleared and ready to develop land located along Highway 96 with easy access to I-16.
- **I-16 Frontage** – approximately 40-45 acres located along I-16 directly across from Academy Sports + Outdoors Distribution Center. Access to this property will be from a planned entrance road from Highway 96 adjacent to a retail area and less than 1/10 mile from the interchange to I-16.
- **Hill and Dale** – this large tract of approximately 319 acres can be purchased in total or sub-divided to suit the needs of the purchaser. With easy access to I-16 by way of Hill and Dale Road or Hill-Brown Road, this property offers a greater degree of privacy and security, while still convenient to major transportation routes. Hill and Dale Road can be upgraded to an industrial road if needed by the purchaser. The land is flat with excellent drainage to a creek at the rear of the property.

COMMUNITY HIGHLIGHTS

County:	Twigg
Closest Town:	Jeffersonville
Total Acreage Available:	
I-16 North	50 +/- acres
I-16 South	414 +/- acres
Smallest Sub-dividable Tract:	5 acres
Largest Single Undivided Tract:	319 +/- acres
Zoning:	Industrial
Tax Credits:	\$4,000 per New Job 100% Freeport Exemption
Available Labor Force:	
Twigg and Contiguous Counties	290,000+
Major Transportation Arteries:	
Interstate 16	Adjacent to Park
SR 96	Adjacent to Park
US 80	3 miles
US 441	19 miles
I-75	22 miles
Proximity to Port of Savannah:	
Garden City	134 miles
Ocean Terminal	136 miles
Proximity to Airports:	
Lewis B. Wilson	20 miles
Middle Georgia Regional	36 miles
Atlanta Hartsfield International	94 miles
Savannah International	131 miles
Proximity to Rail:	25 miles
Proximity to Military Installation:	
Robins Air Force Base	17 miles
Utilities Available:	Broadband Service 10" and 12" Wastewater lines 700 GPM Capacity Potable Water Elevated Water Storage Tank for Fire Protection Natural Gas – could be provided based on companies' needs



Twiggs County Contact Information

For more information on the I-16 Industrial Park or any other available properties in Twiggs County, please contact Judy Sherling, Executive Director of the Development Authority of the City of Jeffersonville and of Twiggs County at the following:

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