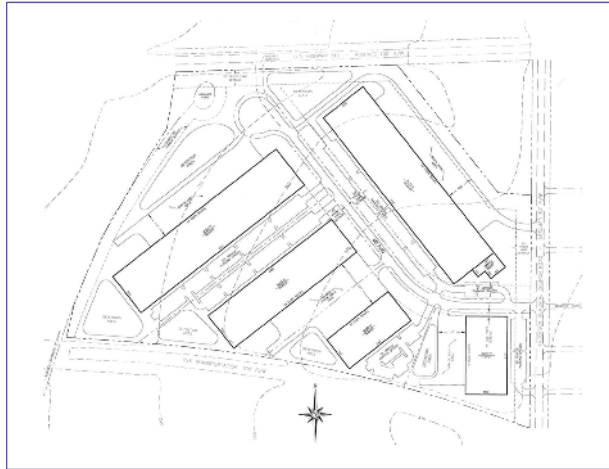


# FORWARD FITZGERALD

## 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



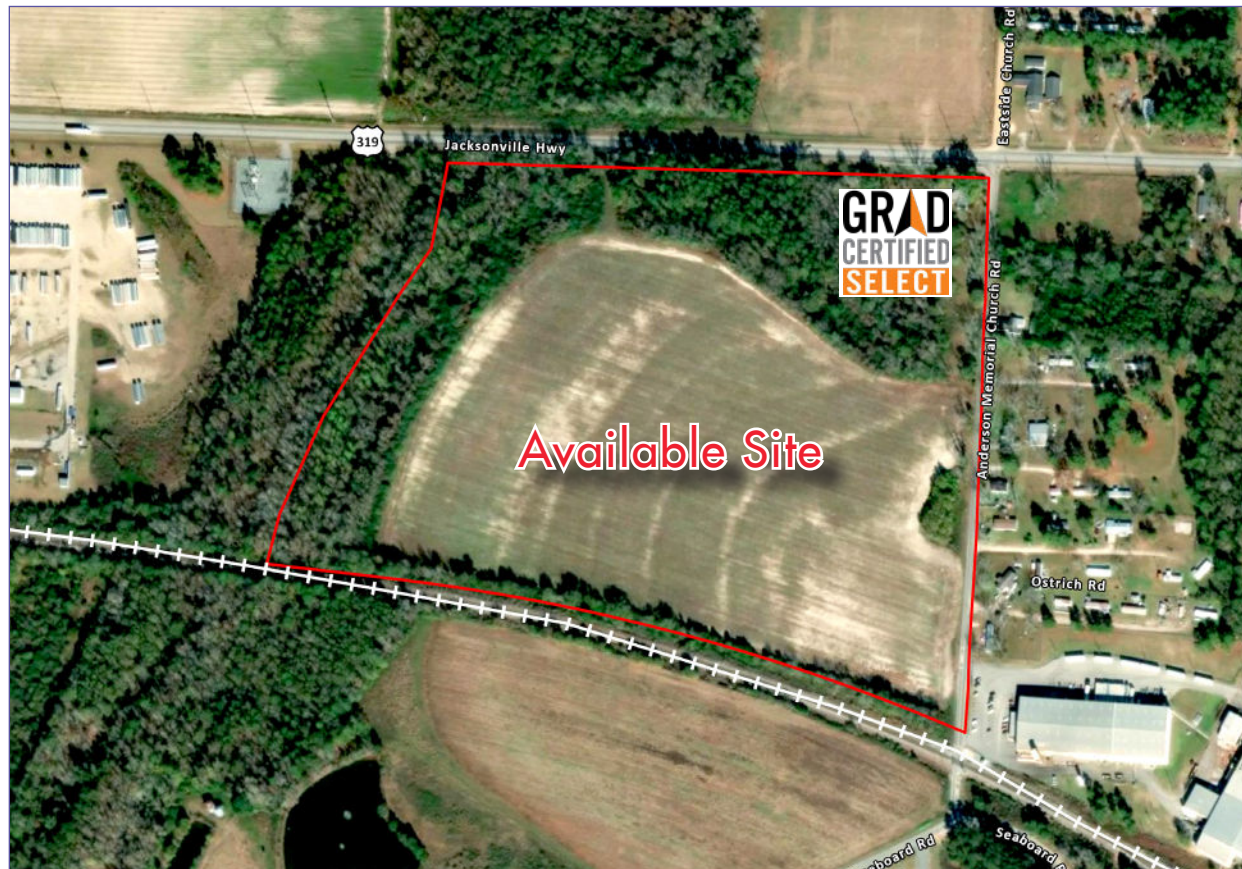
**600,000 SF**

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@fbhda.net](mailto:jasondunn@fbhda.net)
- [www.developfitzgeraldbenhill.com](http://www.developfitzgeraldbenhill.com)

# FORWARD FITZGERALD

## 56 ACRE INDUSTRIAL SITE

### LOGISTICS



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

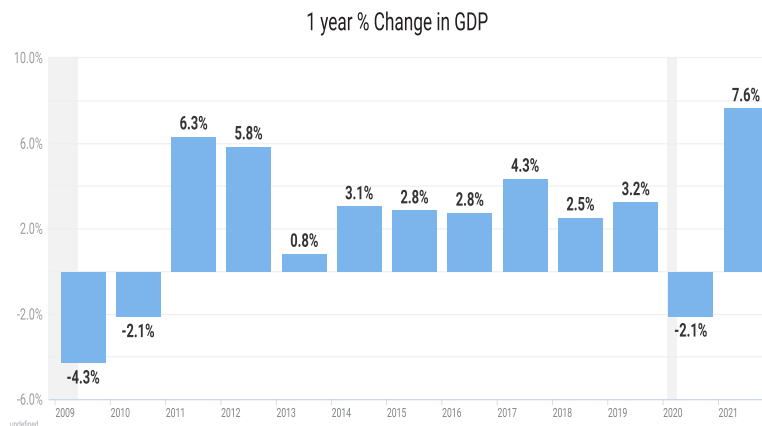
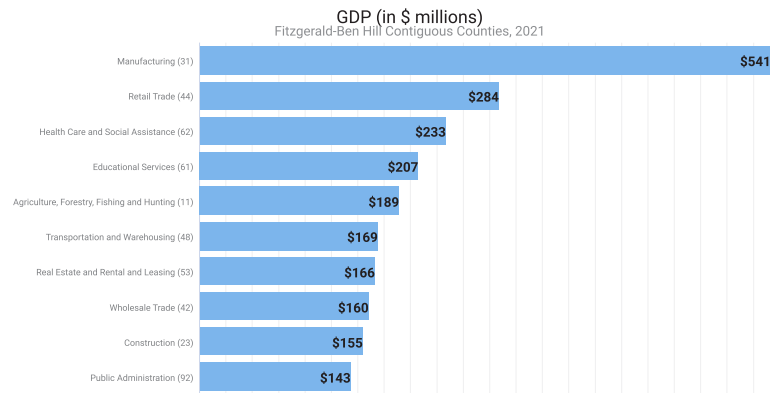


**30 Minutes**  
To Interstate 75



**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**