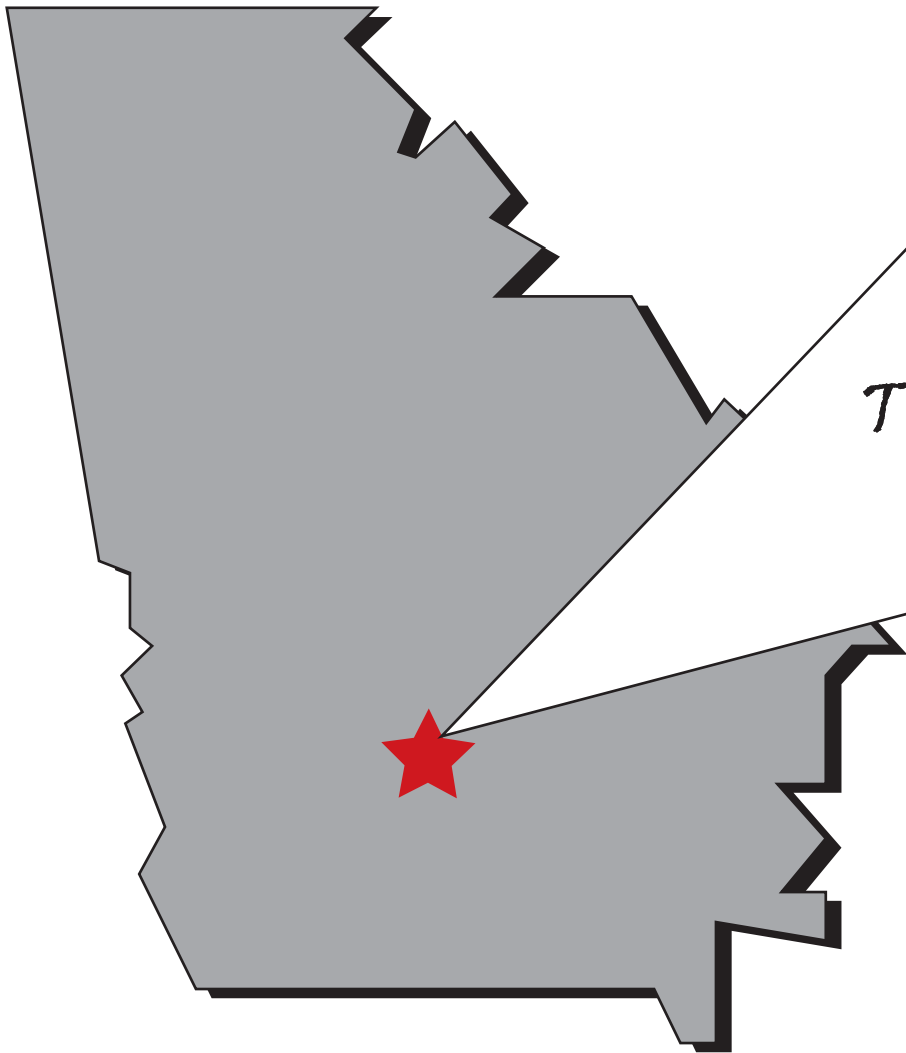


# COLONY CENTRAL

Fitzgerald, Georgia



*The Colony City*



*A Wal-Mart Shopping Center*

by Bright-Meyers Development

*Now Leasing . . .*



A Shopping Center in Fitzgerald featuring a  
155,078 square foot

***Wal-Mart Supercenter***

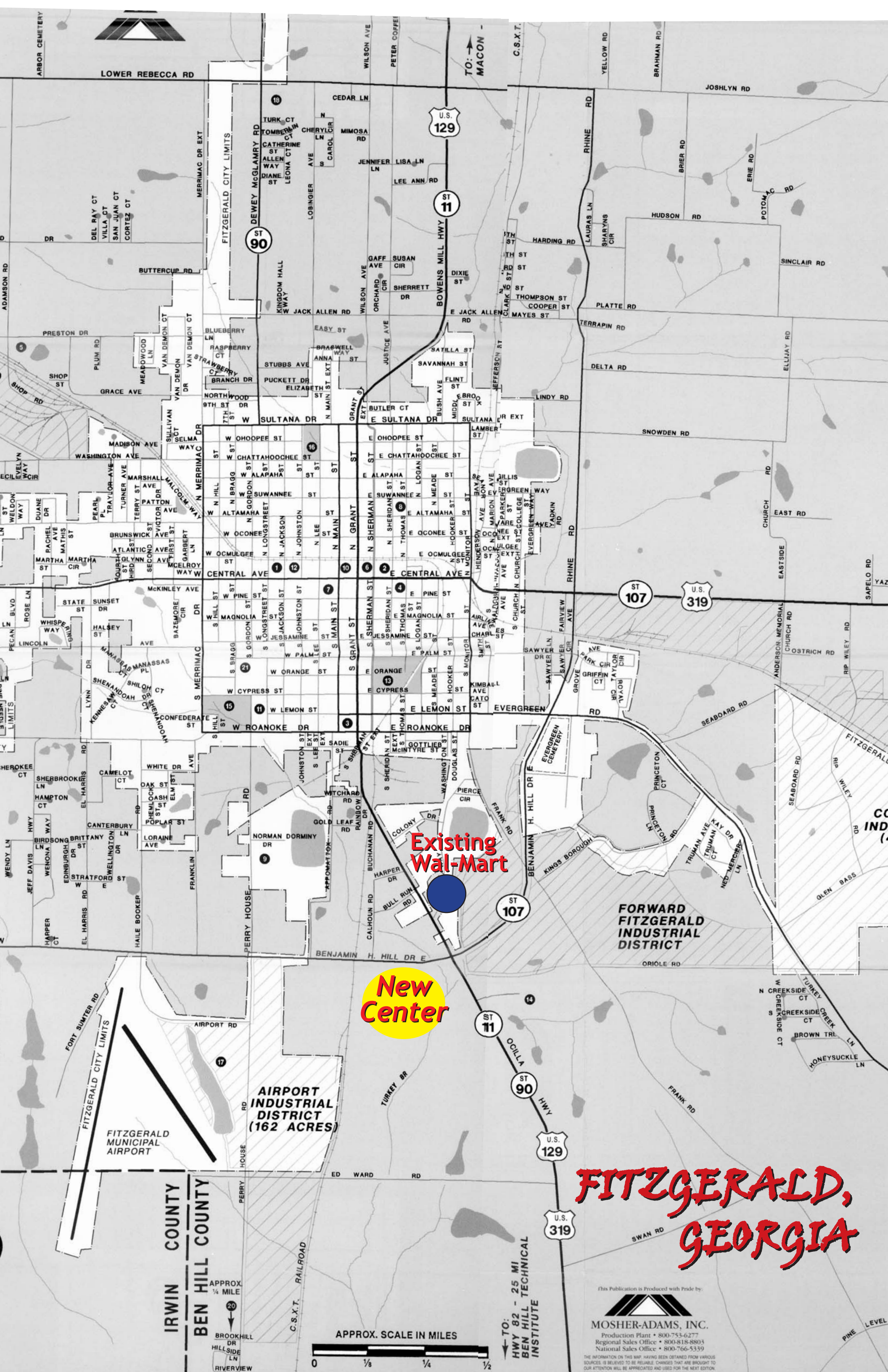
**RETAIL AND OUT PARCEL SPACE AVAILABLE**

Please call for leasing information

**1-800-446-3289**

The Fletcher Bright Company

Meyers Brothers Properties LLC



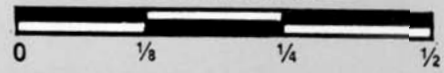
**Existing Wal-Mart**

**New Center**

**FITZGERALD, GEORGIA**

IRWIN COUNTY  
BEN HILL COUNTY

APPROX. SCALE IN MILES



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TO: HWY 82 - 25 MI  
BEN HILL TECHNICAL  
INSTITUTE

ST 11

ST 90

U.S. 129

U.S. 319

ST 107

U.S. 319

U.S. 129

ST 11

ST 90

LOWER REBECCA RD

TO: MACON

C.S.X.T.

AIRPORT INDUSTRIAL DISTRICT (162 ACRES)

FORWARD FITZGERALD INDUSTRIAL DISTRICT

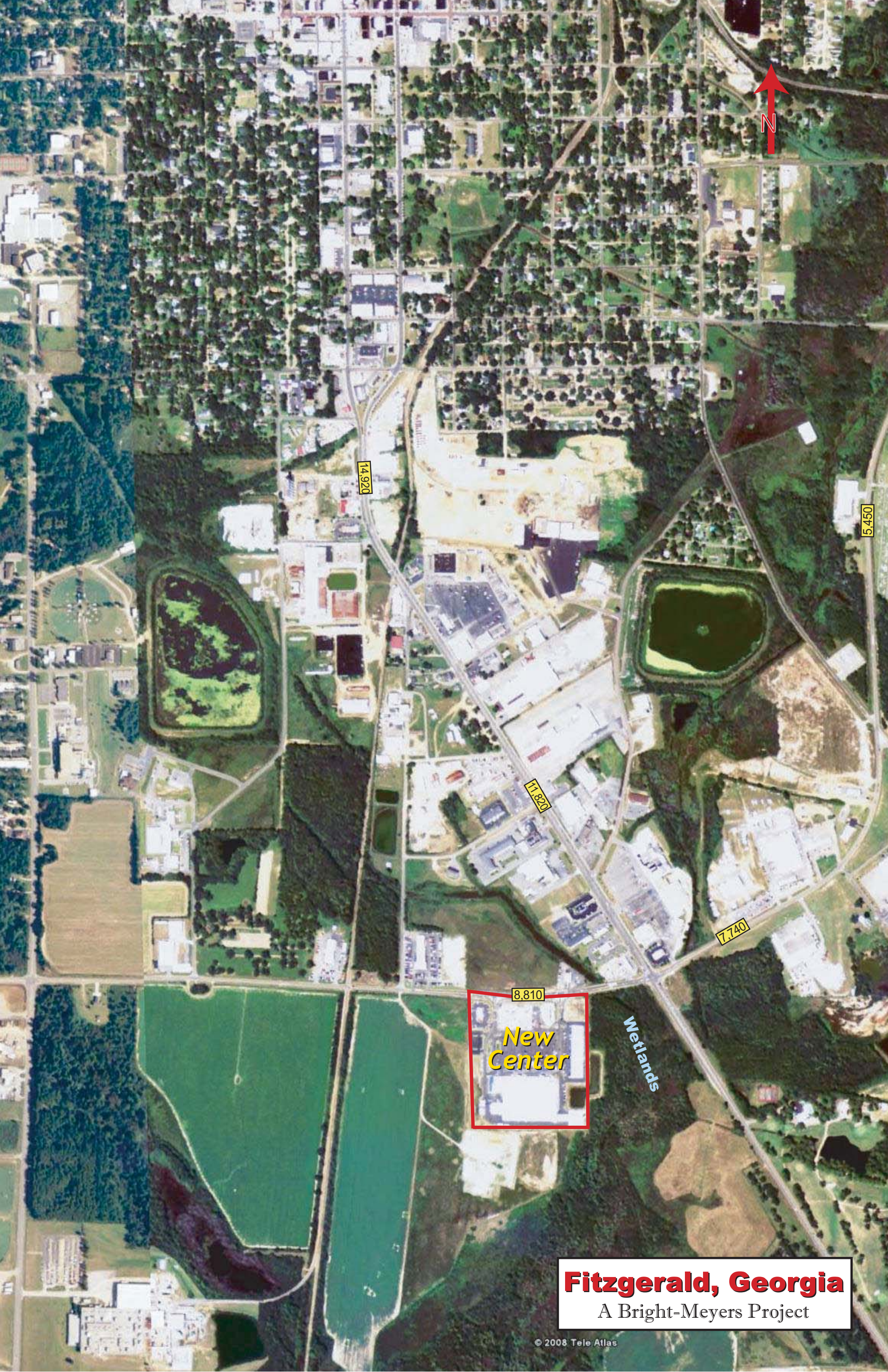
FITZGERALD MUNICIPAL AIRPORT

ARBOR CEMETERY

EVERGREEN CEMETERY

CO IND (A)

PINE LEVEL



14,920

5,450

11,820

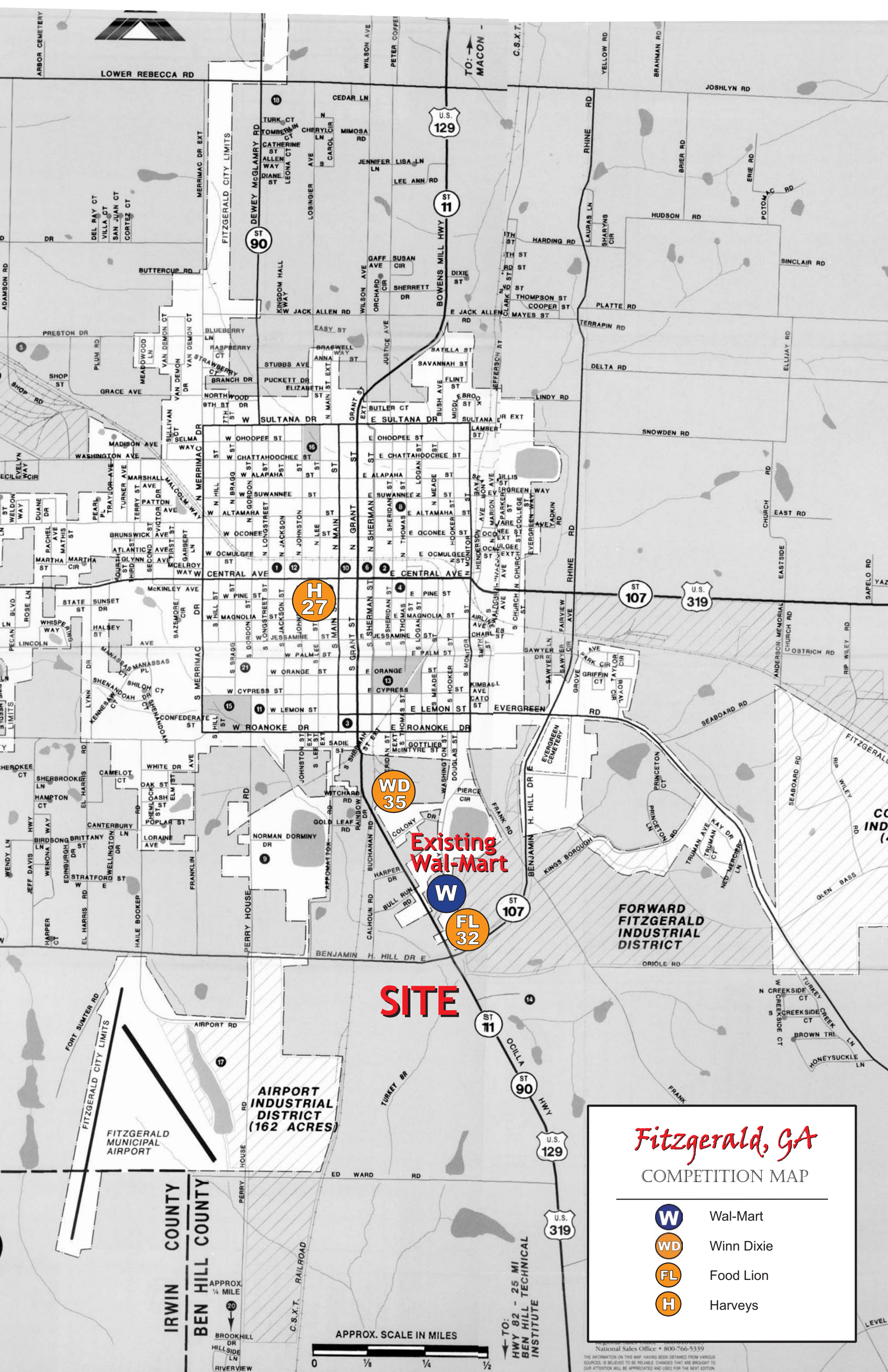
7,740

8,810

**New Center**

Wetlands

**Fitzgerald, Georgia**  
A Bright-Meyers Project



Existing Wal-Mart

**SITE**

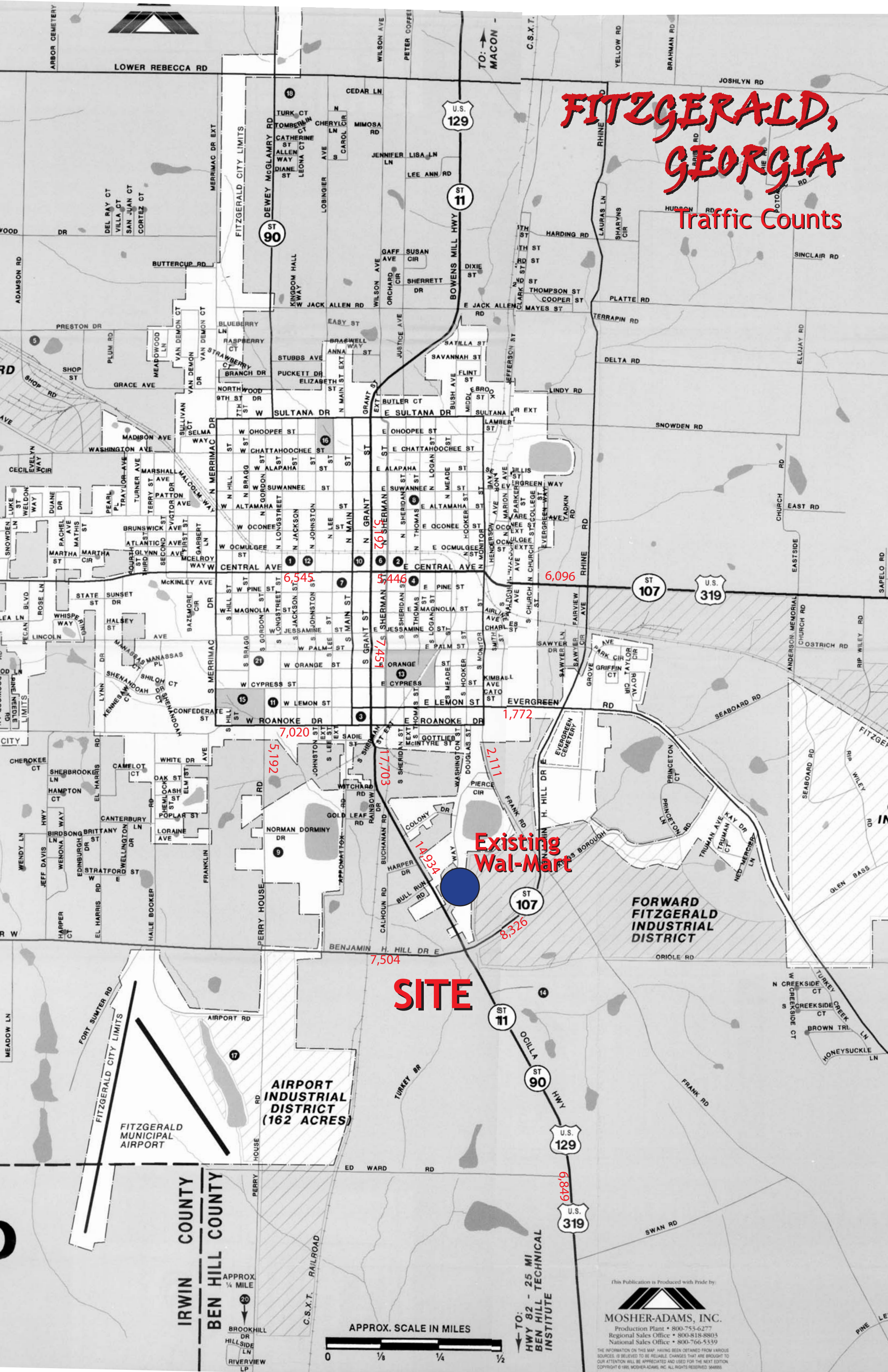
*Fitzgerald, GA*  
 COMPETITION MAP

-  Wal-Mart
-  Winn Dixie
-  Food Lion
-  Harveys

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# FITZGERALD, GEORGIA

## Traffic Counts



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# COLONY CENTRAL DEMOGRAPHICS

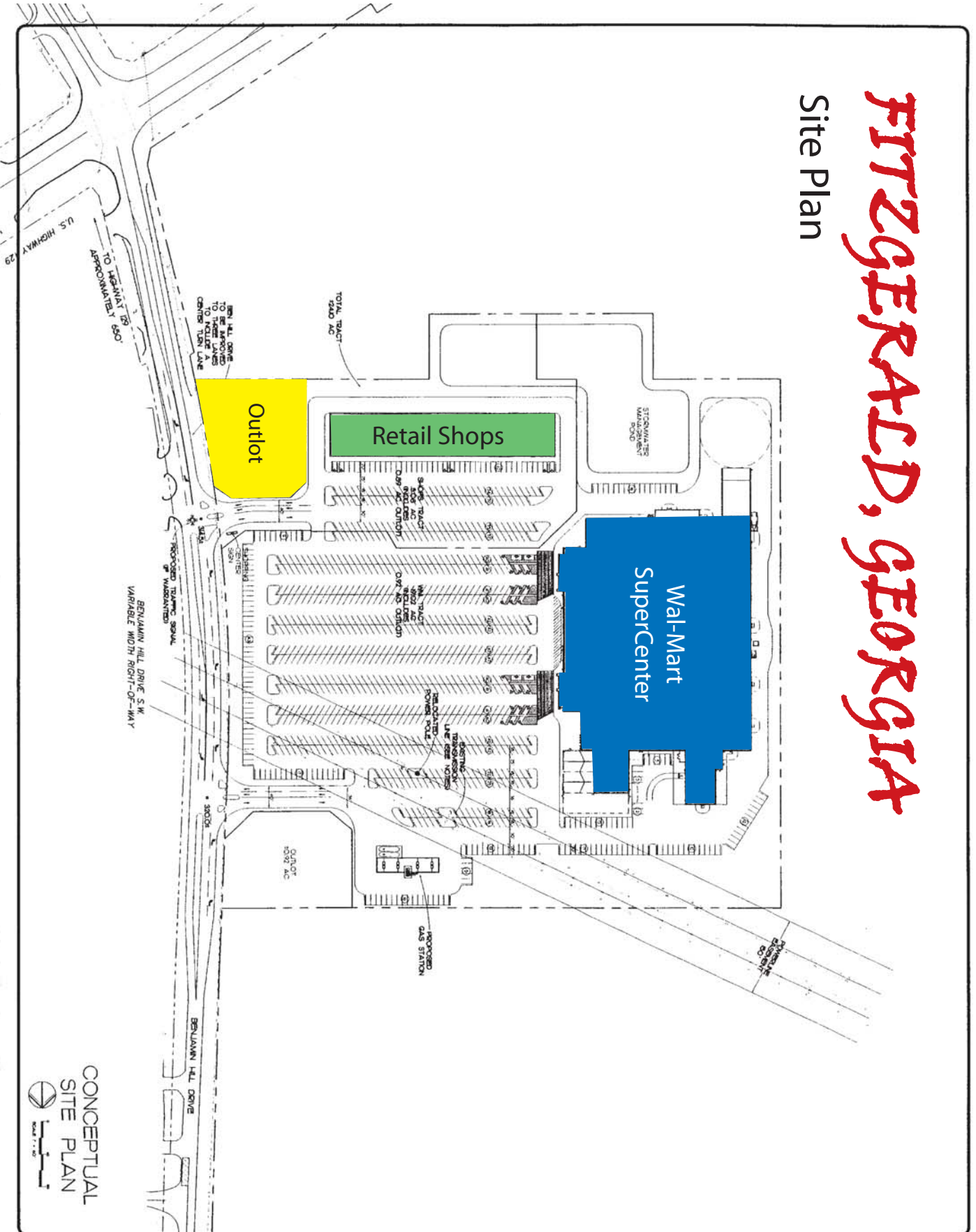
Fitzgerald, GA

	<b>3 MI RING</b>	<b>5 MI RING</b>	<b>10 MI RING</b>
<b>2012 Population</b>	11,833	15,365	23,918
<b>2000 Population</b>	12,085	15,238	23,580
<b>2012 Households</b>	4,603	5,951	8,991
<b>2012 Average Household Income</b>	\$39,770	\$41,142	\$42,765

Coordinates: 31.6919, 83.2492

# FITZGERALD, GEORGIA

## Site Plan



CONCEPTUAL  
SITE PLAN  
Scale: 1" = 300'

NO.	REVISION
14	3-8-07

WAL-MART STORE #686  
FITZGERALD, GEORGIA  
BRIGHT - MEYERS DEVELOPMENT CORP.  
300 W. WELICA RD. BUILDING TWO, SUITE 30  
ATLANTA, GEORGIA 30342  
ATTN: NEIL MEYERS

**FREELAND and KAUFFMAN, INC.**  
Engineers • Landscape Architects  
209 West Skye Avenue  
Gainesville, South Carolina 29042  
864-733-5497  
Fax: 864-733-6400

REVISIONS	BY	DATE



# *Fitzgerald, Georgia*

Home to 48 major industries, including the largest employer in the six-county Ben Hill Area designated by the Georgia Department of Labor, Fitzgerald stands out as a friendly home for top-quality businesses. The city's recent commercial boom led The Wall Street Journal to refer to Fitzgerald as "the recruiting colossus from nowhere" in a December 1995 article.

But how did Fitzgerald gain its current stature? A survey of local business and industry captains yielded six common answers:

- Strategic Location
- Hard-Working Labor Force
- Reasonable Business Costs
- Excellent Educational Facilities
- Innovative Financing Packages
- Exceptional Quality of Life

## **Strategic Location**

Fitzgerald's location, with its access by rail, road, water, and air, is ideal for all types of businesses. Some attribute's of Fitzgerald's location:

- 178 miles south of Atlanta, the commercial hub of the South.
- Located along one of the main lines of the CSX Seaboard System railroad (Atlanta-Jacksonville line).
- Piggyback rail service available in Cordele (48 miles) and Savannah (155 miles).
- Only 20 miles east of Interstate 75, the Southeast's major north-south artery.
- Georgia Highway 107, the direct connector to I-75, accommodates trucks of every size.
- Nearest navigable river, the Flint (9-foot channel depth), has a barge dock at Bainbridge (100 miles).
- Major ports at Savannah, Brunswick, and Jacksonville (FL) are within 150 miles. Fitzgerald Municipal Airport provides a 5,000-foot paved, lighted runway with parallel taxiway for corporate aircraft. The airport is equipped with modern navigational and weather aids including Rwy 1/19 NDB approach w/ODALS, VASI, ground communications outlet and AWOS-III. The fixed-base operation located in the new 4,500 SF Terminal provides 24-hour fuel service (Jet-A; 100LL), tie-down, Tee Hangar and local ground transportation. Certifies A&P mechanics serve local and transient customers with airframe and power-plant needs. Commercial Air Service is available at Albany's Southwest Georgia Regional Airport.

## **Reasonable Business Costs**

Coachman Industries (trailers), Aeroquip (plastics), and Gilman Paper Company have been repeatedly cited for their low production costs and high efficiency ratings when compared to similar plants across the country. This record of efficiency can be attributed to several positive factors: low tax rates, low utility costs, reasonable wages in a non-union atmosphere, a conscientious labor force, and low-interest development authority financing packages for land, buildings, and equipment. Incentives such as the availability of land sites and utilities below market value make Fitzgerald even more attractive. The multiple advantages of the 100% freeport exemption also save our industries' tax dollars.

## **Excellent Educational Facilities**

To help train your employees, the East Central Technical College (located in southern Ben Hill County) provides students with Georgia's innovative "Quick Start" program. This exciting concept saves industries valuable time and money, both before and after the plant start-up date. More than 20 diverse programs of study are available at ECTC. More important, specific corporate needs can be met if an industry has a special training requirement. Incoming business persons will be happy to know that the Fitzgerald public school system consistently ranks as a statewide leader. There are also four junior colleges and four state universities within a 90-mile radius of Fitzgerald:

- Abraham Baldwin Agricultural College
- Albany State University
- Darton College
- Fort Valley State University
- Georgia Southwestern State University
- Middle Georgia College
- South Georgia College
- Valdosta State University

To accommodate people who work during the day, evening/distance learning courses are available from several of the institutions.

## **Innovative Financing Packages**

As they have been for the past 25 years, financing packages are utilized to assist 95% of the industries located in Fitzgerald. Such tools as Industrial Revenue Bonds, SBA, conventional financing, and local equity are available, and a combination of several of these financing options may be required. The leaders of our Industrial Development Authority continually monitor tax law regulations to ensure that we are able to provide the best new techniques for prospects or existing industries desiring expansion.

## Hard-Working Labor Force

Our people provide a head start to industries wishing to settle here. The stability and productivity of our recruitable labor force (greater than 4,400 persons) are an impressive base upon which to build a business.

## Manufacturing, Construction, & Related Industries

### Top Employers List

#### Haulmark Industries

Johnny Streat  
P.O. Box 1286  
122 Glenn Bass Road  
423-2202 FAX: 423-2330  
Cargo Trailers  
Employees: 125

#### Delphi Automotive Systems

Dan Rennick  
P.O. Box 1408  
342 Perry House Road  
423-5461 FAX: 423-0704  
Lead Acid Batteries  
Employees: 372

#### Y & W Sportswear

Julian Yarborough  
P.O. Box 476  
242 Frank Road  
423-9349 FAX: 423-4316  
Trousers  
Employees: 100

#### Pioneer Housing

Elijah Waldron  
P.O. Box 5129  
209 Glenn Bass Road  
423-6630 FAX: 423-5836/6080  
Manufactured Housing  
Employees: 585

#### Irwin Manufacturing

George DeFranco  
P.O. Box 507  
200 Ed. Ward Road  
424-9879 FAX: 423-8128  
Infant Clothes  
Employees: 250

#### Coachmen Industries

Lawton Tinley  
P.O. Box 948  
142 Benjamin H. Hill Dr.  
423-5471 FAX: 423-1208  
Recreational/Travel Trailers  
Employees: 165

#### Deep South (Winn Dixie)

Glynn McDonald  
P.O. Box 1448  
255 Jacksonville Hwy.  
423-1121 FAX: 424-9039  
Food Processing/Distribution  
Employees: 312

#### Gilman Building Products

Danny Baggett  
173 Peachtree Road  
P.O. Box 310  
423-8761 FAX: 423-3083  
Lumber Mill  
Employees: 140

#### Lowell Packing Co.

Morris Downing  
P.O. Box 220  
125 Harper Dr.  
423-2051 FAX: 423-6601  
Sausage/Smoked Meats  
Employees: 100

#### Modern Fibers

Roger Lowery  
P.O. Box 1058  
139 Benjamin H. Hill Dr.  
423-9384 FAX: 423-3495  
Textile  
Employees: 350

#### Southern Veneer Products

Kendall Adams  
240 Peachtree Road  
P.O. Box 278  
424-0294 FAX: 424-0424  
Pine Veneer  
Employees: 185

#### Fleetwood ValuHomes

John Bailey  
P.O. Box 5007  
105 Pierce Circle  
424-0053 FAX: 423-3822  
Manufactured Housing  
Employees: 196

#### Pace American, Inc.

Kem Sheffield  
233 Rip Wiley Road  
P.O. Box 987  
423-7966 FAX: 423-3859  
Cargo Trailers  
Employees: 200

#### Shaw Industries

Greg Stringer  
P.O. Box 810  
169 Benjamin H. Hill Dr.  
423-8753 FAX: 423-2107  
Carpet Yarn  
Employees: 498

Interstate Warehouse  
Robin Stames  
176 Rip Wiley Road  
423-4871 FAX: 4234963  
Public Warehouse  
Employees: 7

Meredith Pole & Timber  
J.W. Young  
P.O. Box 254  
285 Preston Dr.  
423-3079 FAX: 423-3079  
Timber & Pole Cutting  
Employees: 14

The Concrete Company  
131 Appomattox Road  
423-9504 / 800-762-6773  
Ready-Mix Concrete-Masonry  
Employees: 3

Kampco Steel  
Jamie Benson  
257 Rip Wiley Road  
424-0298 FAX: Same  
Steel Fabrication  
Employees 7

Shep Dunn Construction  
Shep Dunn  
P.O. Box 1177  
423-5456  
Construction  
Employees: 4

Southern Roasted Nuts  
Allen Conger  
P.O. Box 508  
151 Glenn Bass Road  
423-5616 FAX: 423-6550  
Roasted Nuts  
Employees: 45

S.W.S. Garments  
Bill Smith  
P.O. Drawer L  
220 Frank Road  
423-9366 FAX: 423-2558  
Men-Boys/Slacks/Uniforms  
Employees: 14

Southern Timber Products  
Dan Alexander  
P.O. Box 1385  
423-3195 FAX: 4234976  
Timber  
Employees: 12

SATCO  
Ken Jones  
924 Thomas St. Ext.  
423-8795 FAX: 423-7936  
Lumber  
Employees: 4

T & T Machine Shop  
444 Evergreen Road  
423-9665 FAX: Same  
Machine Parts  
Employees: 3

Universal Dispersions  
Jamie Belcher  
P.O. Box 787  
302 Ed. Ward Road  
423-9141 FAX: 423-1015  
Mfg. Plastic Pigment  
Employees: 67

# THE BEST *is yet to come!*

**POPULATION:** 1996 Census shows 17,676 in Ben Hill County; 8,215 within the city limits of Fitzgerald, the county seat; 9,461 in the city.

**LAND AREA AND LOCATION:** Ben Hill County, 255 square miles; Fitzgerald, about 27 square miles, in the heart of south central Georgia; 178 miles south of Atlanta and 20 miles east of Interstate 75, with an excellent direct connector, GA 107.

**TRANSPORTATION:** Fitzgerald is on the main line of CSX Railroad, between Atlanta and Jacksonville, with 24 trains a day. The municipal airport has a 5,000 foot paved, lighted runway. Commercial flights are available in Albany, 68 miles away. Two U.S. and four Georgia highways. Numerous truck lines, Greyhound and UPS.

**SCHOOLS:** Combined city-county school system. East Central Technical Institute serves several counties. Several colleges are within 30 minutes and off-campus courses are available locally.

**COMMUNICATIONS:** *The Weekly Herald Leader* newspaper has a wide circulation. Several daily newspapers based in Atlanta, Albany, Tifton and Macon are delivered every day. Cable is available. Residents also have access to three radio stations and a shopper.

**HEALTH CARE:** Dependable health care for all ages is provided by a full-service, 75 bed hospital/medical center; certified physicians and surgeons; a public health department; and two nursing homes.

**CHURCHES:** People of Protestant, Catholic and Jewish faiths find church homes in more than 25 houses of worship.

**CLIMATE:** Ideal! Average mean temperatures of 50 degrees in winter and 81 degrees in summer mean generally short, mild winters and extended spring, summer and fall seasons.

**RECREATION:** The Department of Leisure Service has a full-time director and staff offering activities for all ages. Sporting enthusiasts will find easy access to hunting, fishing, boating, camping and tennis. Golfers enjoy an 18-hole public course and two 9-hole private courses.

**LIBRARY:** The Fitzgerald-Ben Hill County Library is more than just books. The circular gallery exhibits art. A meeting room is available for public meetings. Activity rooms and computer rooms are also available.



## *The History of the Colony City*

Fitzgerald began in an unlikely and unusual way. After the War Between the States, Indiana newspaper publisher P.H. Fitzgerald decided to start a colony for northern veterans. About that time, Georgia's governor sent a train load of food to the drought-stricken north. This impressed Mr. Fitzgerald.

Fitzgerald came to Georgia and outlined his plan to organize the American Tribune Soldiers Colony Company. Within the first year, 1896, some 2,700 veterans and their families had moved to the new city. In celebration of their successful first year, Confederate and Union veterans marched together in a parade demonstrating the spirit of unity that insured the colony's success.

Fitzgerald is laid out in a perfect square. The drives that border the city are named for Union and Confederate battleships, Monitor, Merrimac, Roanoke and Sultana. The streets are named for Union and Confederate generals, and some of the avenues are named for presidents.