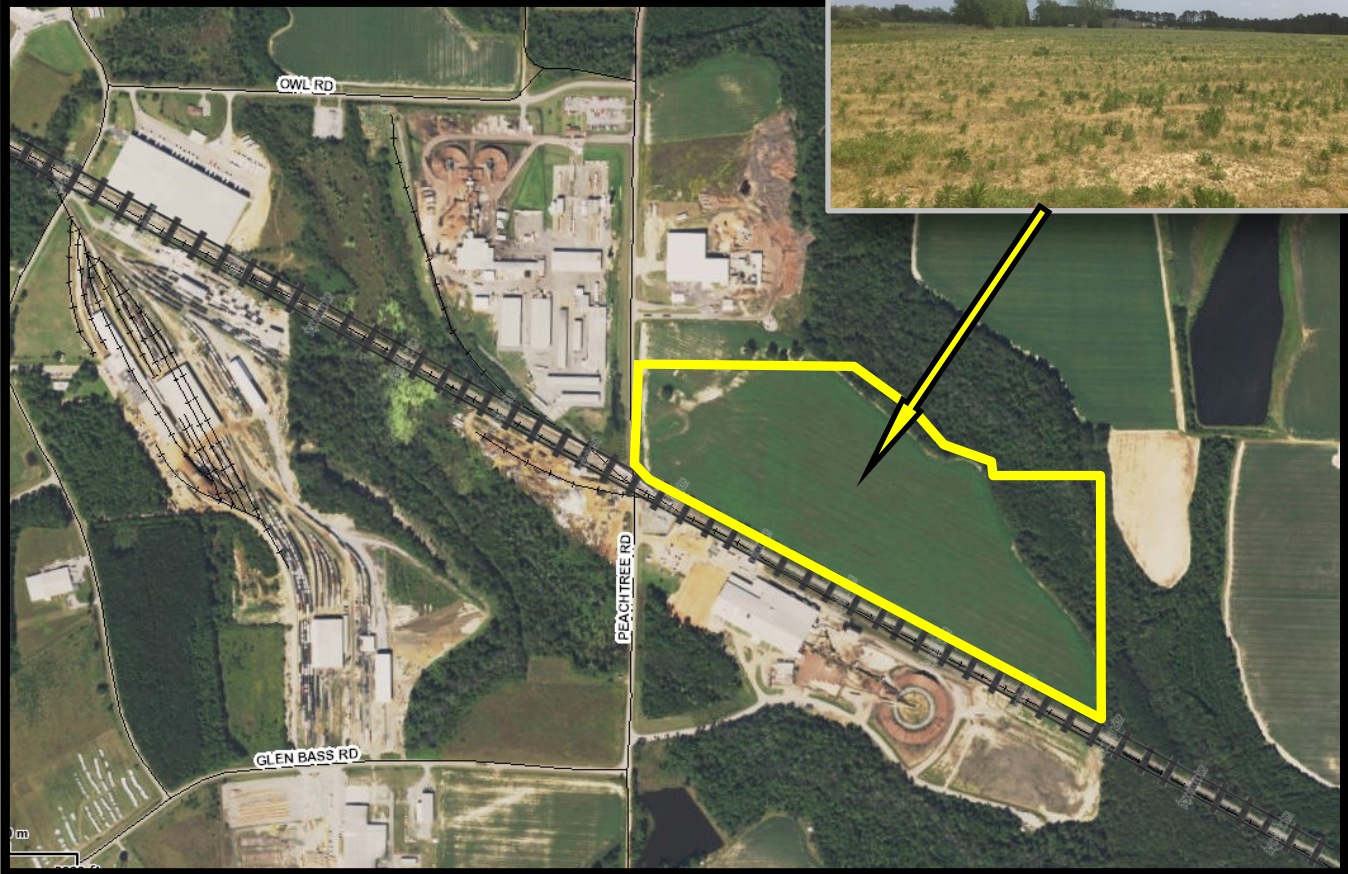


Peachtree Rd Tract

Fitzgerald, GA



- 63.60 acres +/- (will subdivide)
- Direct access to US Hwy 319
- Utility infrastructure in place
 - 8" water line
 - 10" sewer line
 - 4" natural gas line
- Access to Fitzgerald's waste water Land Application System
- **Incentivized Pricing for Job Creation & Capital Investment**



jasondunn@fbcca.net

229-349-5476

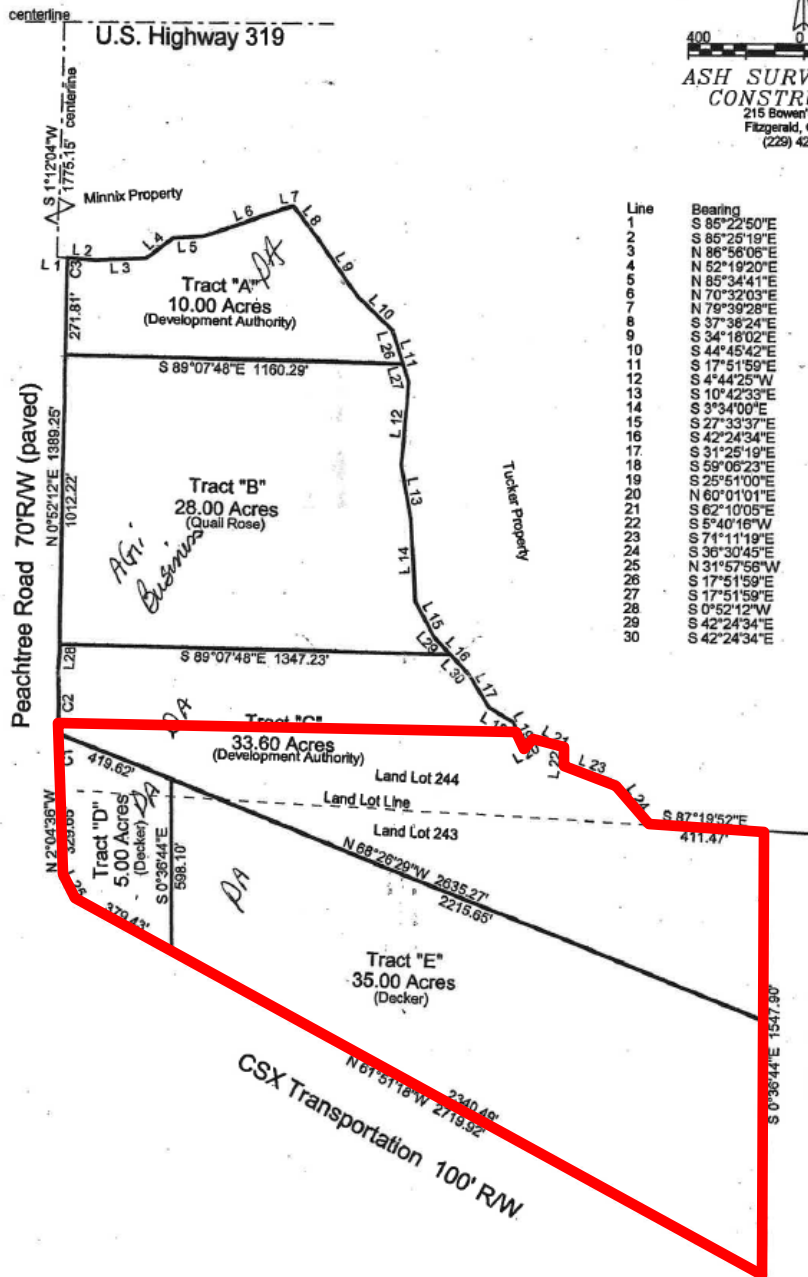
www.developfitzgeraldbenhill.com



Peachtree Rd Survey Fitzgerald, GA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	1°17'53"	7518.56	170.35	85.18	170.35	N 1°25'39"W
2	1°36'57"	7518.56	212.02	106.02	212.01	N 0°01'46"E
3	1°39'23"	2511.44	72.80	36.30	72.60	N 1°41'54"E

ASH SURVEYING & CONSTRUCTION
 215 Bowen's Mill Hwy.
 Fitzgerald, GA. 31750
 (229) 423-5016



Line	Bearing	Distance
1	S 85°22'50"E	35.08'
2	S 85°25'19"E	97.95'
3	N 85°58'08"E	171.20'
4	N 52°19'20"E	116.46'
5	N 85°34'41"E	102.37'
6	N 70°32'03"E	316.34'
7	N 79°39'28"E	13.13'
8	S 37°38'24"E	132.15'
9	S 34°18'02"E	255.17'
10	S 44°45'42"E	167.71'
11	S 17°51'59"E	191.43'
12	S 4°44'25"W	288.59'
13	S 10°42'33"E	191.61'
14	S 3°34'00"E	286.99'
15	S 27°33'37"E	142.57'
16	S 42°24'34"E	170.69'
17	S 31°25'19"E	144.51'
18	S 59°05'23"E	95.90'
19	S 25°51'00"E	67.78'
20	N 60°01'01"E	55.89'
21	S 62°10'05"E	108.89'
22	S 5°40'16"W	41.92'
23	S 71°11'19"E	192.54'
24	S 36°30'45"E	176.01'
25	N 31°57'58"W	86.70'
26	S 17°51'59"E	121.49'
27	S 17°51'59"E	69.94'
28	S 0°52'12"W	105.22'
29	S 42°24'34"E	80.83'
30	S 42°24'34"E	89.86'



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Plat for:
Fitzgerald and Ben Hill County Development Authority

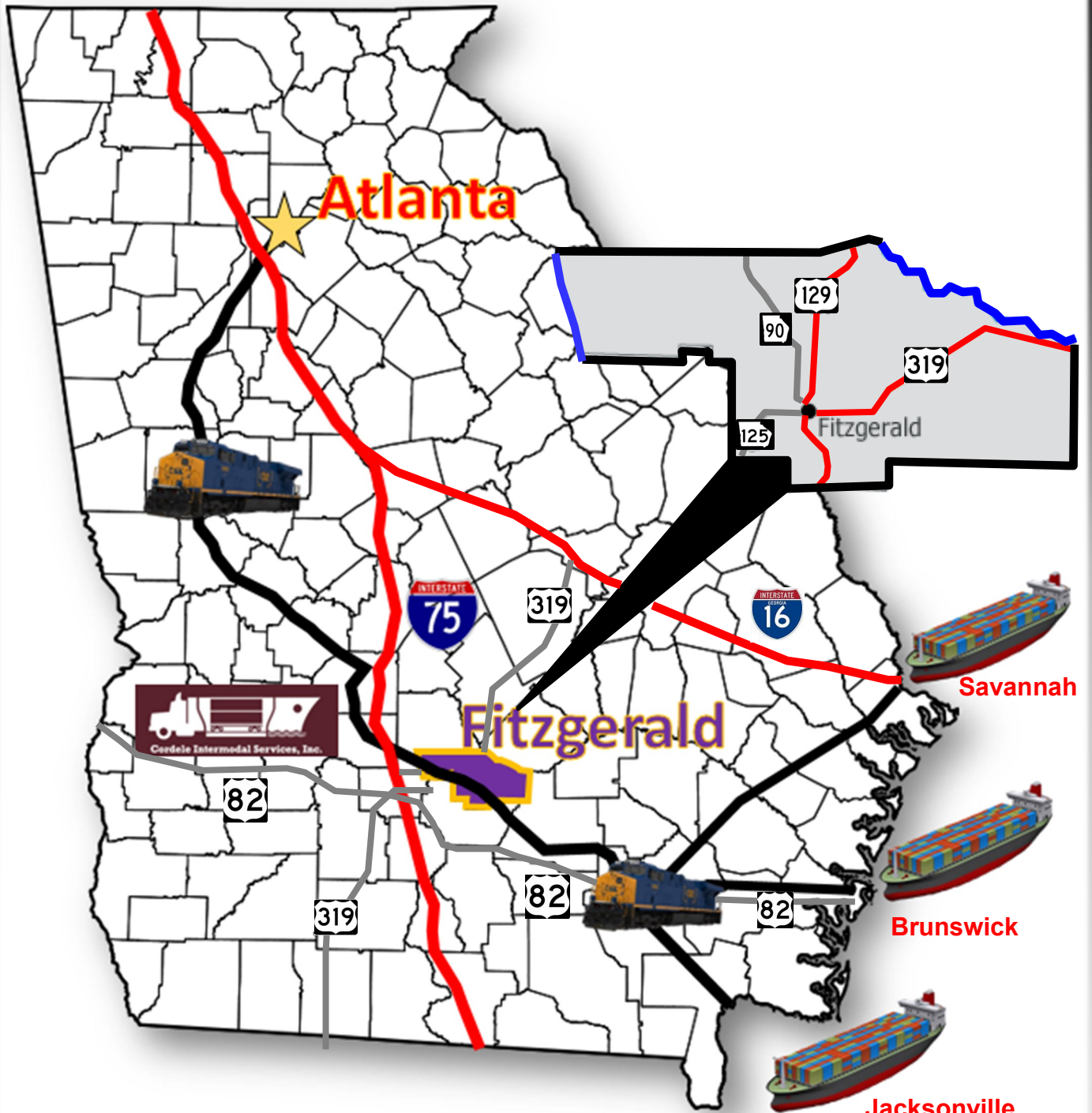
Property located in Land Lot 243 and Land Lot 244,
 Fourth Land District, City of Fitzgerald, Ben Hill
 County, Georgia.
 Date 9-21-07



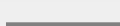
Scale 1" = 400'

FB007.ZAK

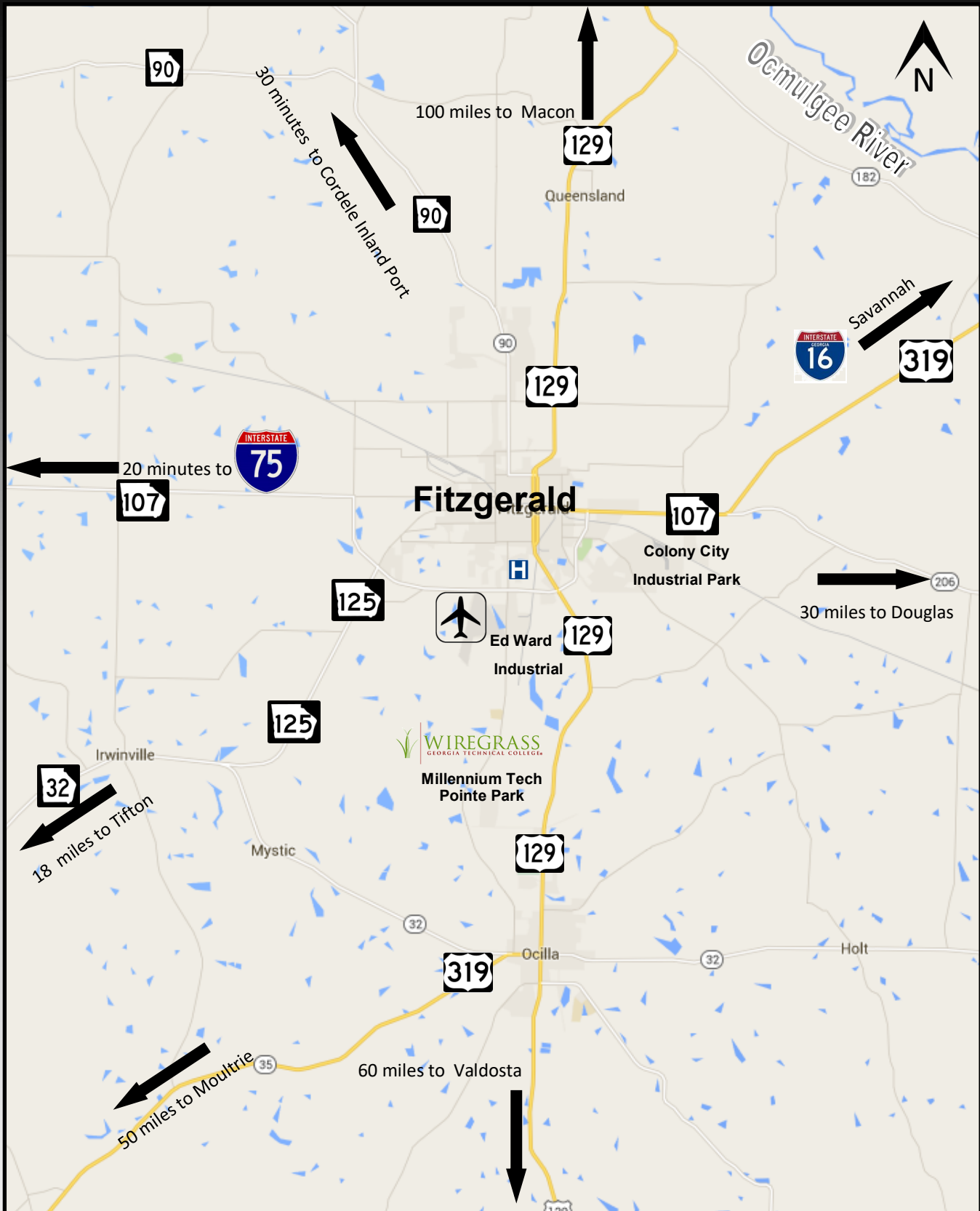


Fitzgerald is Connected to Georgia



-  Federal Interstate System
-  CSX Mainline Rail System
-  Federal & State Highway System

Highway/Interstate Supply Chain



Key Contacts

Fitzgerald Ben Hill Development Authority

Jason Dunn, Executive Director
121 E. Pine Street
Fitzgerald, GA 31750
Cell: 229-349-5476
dunnjason@mediacombb.net



City of Fitzgerald

Jim Puckett, Mayor
302 East Central Avenue
Fitzgerald, GA 31750
Mayorpuckett@fitzgeraldga.org
229-426-5060



Ben Hill County

Steve Taylor, County Commission Chair
402-A East Pine Street
Fitzgerald, GA 31750
stevetaylor@windstream.net
229-424-2097



Fitzgerald Utilities

Jeff Lewis, General Manager
Fitzgerald Utilities
P.O. Box 667
Fitzgerald, GA 31750
jeff_lewis@mchsi.com
229-426-5400



The Fitzgerald Advantages

Incentives

- A. Experienced & Aggressive Development Authority that can offer Build to Suit facilities, discounted land purchases, facility leasing, etc..
- B. Graduated tax abatement program (land, building, machinery, & equipment)
- C. \$4,000/job tax credit (redeemed for up to 5 years)
- D. Revolving loan fund
- E. 100% Freeport Exemption
- F. Incubator office (for industry of 50+ employees)
- G. Industrial Revenue Bond Financing

Workforce Development

- Wiregrass Georgia Technical College
 - A. Center for Manufacturing Excellence
 - B. Serves Fitzgerald and the surrounding counties
 - C. On-site welding school
 - D. Georgia Quick Start training through GA Dept. of Economic Development for 50+ employee projects
- Fitzgerald High School
 - A. Certified Manufacturing Specialist Certificate program in conjunction with Wiregrass Tech
 - B. WELD - our grassroots workforce development initiative created through partnership with local industry and our county school system

Logistics

- A. CSX Transportation main rail line. Ties to Jacksonville, Savannah, Brunswick, & Atlanta
- B. US Hwy 129 and US Hwy 319 (truck routes to deep water & inland ports)
- C. Hwy 107 provides direct access to Interstate 75 (20 min. drive time)
- D. Fitzgerald Municipal Airport - 5,000 ft. state of the art airport with electronic landing

Utility Infrastructure

- A. "Shovel Ready" industrial sites with excess capacity (water, sewer, electric, gas, & fiber)
- B. Working relationships with Fitzgerald Utilities, GA Power, & Irwin EMC to ensure competitive utility rates

