

101 OLD STATE ROUTE 50 • WORTH COUNTY

Sylvester, Georgia



Site Concept



Site Specifications

Worth County is Georgia's fifth largest county in land area, with a population of 22,000 people. Sylvester is located on four-lane South Georgia Parkway, Hwy 82, just 18 miles from I-75, offering excellent highway access. As a 100 percent Freeport inventory tax exemption and Tier 2 job tax Credit County, we offer some of the best incentives in Georgia. Our county and city tax rates are among the lowest in the region. We maintain a modest but solid industrial base with a hardworking and dedicated labor force. We have two colleges and superb technical schools within 20 miles, offering excellent availability of skilled and semi-skilled labor.

Job Tax Credit rank	1
Address	101 Old State Route 50 Sylvester, GA
County	Worth
Site Type	Greenfield / OOS
Acres	88
Rail Frontage	3,775 ft
Rail Spur	n/a
Building Sq. Ft.	43,000
Zoning	Industrial
Flood Zone	Low-to-Moderate
Airport	ABY - 19 miles
Interstate	I-75: 18 miles; I-10: 88 miles
Ownership	public
Sewer	City of Sylvester
Water	City of Sylvester
Gas	City of Sylvester
Telecom	City of Sylvester/ AT&T
Electricity	Georgia Power/ Mitchell EMC

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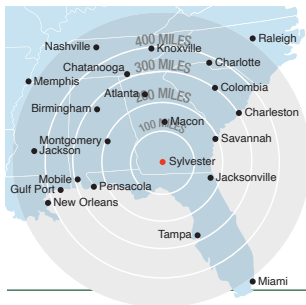
Georgia & Florida Railway

Regional Information



BUSINESS PORTFOLIO
from homegrown,
family operated businesses
to global powerhouses

Well-known global, national and regional companies operate manufacturing plants and distribution points along the **Georgia & Florida Railway**, including:



Access to Major Eastern U.S. Markets

Major Eastern U.S. markets are within one day's trucking time via quick access to I-75 and I-10. The **Georgia & Florida Railway** runs parallel to US Highway 19, and connects to CSX and Norfolk Southern railroads, providing a convenient way for industry to transport their products and materials.

LOCATION

Connect to the world and reach your destination quickly

WORKFORCE

We're not afraid of hard work

Displaying the grit that built this country, the workforce of the region is trainable and responds quickly to opportunity. Employers share countless stories of employees with 10, 15, and 20 years of service that began their careers in entry-level positions and have climbed the ranks to become major decision makers in their company's operations. Putting their dedication to work for you is an advantage towards increasing your profitability. By the numbers:

1,685,189

total population

632,637

households

\$42,261

median household income

37.6

median age

642,501

total workforce population

57,182

employed in manufacturing

34,052

employed by logistics operations

30+

higher educational institutions

Over

\$4 billion

in Farm Gate Value

More than

3 million

acres of farmland

Almost

5 million

acres of timber

Average of

78 degrees

annual temperature

PERFORMANCE

The proof is in our productivity

- Prolific underground water aquifer system supplies more than **3 billion** gallons of water daily
- Mild winters and hot summers allow for year round, non-stop production
- Incredible universities and technical colleges provide invaluable input, training, and resources