

Telfair County Industrial Park

Hwy 280
McRae-Helena, GA

Land: 22.43 acres

Property of the
Development Authority
of Telfair County

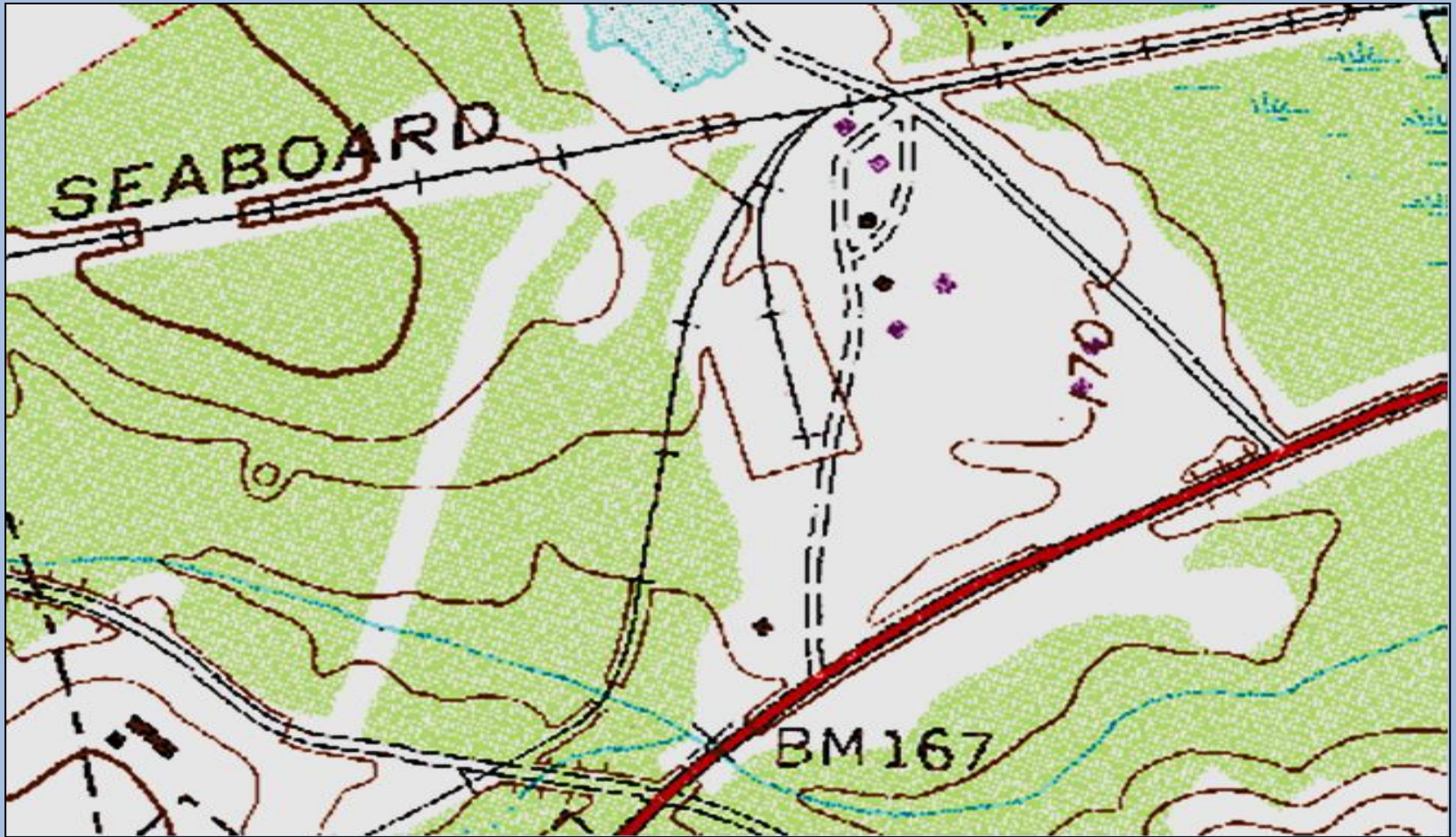


#TeamTelfairGA

PHOTOS OF PROPERTY



**Industrial Park
Hwy 280, McRae-Helena, GA**

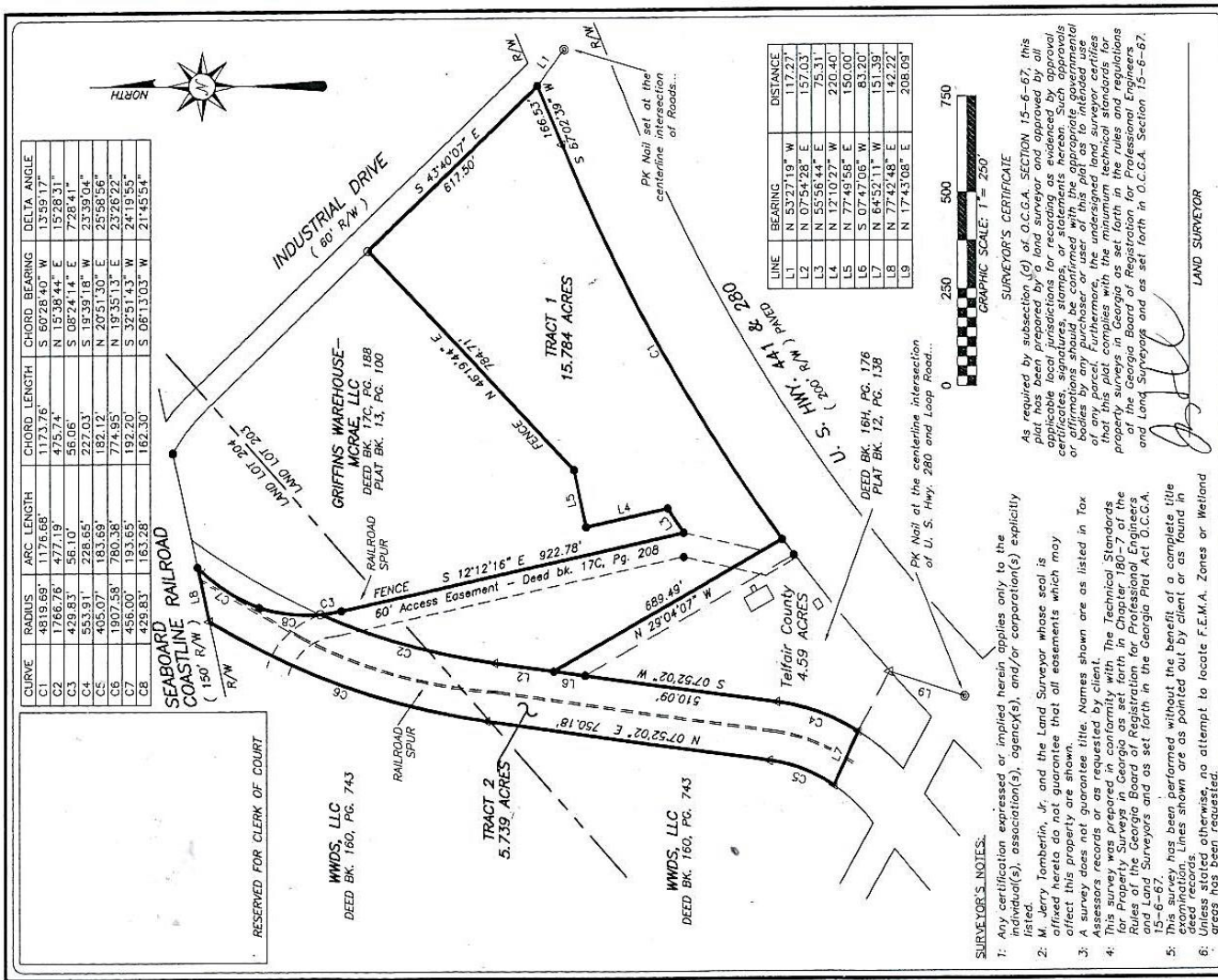


Industrial Park
Hwy 280, McRae-Helena, GA

AERIAL VIEW



Industrial Park
Hwy 280, McRae-Helena, GA



RESERVED FOR CLERK OF COURT

WWD5, LLC DEED BK. 160, PG. 743

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TRACT 2 5.739 ACRES

TRACT 1 15.784 ACRES

INDUSTRIAL DRIVE (60' R/W)

SEABOARD RAILROAD COASTLINE (150' R/W)

RAILROAD SPUR

60' Access Easement - Deed bk. 17C, Pg. 208

U.S. HWY. 441 & 280 (200' R/W) PKED

DEED BK. 164, PG. 176 PLAT BK. 12, PG. 138

DEED BK. 17C, PG. 188 PLAT BK. 15, PG. 108

GRIFFINS WAREHOUSE - MCRAE, LLC

PK Nail at the centerline intersection of U.S. Hwy. 280 and Loop Road...

PK Nail set at the centerline of Roads...

Graphic Scale: 1" = 250'

0 250 500 750

LAND SURVEYOR

SURVEYOR'S NOTES:

- Any certification expressed or implied herein applies only to the individual(s), association(s), agency(ies), and/or corporation(s) explicitly listed.
- M. Jerry Tomberlin, Jr. and the Land Surveyor whose seal is affixed to this plat do not guarantee that all easements which may affect this property are shown.
- A survey does not guarantee title. Names shown are as listed in Tax Assessors records or as requested by client.
- This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A.
- This survey has been performed without the benefit of a complete title examination. Lines shown are as pointed out by client or as found in deed records, otherwise, no attempt to locate F.E.M.A. Zones or Wetland areas has been requested.

SURVEYOR'S CERTIFICATE

As required by subsection (g) of O.C.G.A. SECTION 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals are not to be construed as a warranty, either express or implied, of the accuracy of this plat or of the correctness of the information contained hereon. No intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

M. Jerry Tomberlin, Jr.

LAND SURVEYOR

DEVELOPMENT AUTHORITY OF TELFAIR COUNTY

15.923 ACRES

SURVEY DATE: 06/12/2018 LAND LOT: 203 & 204 LAND DIST: 10TH

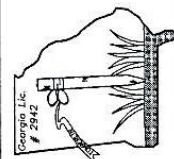
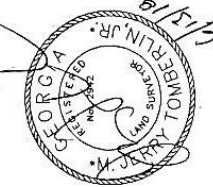
G.M.D.: TELFAIR COUNTY: TELFAIR CITY: -

STATE OF GEORGIA

EQUIPMENT USED: HIPER V DTM 322
FIELD WORK BY: H.B.
ERROR OF CLOSURE: 1/100,000+
ADJUSTMENT: COMPASS
PLAT BY: J.T.
FIELD BOOK: HB01/18
JOB REF: J1818147

IRON PIN SET
IRON PIN FOUND
CONC. MARKER FOUND
NO CORNER SE/FOUND

SURVEY BY:
M. JERRY TOMBERLIN, JR.
Georgia Registered Surveyor #2942
2689 GOLDEN ISLES WEST
BAINBRIDGE GEORGIA 31513
PH: (912)-387-8805 FAX (912)-387-0389
jtomberlin@belsouth.net

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TRANSPORTATION

Highway Access

- Site is located along US 441/280/319; GA 30/27
- Site is 57 miles from Interstate 75–Cordele via US 280;
- Site is 69 miles from Interstate 75–Tifton via US 319;
- Site is 61 miles from Interstate 75–Perry via US 341
- Site is 78 miles from Interstate 75–Macon via US 441/Interstate 16;
- Site is 111 miles from Interstate 95–Brunswick via US 341
- Site is 142 miles from Interstate 95–Savannah
- Site is 24 miles from Interstate 16. US 441/280 connects this site to Interstate 16

Railroad Access

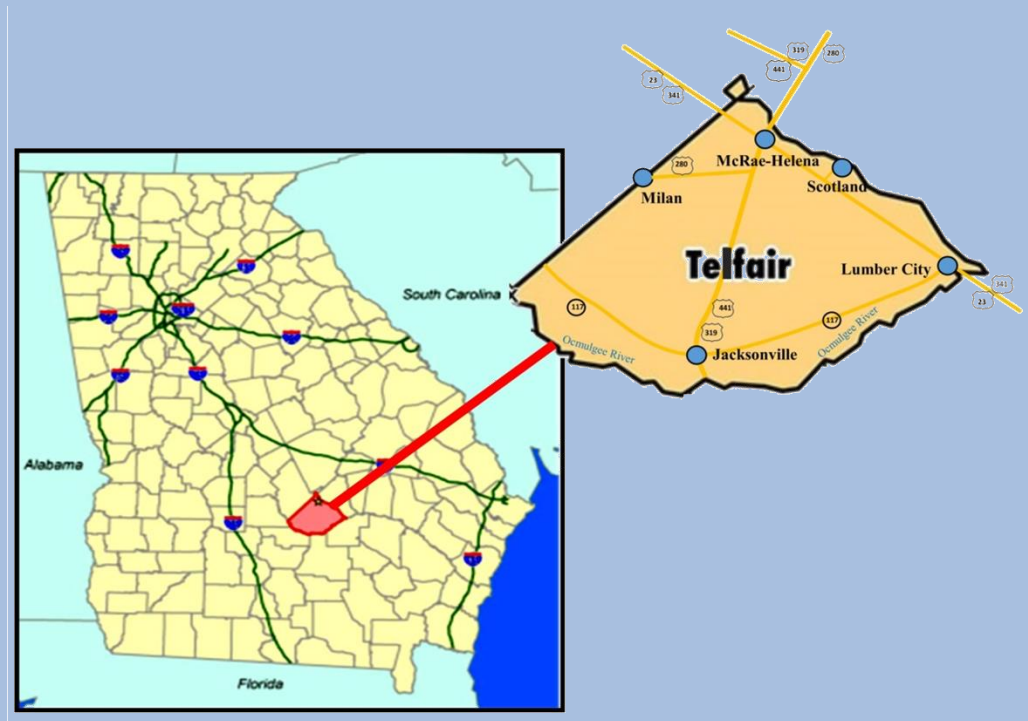
- Heart of Georgia Railroad is located along northern edge of this site:
- Existing spur track on site;
- Access to Norfolk Southern

Airport Access

- Telfair–Wheeler Airport
1 mile from site
5,001 Ft. Runway
- Hartsfield–Jackson Atlanta International Airport
165 miles from site
- Savannah Hilton Head International Airport
129 miles from site

Waterways

- Port of Savannah 140 miles from site
- Port of Brunswick 100 miles from site
- Barge Facility 100 miles from site
- Brunswick Docks



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UTILITIES

Water:	City of McRae-Helena	Water Main Size 10"	On Site
Sewer:	City of McRae-Helena	Sewer Main Size 8"	On Site
Natural Gas:	Georgia Natural Gas	4" (High Pres.; 275 psi)	On Site
Telecommunications:	Windstream	Copper Cable Broadband Width - 10 MEG	On Site
Electrical Supplier(s) with Potential Service:	Georgia Power Little Ocmulgee EMC		

Industrial Park
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▶ GEORGIA INCENTIVES

- ▶ Investment Tax Credit
- ▶ Job Tax Credit
- ▶ Port Tax Credit Bonus
- ▶ MEGA Project Tax Credit
- ▶ Quality Jobs Tax Credit
- ▶ Research & Development Tax Credit
- ▶ Premium Tax Credit
- ▶ Child Care Tax Credits
- ▶ Parolee Tax Credit
- ▶ Sales and Use Tax Exemption
- ▶ Inventory Tax Exemption
- ▶ Foreign-Trade Zone (FTZ)

▶ LOCAL INCENTIVES

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DEVELOPMENT AUTHORITY

Development Authority of Telfair County

9 E. Oak St.

McRae-Helena, GA 31055

www.telfairco.org

DEBBIE BULLARD

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NEIL VAUGHN

Phone: (229) 245-5116

Email: neilvaughn245@gmail.com

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