

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

www.developfitzgeraldbenhill.com

PEACHTREE RD TRACT

63 ACRE INDUSTRIAL SITE

LOGISTICS



10 Minutes
To Fitzgerald Airport (FZG)

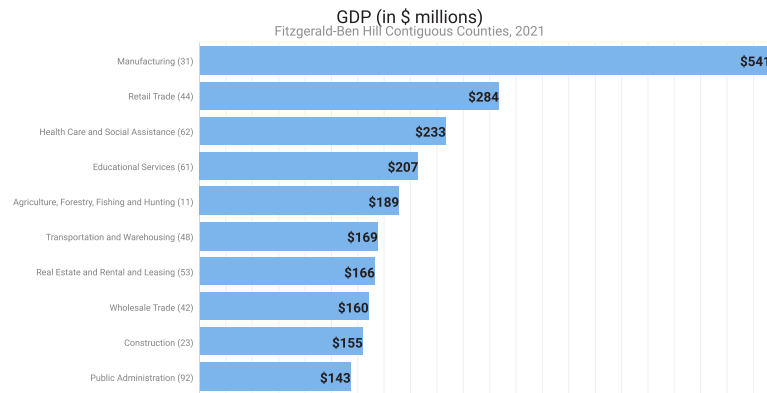


30 Minutes
To Interstate 75



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

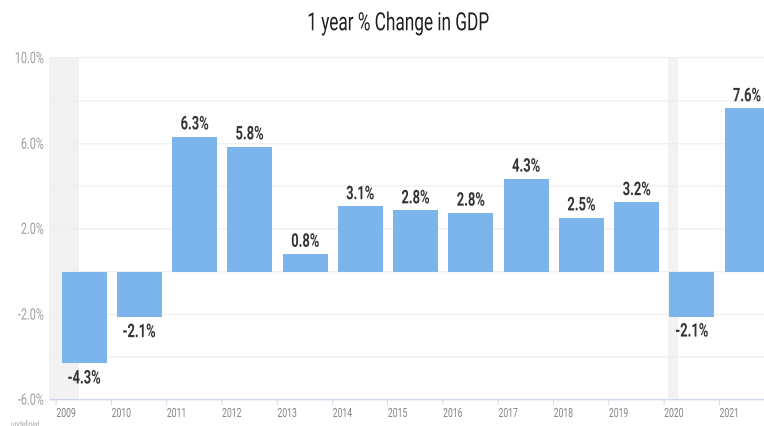
\$283M

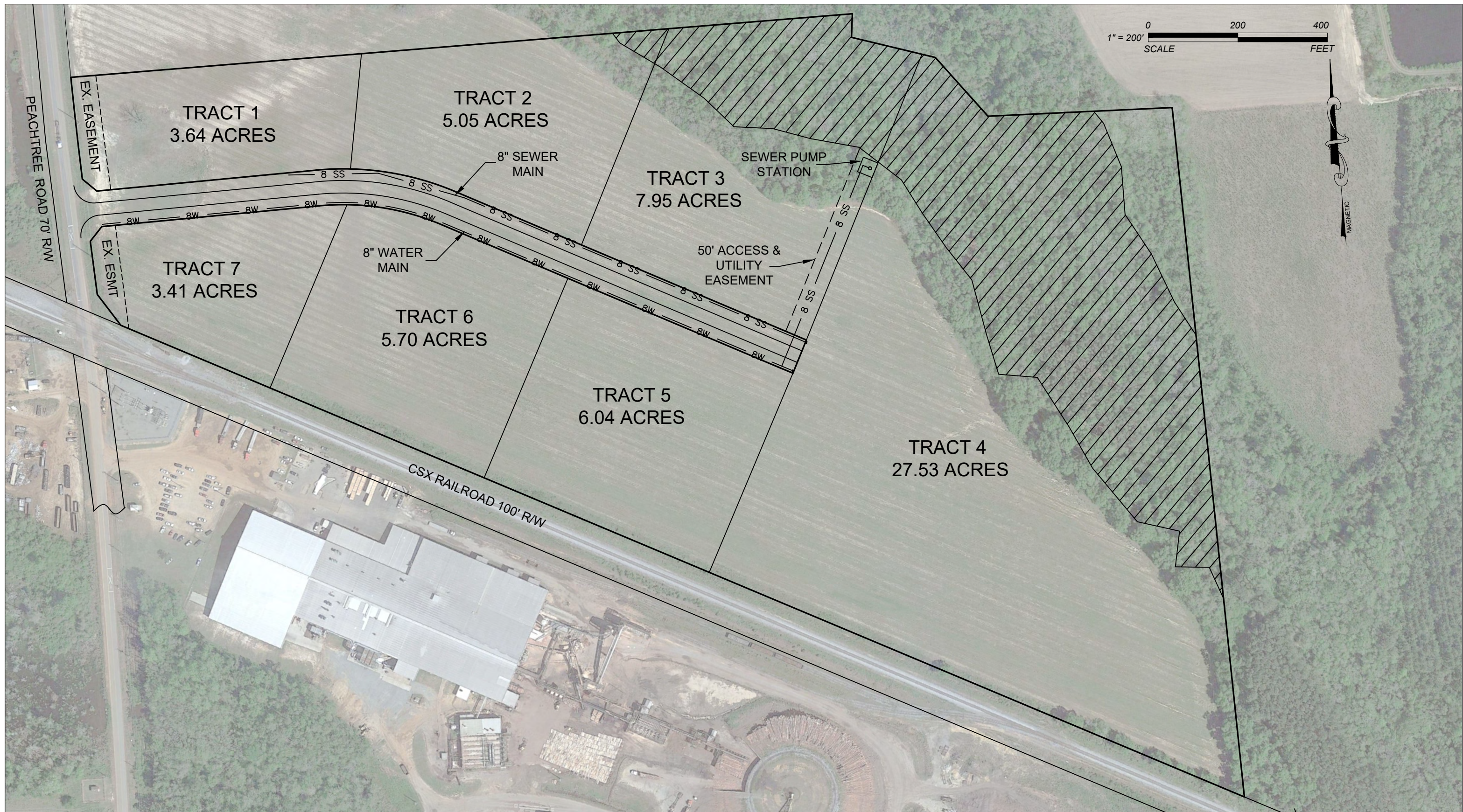
Health Care & Social Assistance

\$233M

Educational Services

\$207M





DRAWN BY: SE
DATE: 9/28/23
JOB NUMBER: 20-3314

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PLOT DATE: 8/5/24
CADD FILE: 20-3314\CONCEPT SITES\MARKETING



STATEWIDE ENGINEERING, INC.
ENGINEERS - SURVEYORS - PLANNERS

516 EAST ASHLEY STREET DOUGLAS, GEORGIA (912) 384-7723

AVAILABLE PROPERTY AT
PEACHTREE IND. PARK
BEN HILL COUNTY, GEORGIA