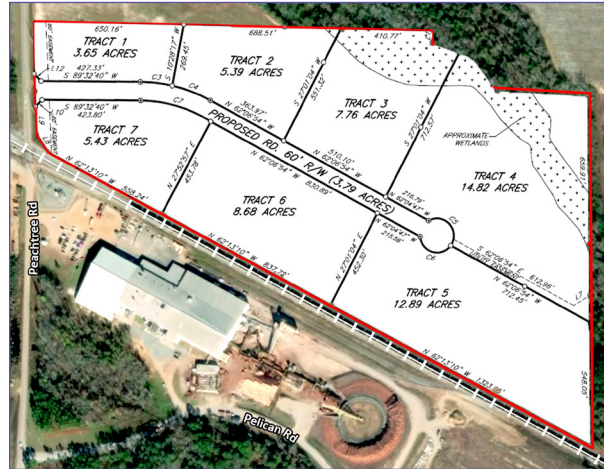


# PEACHTREE RD TRACT

## 63 ACRE INDUSTRIAL SITE

### Industrial Site Details:

- 63.60 Acres +/- (will subdivide)
- Direct access to US Hwy 319
- Utility infrastructure in place
- 4" natural gas line
- 8" water line - 2M gal/day excess. Water Capacity - 7.9 mgd
- 10" sewer line - 6 mgd permitted capacity
- Estimated capacity at LAS after upgrades - 600,000 GPD
- Incentivized pricing for job creation & capital investment



### Community Snapshot:



**500,000 SF**

New Manufacturing  
Construction Since 2016



**600,000 SF**

Filled/Renovated/Repurposed  
for New Manufacturing



**\$5.5 Million**

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



**\$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@fbhda.net](mailto:jasondunn@fbhda.net)

 [www.developfitzgeraldbenhill.com](http://www.developfitzgeraldbenhill.com)

# PEACHTREE RD TRACT

## 63 ACRE INDUSTRIAL SITE

### LOGISTICS



**10 Minutes**  
To Fitzgerald Airport (FZG)

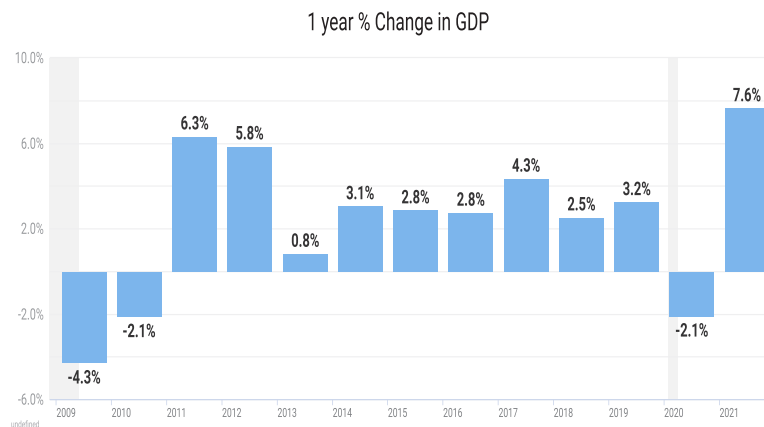
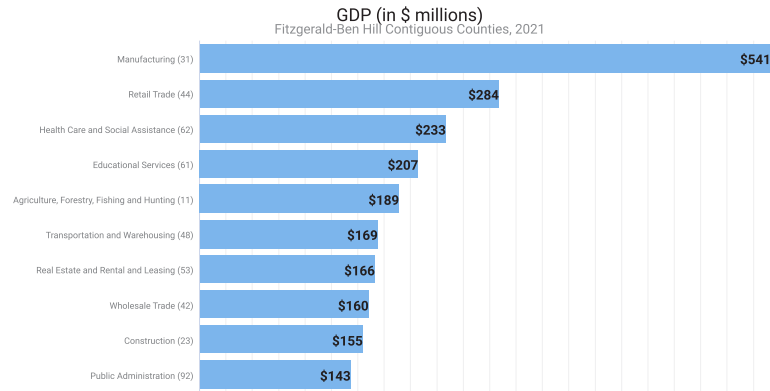


**30 Minutes**  
To Interstate 75



**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**