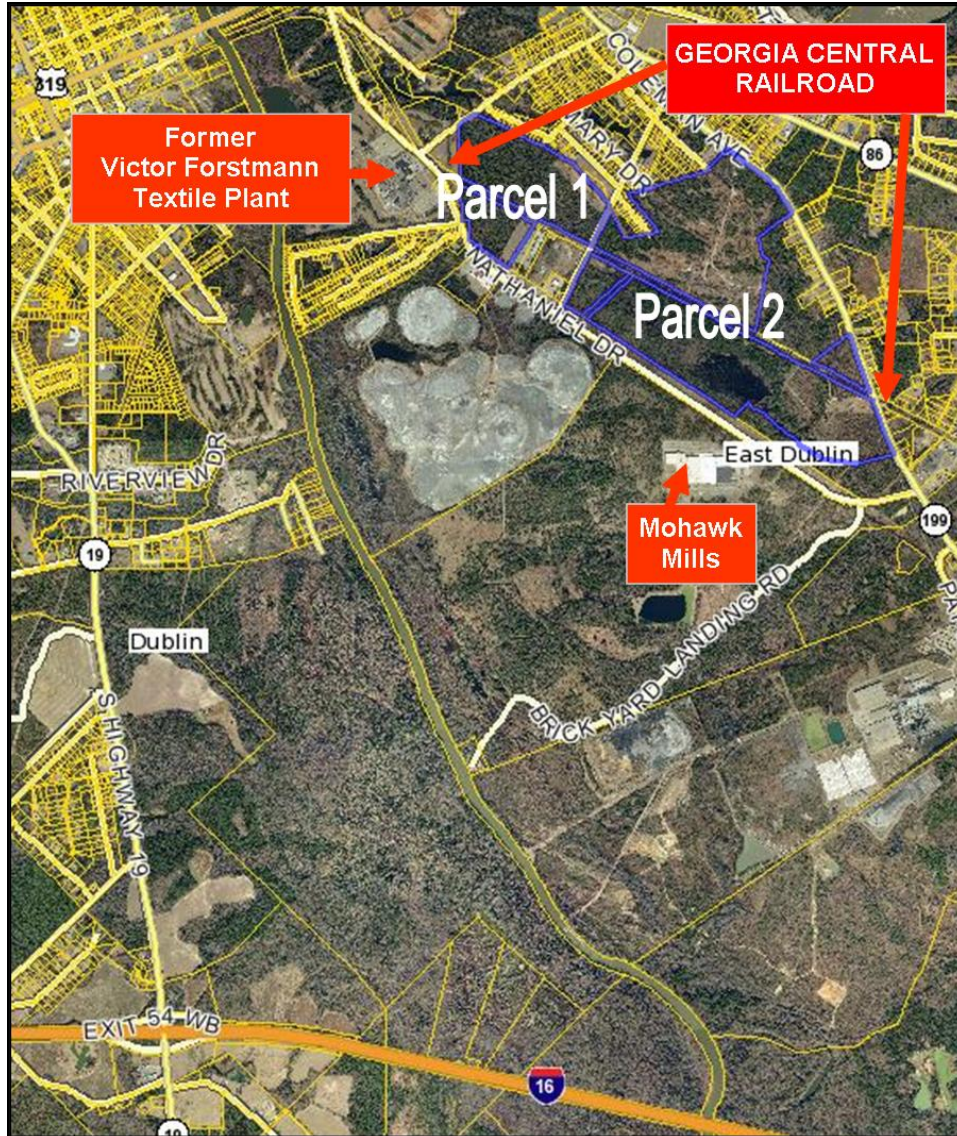


INDUSTRIAL SUPER SITE WITH RAIL (577 ACRES)



EBERHARDT & BARRY INC



GA Highway 99-Nathaniel Drive-Oakwood Drive

East Dublin, Laurens County, Georgia 31021

SALES PRICE: \$1,199,000 (Will Divide)

FOR MORE DETAILS CONTACT:

Created 7/10/14

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Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 **Toll Free** 800-926-0990
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990 Riverside Drive
Macon, GA 31201

Coldwellbankercommercialeb.com

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LOCATION:	Subject property fronts GA Hwy. 99 (Coleman Avenue), Nathaniel Drive and Oakwood Drive
SITE INFORMATION:	Consists of two separate tax parcels totaling 577± Acres - Parcel E24C 001 - 127.45± Acres - Parcel 178-099 - 433.9± Acres
RAIL:	Georgia Central Line maintains railroad; runs East and West through the center of property.
PORT:	Port of Savannah 110 miles
TOPOGRAPHY:	Level, at road grade; some wetlands on property
ZONING:	MI - Light Industrial / Warehouse use
UTILITIES:	All utilities available to site except sanitary sewer.
AVAILABLE JOB TAX CREDITS:	Tier One per Job - \$4,000
NEIGHBORS:	SP Fiber Technologies, Wild Bore Mechanical, Mohawk Mill, Aladdin Manufacturing, Central GA Truck & Trailer, Holland Asphalt
SALES PRICE:	\$1,199,000 (Will Divide) (BANK OWNED)

Coleman Ave - Nathaniel Dr - Oakwood Dr - Dublin, GA

Tax Parcel: E24C-001
127.45 Acres

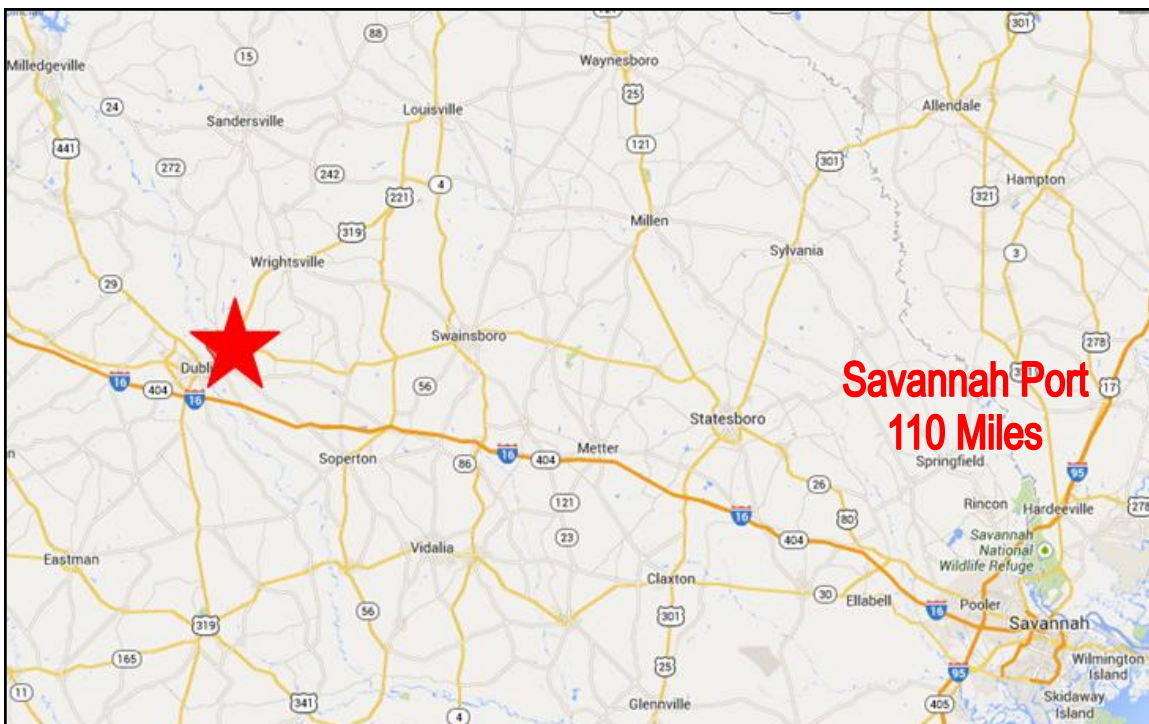
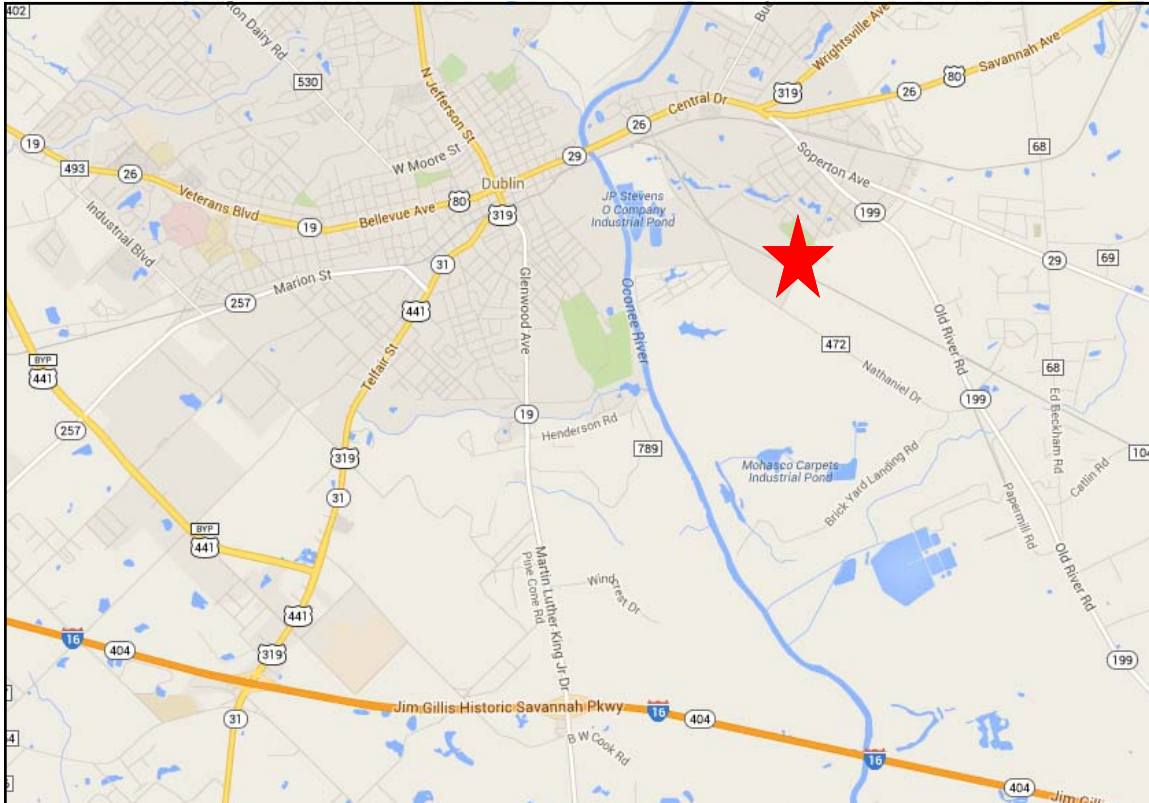


Tax Parcel: 178-099
433.9 Acres



Coleman Ave - Nathaniel Dr - Oakwood Dr - Dublin, GA

Location Maps



Demographic and Income Profile

Laurens County
Laurens County, GA (13175)
Geography: County

Summary	Census 2010	2013	2018
Population	48,434	49,026	49,195
Households	18,641	18,915	18,996
Families	13,060	13,152	13,117
Average Household Size	2.54	2.54	2.53
Owner Occupied Housing Units	12,318	12,032	12,135
Renter Occupied Housing Units	6,323	6,883	6,861
Median Age	37.9	38.6	39.4
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.07%	0.94%	0.71%
Households	0.09%	0.99%	0.74%
Families	-0.05%	0.84%	0.63%
Owner HHS	0.17%	1.17%	0.94%
Median Household Income	3.45%	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,881	20.5%	3,602	19.0%
\$15,000 - \$24,999	2,617	13.8%	2,375	12.5%
\$25,000 - \$34,999	1,909	10.1%	1,555	8.2%
\$35,000 - \$49,999	2,976	15.7%	2,424	12.8%
\$50,000 - \$74,999	3,873	20.5%	4,376	23.0%
\$75,000 - \$99,999	1,545	8.2%	2,289	12.0%
\$100,000 - \$149,999	1,206	6.4%	1,353	7.1%
\$150,000 - \$199,999	454	2.4%	527	2.8%
\$200,000+	454	2.4%	495	2.6%

Median Household Income	\$39,180	\$46,424
Average Household Income	\$51,483	\$57,460
Per Capita Income	\$19,991	\$22,316

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,462	7.1%	3,429	7.0%	3,382	6.9%
5 - 9	3,489	7.2%	3,487	7.1%	3,379	6.9%
10 - 14	3,315	6.8%	3,381	6.9%	3,408	6.9%
15 - 19	3,535	7.3%	3,124	6.4%	3,093	6.3%
20 - 24	2,772	5.7%	3,025	6.2%	2,667	5.4%
25 - 34	5,893	12.2%	5,980	12.2%	5,950	12.1%
35 - 44	6,282	13.0%	6,137	12.5%	6,011	12.2%
45 - 54	6,820	14.1%	6,726	13.7%	6,396	13.0%
55 - 64	5,982	12.4%	6,373	13.0%	6,489	13.2%
65 - 74	3,834	7.9%	4,245	8.7%	5,014	10.2%
75 - 84	2,176	4.5%	2,223	4.5%	2,472	5.0%
85+	874	1.8%	896	1.8%	934	1.9%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,355	60.6%	29,449	60.1%	28,982	58.9%
Black Alone	17,324	35.8%	17,476	35.6%	17,460	35.5%
American Indian Alone	100	0.2%	117	0.2%	143	0.3%
Asian Alone	483	1.0%	604	1.2%	793	1.6%
Pacific Islander Alone	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	591	1.2%	703	1.4%	962	2.0%
Two or More Races	577	1.2%	673	1.4%	851	1.7%
Hispanic Origin (Any Race)	1,143	2.4%	1,366	2.8%	1,815	3.7%

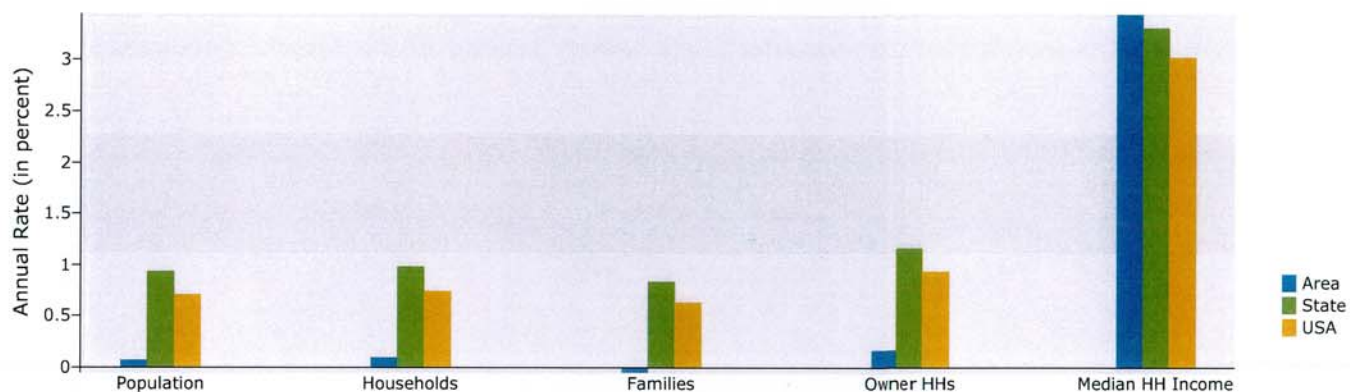
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

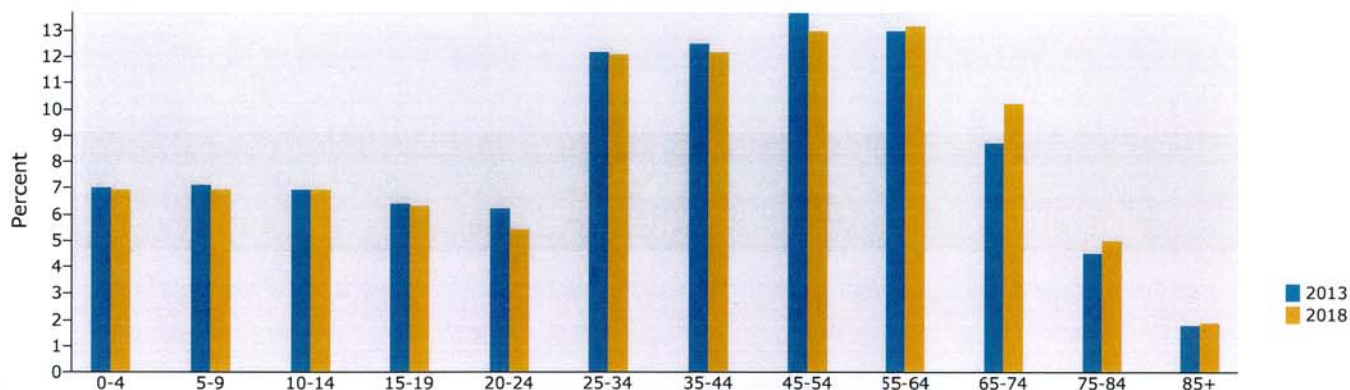
Demographic and Income Profile

Laurens County
Laurens County, GA (13175)
Geography: County

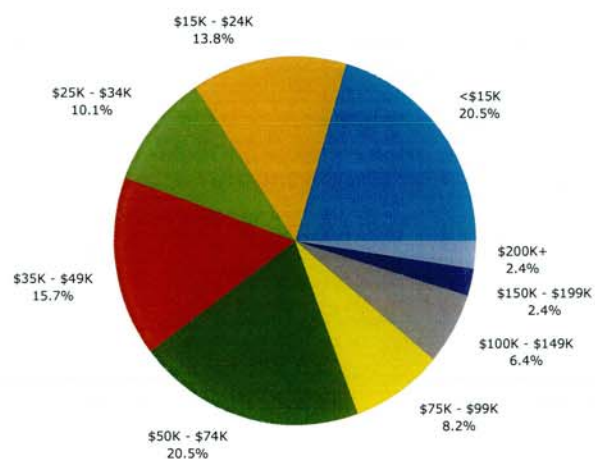
Trends 2013-2018



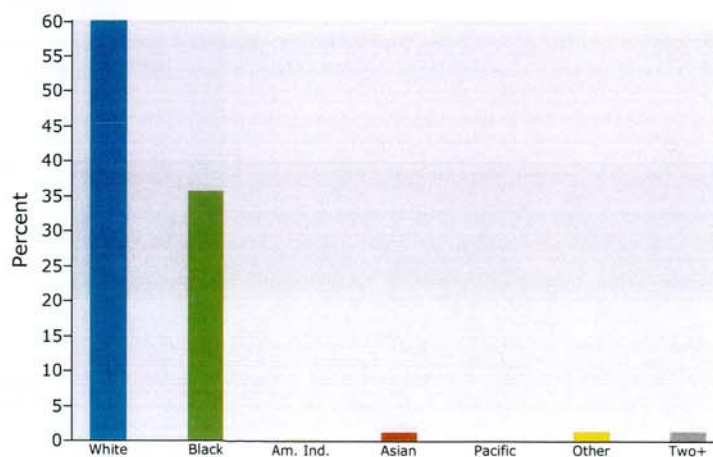
Population by Age



2013 Household Income



2013 Population by Race

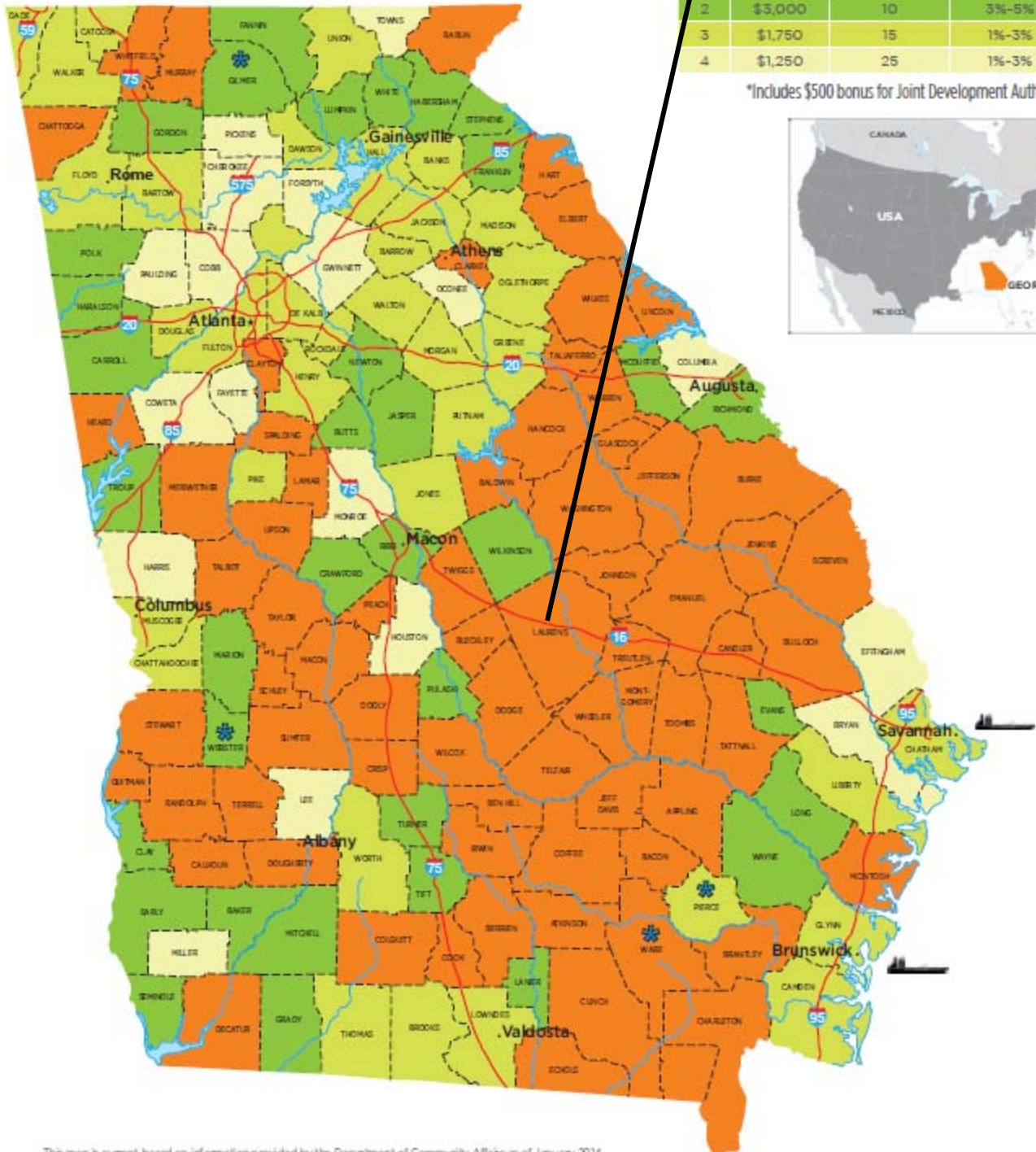


2013 Percent Hispanic Origin: 2.8%

Georgia 2014 Job Tax Credit Tiers

TIER	JOB TAX CREDITS*	MINIMUM # OF NEW JOBS	INVESTMENT CREDITS
1	\$4,000	2	5%-6%
2	\$3,000	10	3%-5%
3	\$1,750	15	1%-3%
4	\$1,250	25	1%-3%

*Includes \$500 bonus for Joint Development Authority.



This map is current based on information provided by the Department of Community Affairs as of January 2014.

= Georgia port.

Represents a county that is not a member of a joint development authority (JDA) and thus does not qualify for the \$500 JDA bonus. Job tax credit amounts for these counties are \$500 less than indicated on the chart above.

GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT

OVERVIEW

The Georgia Department of Economic Development is the state's lead agency for attracting new business investment, assisting with the expansion of existing industry and small businesses, developing new domestic and international markets, attracting tourists, and promoting the state as a location for film, video, music, digital entertainment, and the arts.

The Global Commerce division specifically assists businesses with an interest in growing or locating in the state by coordinating a variety of services that include site location, employee training, market research and export assistance and consultation.

Statewide Project Management and Existing Industry and Regional Recruitment teams are available to assist companies seeking to locate in Georgia with the items mentioned above, along with tax incentives and credits suitable for their industry or business. The Statewide

Project Managers are divided by industry specialty and offer knowledge within their sectors.

The Existing Industry and Regional Recruitment team works with Georgia's existing companies to identify expansion opportunities and new investment projects specifically targeted for their region. Regional Project Managers are located in each of the 12 regions of the state. The team's regional knowledge comes from living and working in these communities and provides a unique business advantage to clients.

Georgia continues to attract successful companies due to a pro-business environment, a talented workforce, world-class infrastructure and unparalleled access to the world market. State-level, performance-based assistance packages, along with incentives offered by local municipalities and counties, help new and expanding ventures get the good start needed for their future success.



For further information about any of these programs and others that may assist companies with new or expanded investments in Georgia, please contact:

Georgia Department of Economic Development

75 Fifth Street NW, Suite 1200

Atlanta, Georgia 30308 - USA

(+1) 404.962.4000

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georgia.org