

# 56 acres—Food & Beverage/Manufacturing Site



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, GA is a welcoming community and ready to partner to meet YOUR objectives.

*Jason Dunn*



## Site Details

- 56 acres +/-
- 1 Gig to Premises Broadband/Fiber
- State Hwy Access
- Municipal Sewer & LAS Accessible
- User choice electric for service over 1 MW

## Incentives

- Federal Opportunity Zone
- Property Tax Incentives
- Discounted Utility Rates
- Streamlined permitting
- Site Prep Assistance



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



**30 min**  
To Interstate  
75



**2.3 hrs**  
To Georgia Ports




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## Community Snapshot

	<b>350,000 SF</b> New Manufacturing Construction since 2016	<b>600,000 SF</b> Filled/Renovated/Repurposed for New Manufacturing
	<b>350 acres</b> Industrial Land Readily Available	<b>#1 STATE BUSINESS</b> 8 years straight
	<b>\$3.3 Million</b> in New Electric, Water, Road, & Sewer Infrastructure Installed since 2016	<b>\$100 Million +</b> In New Industrial Growth Announced Since 2016
	<b>37,500</b> Workers w/n Labor Draw Area	<b>\$673</b> Draw Area Avg. Weekly Wage

Source: Select Georgia: Fitzgerald and Ben Hill County Development Authority

## Increased Production of Goods and Services Fuels GDP Growth

**14%**

Increase in  
Goods Produced

**4.75%**

Increase in  
Services Produced

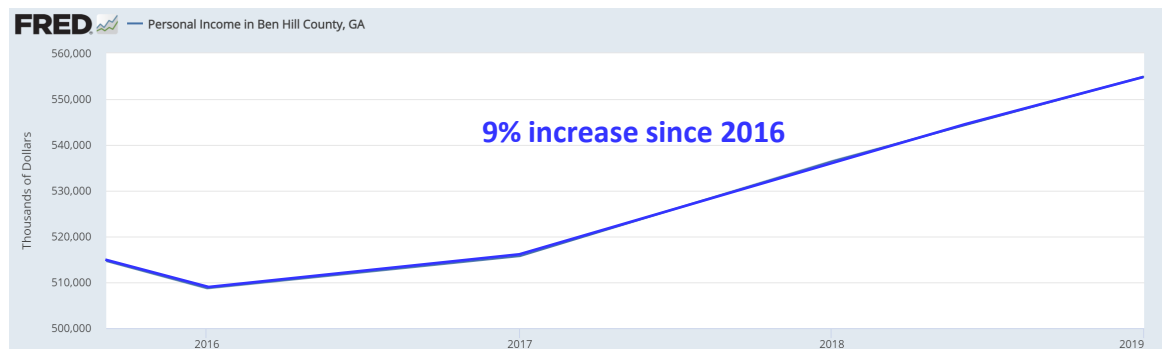


Source: Federal Reserve Economic Data: Federal Reserve Bank of St. Louis

## Personal Income within Ben Hill County is on the Rise

**\$40 Million**

Increase since  
2016



Source: Federal Reserve Economic Data: Federal Reserve Bank of St. Louis