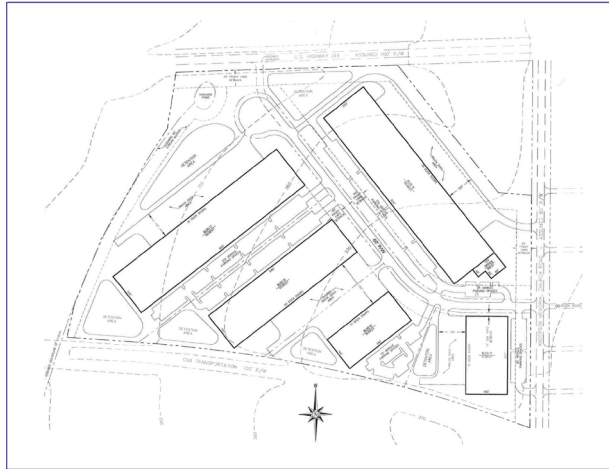


FORWARD FITZGERALD

56 ACRE INDUSTRIAL SITE

Industrial Site Details:

- 56 Acres +/-
- Georgia Ready for Accelerated Development (GRAD) Certified Select
- Located in Food & Beverage Processing Hub
- Municipal Sanitary Sewer Capacity - 6 mgd permitted capacity
- Estimated capacity LAS after upgrades - 600,000 GPD
- Water Capacity - 7.9 mgd (using about 2 mgd average)
- User choice electric for service over 1 MW
- 1 Gig to Premises Broadband/Fiber



Incentives:

- Federal Opportunity Zone
- Property tax incentives
- Discounted utility rates
- Streamlined permitting
- Site prep assistance

Community Snapshot:



500,000 SF

New Manufacturing Construction Since 2016



\$5.5 Million

New Infrastructure Installed Since 2016
 Sewer & LAS Expansion Announced - 2023



600,000 SF

Filled/Renovated/Repurposed for New Manufacturing



\$200 Million+

In New Industrial Growth Announced since 2016



Join the country's largest independent bottling company, Polar Beverages, Golden Boy foods, a global leader in the production of private label peanut butters, and Mana Nutrition, a producer of lifesaving therapeutic foods.

FITZGERALD, BEN HILL COUNTY REGION	
Population	101,830
Available Workforce	40,862
Workforce Participation Rate	50.10%
Avg Annual Wage	\$42,532

JobsEQ 2022Q4



Contact info:

Fitzgerald Ben Hill County Development Authority
Jason Dunn, Executive Director

 (229) 349 - 5476

 jasondunn@fbcdca.net

 www.developfitzgeraldbenhill.com

FORWARD FITZGERALD

56 ACRE INDUSTRIAL SITE

LOGISTICS



10 Minutes
To Fitzgerald Airport (FZG)

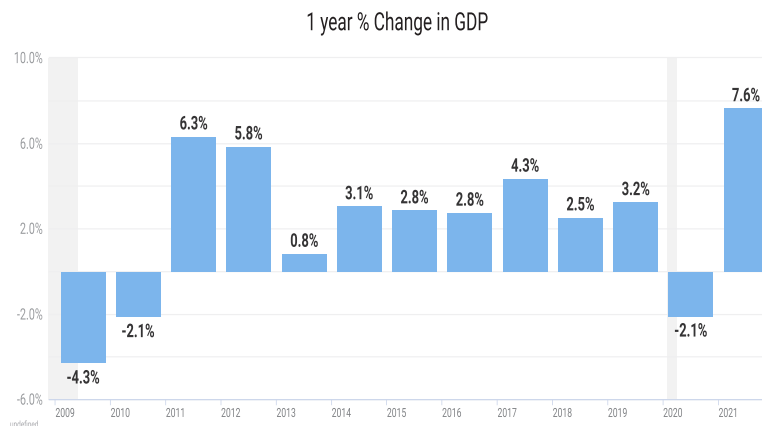
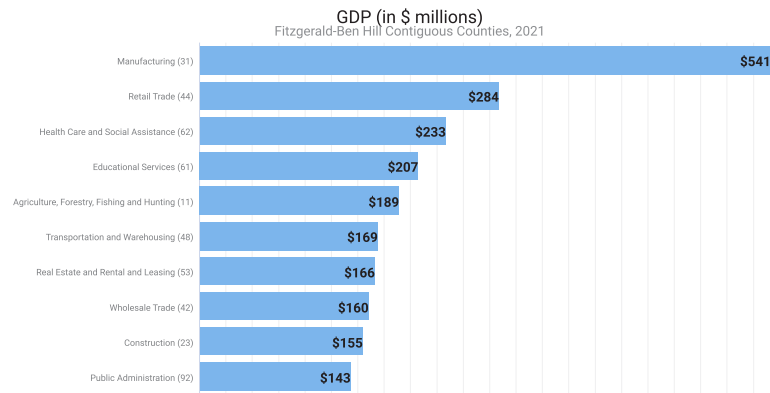


30 Minutes
To Interstate 75



2.3 Hours
To Georgia Ports

GROSS DOMESTIC PRODUCT



FITZGERALD-BEN HILL REGION 2021

GDP Increased
7.6%
Total GDP
2.7 Billion

TOP CONTRIBUTORS

Manufacturing
\$541M
Retail Trade
\$283M
Health Care & Social Assistance
\$233M
Educational Services
\$207M