

1725 CLARK AVENUE • DOUGHERTY COUNTY

## Albany, Georgia



Site Concept



## Site Specifications

Albany has developed a diversified industrial economy, which includes Procter & Gamble, MolsonCoors, and Mars Wrigley US. Over \$1 billion has been invested into the community by new and local industries over the last 20 years. Healthcare and education systems, along with the Marine Corps Logistics Base Albany are the largest employers. Manufacturing, transportation, tourism, and retail trade are also important foundations of Albany's economy. The city acts as a center for commerce in Southwest Georgia.

Job Tax Credit rank	<b>1</b>
Address	<b>1725 Clark Avenue Albany, GA</b>
County	<b>Dougherty</b>
Site Type	<b>Greenfield</b>
Acres	<b>72</b>
Rail Frontage	<b>3,050 ft</b>
Rail Spur	<b>n/a</b>
Zoning	<b>Industrial</b>
Flood Zone	<b>Low-to-Moderate</b>
Airport	<b>ABY - 8.8 miles</b>
Interstate	<b>I-75: 37 miles; I-10: 81 miles</b>
Ownership	<b>private</b>
Sewer	<b>City of Albany</b>
Water	<b>City of Albany</b>
Gas	<b>City of Albany</b>
Telecom	<b>City of Albany/ AT&amp;T</b>
Electricity	<b>City of Albany</b>

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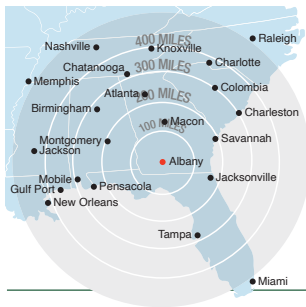
# Georgia & Florida Railway

## Regional Information



**BUSINESS PORTFOLIO**  
from homegrown,  
family operated businesses  
to global powerhouses

Well-known global, national and regional companies operate manufacturing plants and distribution points along the **Georgia & Florida Railway**, including:



### Access to Major Eastern U.S. Markets

Major Eastern U.S. markets are within one day's trucking time via quick access to I-75 and I-10. The **Georgia & Florida Railway** runs parallel to US Highway 19, and connects to CSX and Norfolk Southern railroads, providing a convenient way for industry to transport their products and materials.

### LOCATION

Connect to the world and reach your destination quickly

### WORKFORCE

We're not afraid of hard work

Displaying the grit that built this country, the workforce of the region is trainable and responds quickly to opportunity. Employers share countless stories of employees with 10, 15, and 20 years of service that began their careers in entry-level positions and have climbed the ranks to become major decision makers in their company's operations. Putting their dedication to work for you is an advantage towards increasing your profitability. By the numbers:

**1,685,189**

total population

**632,637**

households

**\$42,261**

median household income

**37.6**

median age

**642,501**

total workforce population

**57,182**

employed in manufacturing

**34,052**

employed by logistics operations

**30+**

higher educational institutions

Over

**\$4 billion**

in Farm Gate Value

More than

**3 million**

acres of farmland

Almost

**5 million**

acres of timber

Average of

**78 degrees**

annual temperature

### PERFORMANCE

The proof is in our productivity

- Prolific underground water aquifer system supplies more than **3 billion** gallons of water daily
- Mild winters and hot summers allow for year round, non-stop production
- Incredible universities and technical colleges provide invaluable input, training, and resources



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