

31670 HIGHWAY 3 • THOMAS COUNTY

Meigs, Georgia



Site Concept



Site Specifications

Thomasville and Thomas County provide the unique combination of great quality of life and the state of the art infrastructure necessary to support business. Located on the Georgia Florida state line, Thomas County is strategically located on six four lane divided highways.

A combination of an excellent transportation system, both road and rail, and high speed internet and telecommunication makes Thomasville the perfect home for Flowers Foods Headquarters, one of the top two providers of baked products nationally. Thomasville has a population of 18,413 and Thomas County has a population of 44,720. They both serve a five county area with a population of 144,000.

Job Tax Credit rank	1
Address	31670 Highway 3 Meigs, GA
County	Thomas
Site Type	Greenfield / OOS
Acres	56
Rail Frontage	1,525 ft
Rail Spur	Yes - OOS
Building Sq. Ft.	30,000
Zoning	Industrial
Flood Zone	Low-to-Moderate
Airport	ABY - 50 miles; TLH - 53 miles
Interstate	I-75: 51 miles; I-10: 41 miles
Ownership	private
Sewer	City of Meigs
Water	City of Meigs
Gas	City of Meigs
Telecom	City of Meigs
Electricity	Grady EMC

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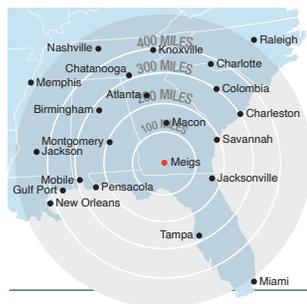
Georgia & Florida Railway

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