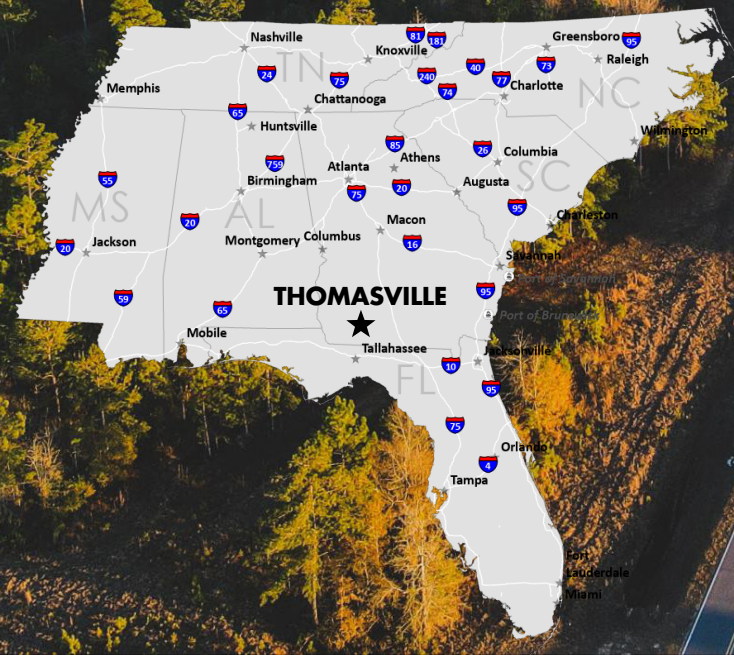


PROPERTY HIGHLIGHTS

- 290 Acre Park
- City of Thomasville on-site utilities.
- Tracts available up to 100 acres
- Property available for sale or lease.
- Zoning: Industrial
- Job Tax Credit - Tier 3
- Georgia Ready for Accelerated Development (GRAD) Certified Select.



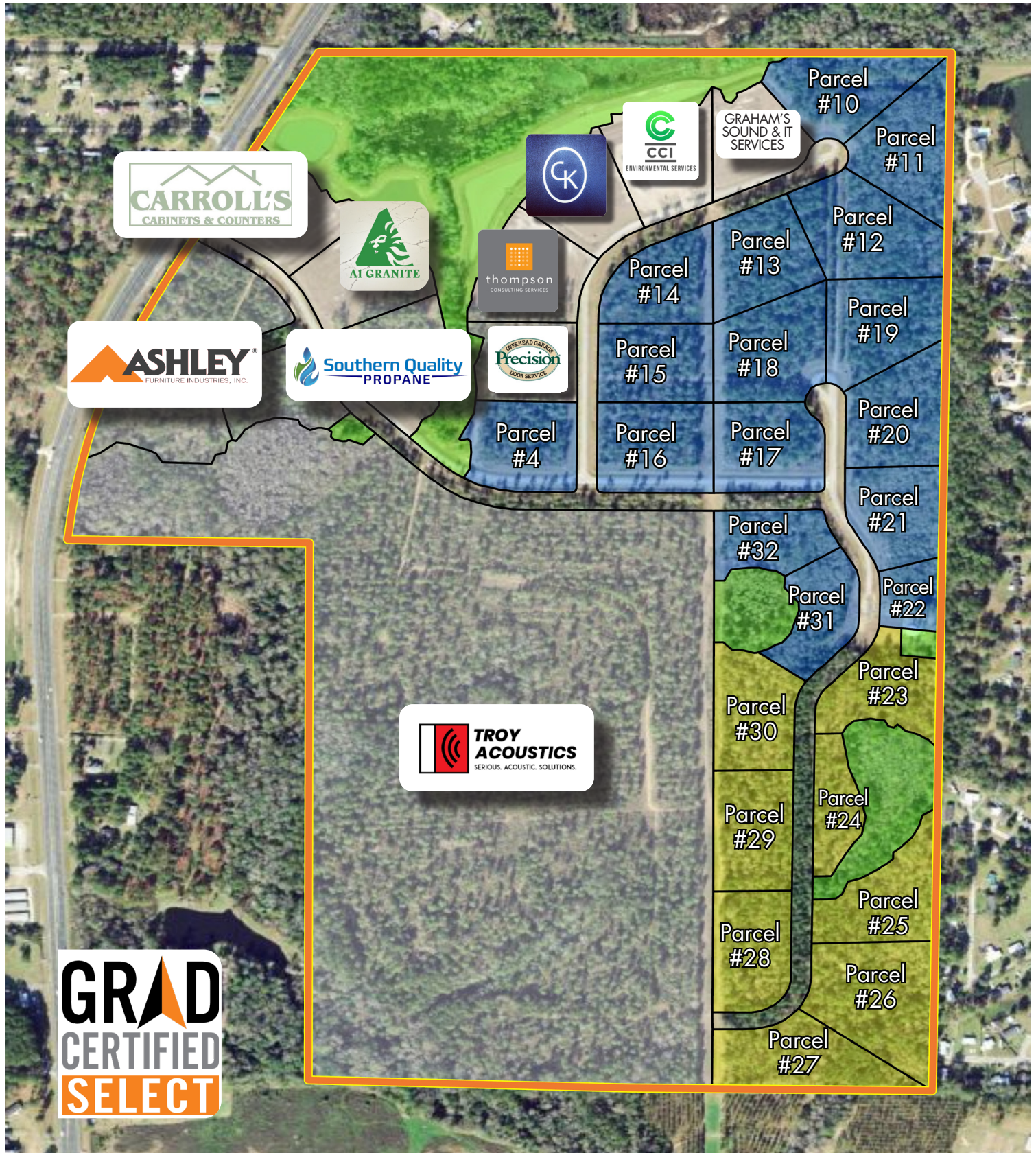
Shelley Zorn
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RED HILLS BUSINESS PARK

14320 N US Hwy 319
Thomasville, GA 31757



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UTILITIES

- **Electricity:** City of Thomasville
- **Fiber:** City of Thomasville/CNSNext
- **Public Water:** City of Thomasville -12" Main
- **Sewer Service:** City of Thomasville -10" Main

KEY EMPLOYERS IN THOMAS COUNTY

Flowers Foods	Food Manufacturing & Corporate Office	500 Employees
FPL Foods	Food Manufacturing	450 Employees
Oil-Dri Corporation of America	Non-Metallic Mineral Product Manufacturing	250 Employees
Hurst Boiler	Industrial Boiler and Burners	250 Employees
Cleaver Brooks	Industrial Boiler & Boiler Room Systems	250 Employees
Pursuit Aerospace	Aerospace Manufacturing	230 Employees
Check Mate Industries	Metal Stamping & Tool and Die Manufacturing	200 Employees

Source: ESRI 2022



DEMOGRAPHIC SUMMARY

Thomasville - Thomas County 45 minute drive time

Population	703,447
Median Age	34.9
Available Work Force	336,882
Work Force Participation Rate	59.7%

Source: JobsEQ Q4 2022

Airports

Thomasville Regional Airport.....	6 mi
Tallahassee Regional.....	50 mi
Jacksonville Int'l Airport.....	172 mi
Atl. Hartsfield-Jackson Int'l Airport.....	226 mi

Highways & Interstates

Highway 319 North.....	0 mi
GA Highway 35.....	20 mi
Interstate 10.....	37 mi
Interstate 75.....	48 mi

Ports

Port of Bainbridge.....	42 mi
Cordele Intermodal Services.....	80 mi
Port of Jacksonville.....	180 mi
Port of Savannah.....	227 mi



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