

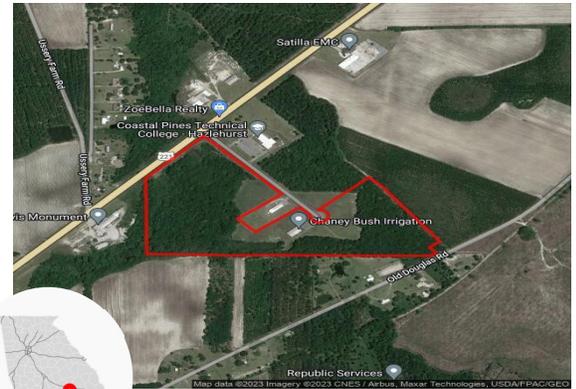
Gainer Industrial Park

Hazlehurst, GA 31539, Jeff Davis County



Total Acres:	35 AC	Water on Site:	Yes
Remaining Acres:	30 AC	Water Main Size:	6 IN
Largest Tract:	21 AC	Sewer on Site:	Yes
Sale or Lease:	Both	Sewer Main Size:	8 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Undeveloped	Gas Main Size:	4 IN
GRAD Site:	No	Electric Provider:*	Satilla EMC

* Customer will have choice of provider if load is above 900 kW



Source: Georgia Power Economic Development



Job Tax Credit:	\$4,000/job
County Millage Rate:	29.38
County Property Tax:	\$11.75 per \$1000 FMV
Total Sales Tax:	8%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 100%

Incentive Zones
New Market Tax Credit

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



International Airport:	Savannah/Hilton Head International, 86.5 miles	Port 1:	Port of Brunswick, 80.6 miles
Interstate:	I 16, 41.4 miles	Port 2:	Port of Savannah, 91.5 miles
Rail Provider:	Not rail served	Inland Port:	Inland Port Greer, 215.4 miles
		Intermodal:	Savannah, 88.1 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



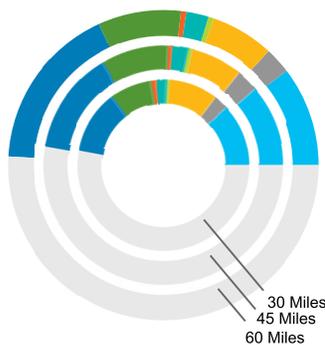
Workforce data is based on fixed distances from property unless otherwise noted

Laborforce ²	
30 Miles:	61,003
45 Miles:	101,725
60 Miles:	230,819

Unemployment Rate	
Jeff Davis County:	3.7%
Georgia:	2.7%
US:	3.1%

Average Weekly Wage	
Jeff Davis County:	\$763
Draw Area:³	\$811
Georgia:	\$1,197
US:	\$1,300

Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	6,307	15,519	25,900
Wholesale Trade	1,419	4,213	6,822
Transportation & Warehousing	4,857	9,929	16,423
Information	293	770	1,390
Professional, Scientific & Technical Services	1,119	3,091	5,818
Management of Companies & Enterprises	448	732	1,386
Health Care and Social Assistance	4,208	12,645	21,465
Government	6,331	19,858	43,038
Other *	27,922	73,657	126,697

* Includes agriculture, mining, utilities, construction, retail trade, finance & insurance, real estate, admin & support services, educational services, arts & entertainment, accommodation & food services, other services, and unclassified industries

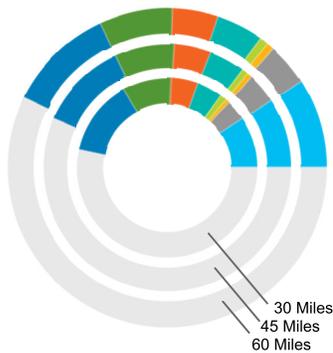
Sources: Georgia Dept. of Labor, EMSI

¹ Level 1 - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

² Based on county centroids within user defined area or drive time ³ Includes county and adjoining counties

This information is provided "as is" without warranty of any kind either express or implied.

Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	4,913	12,879	22,674	\$24.82
Business & Financial Operations Occupations	2,009	5,541	10,806	\$27.64
Computer & Mathematical Occupations	349	959	1,895	\$31.42
Architecture & Engineering Occupations	597	1,167	2,147	\$34.23
Healthcare Practitioner Occupations	2,455	6,572	11,929	\$26.79
Installation, Maintenance, & Repair Occupations	2,595	6,743	11,619	\$19.08
Production Occupations	4,570	10,968	18,398	\$14.89
Transportation & Material Moving Occupations	7,239	16,249	26,976	\$14.50
Other *	28,176	79,336	142,496	N/A

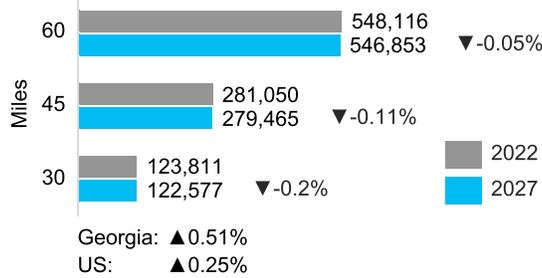
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, military, and unclassified occupations

Source: EMSI

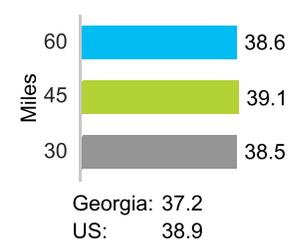


Demographic data is based on fixed distances from property

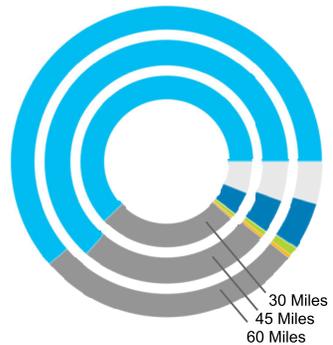
Population & Projected Annual Change



Median Age

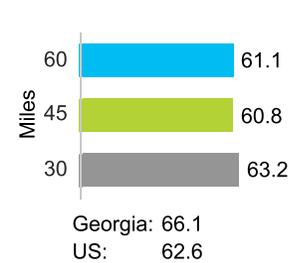


Population by Race

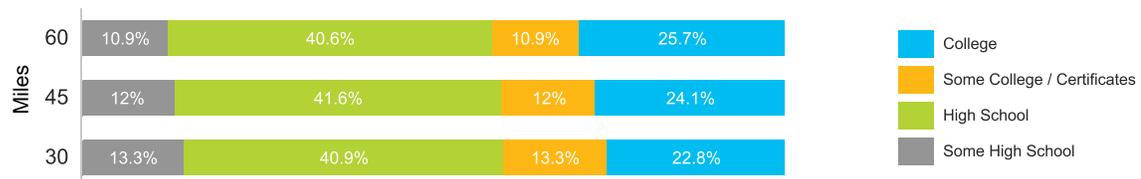


	30 Miles	45 Miles	60 Miles
White	62.2%	63.7%	61.5%
Black	26.4%	25.6%	28.0%
American Indian	0.4%	0.4%	0.4%
Asian	0.7%	0.6%	0.9%
Pacific Islander	0.0%	0.0%	0.1%
Multiracial	5.9%	5.2%	4.4%
Other	4.4%	4.5%	4.9%

Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



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For more details, contact your local Georgia Power Community Development Manager:

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⁴ Captures the racial and ethnic diversity of an area - the higher the number, the greater likelihood of meeting someone of a different race or ethnicity
⁵ Percent of population 25 and older

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Hazlehurst, GA 31539, Jeff Davis County

Aerial Map

