

MULTI-PARCEL

OR

SINGLE USE



SOUTHERN GATEWAY COMMERCE PARK
Statesboro-Bulloch County, Georgia

**SUPERIOR SPEED TO MARKET,
PERFORMANCE AND PROFITABILITY.**

- **Pad-ready:** 180 pad-ready acres parceled to accommodate your unique footprint.
- Immediate access to **I-16** and **US Hwy 301**
- US Hwy 80: **13 miles** & I-95: **41 miles**
- 45-min. drive from **Port of Savannah**
- Statesboro-Bulloch County Regional Airport: **16 miles**
- Savannah International Airport: **44 miles**
- Hartsfield-Jackson Atlanta International Airport: **191 miles**
- **1 million-gallon** water tank on site
- **City of Statesboro** Utilities on site (water, wastewater, gas)



Save between \$50,000 and \$65,000 in development costs with pad-ready acreage on a 1-2% grade.

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Statesboro-Bulloch County, Georgia



UTILITY INFRASTRUCTURE

ELECTRICITY PROVIDER: Customer choice: Georgia Power or Excelsior EMC (*Excelsior EMC if not Customer Choice (900 kW or greater)*)
 Power 46kV & 115kV Transmission Lines
 Power Line Location..... 0.4 miles away

NATURAL GAS PROVIDER: City of Statesboro
 Gas Main Size 6”
 Gas Main Location On Site

WATER PROVIDER: City of Statesboro
 Water Main Size..... 12”
 Excess Capacity..... 1 MGD Available
 Water Main Location On Site

SEWER PROVIDER: City of Statesboro
 Sewer Main Size 12”
 Excess Capacity..... 1 MGD Available
 Wastewater plant permitted capacity is 10 MGD
 Sewer Main Location On Site

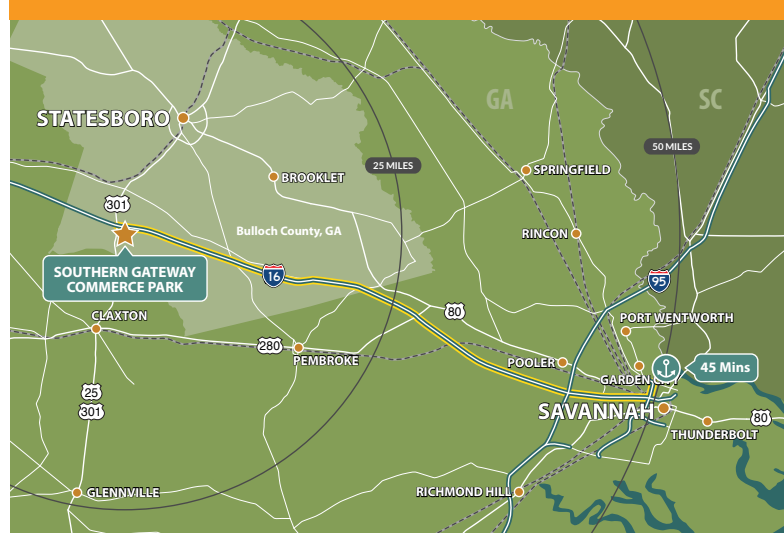
TELECOM PROVIDER: Bulloch Telephone, Hargray Communications

TRANSPORTATION

Distance to I-16.....Adjacent
 Distance to Hwy 301Adjacent
 Distance to US Hwy 80 13 miles
 Distance to I-95.....41 miles
 Port of Savannah.....45-min. drive
 Regional Airport 16 miles
 Savannah International Airport.....44 miles
 Atlanta International Airport 191 miles

INCENTIVES

- Tier 1 Georgia Job Tax credits
- Level One (100%) Freeport Exemption
- New Market Tax credits
- Local incentives available



DEMOGRAPHICS

- 130,000 strong labor pool within 45 minutes
- Dynamic population growth
- Younger than average workforce
- Comprehensive and integrated training infrastructure
- 20,000+ students at Georgia Southern University and Ogeechee Technical College
- Custom Training supported by award-winning Georgia QuickStart®

LOWER COSTS

- Overall Composite83.0%
- Food & Groceries94.3%
- Housing.....68.6%
- Utilities.....96.4%
- Transportation85.8%
- Health.....79.5%
- Miscellaneous85.7%
- Median New Home Cost.....\$248,529

Source: 2019 Annual Average from Council for Community and Economic Research's (C2ER) Cost of Living Index (COLI) Study against the U.S. average