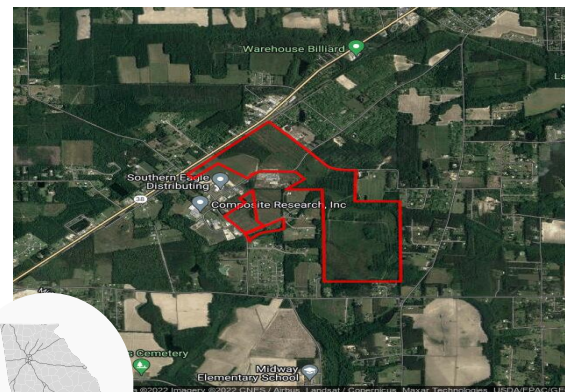


# Pierce County Industrial Park

Blackshear, GA 31516, Pierce County



<b>Total Acres:</b>	617 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	355 AC	<b>Water Main Size:</b>	8 IN
<b>Largest Tract:</b>	244 AC	<b>Sewer on Site:</b>	Yes
<b>Sale or Lease:</b>	Both	<b>Sewer Main Size:</b>	8 IN
<b>Zoning:</b>	Industrial	<b>Gas on Site:</b>	Yes
<b>Former Use:</b>	Agricultural	<b>Gas Main Size:</b>	8 IN
<b>GRAD Site:</b>	No	<b>Electric Provider*:</b>	Georgia Power

\* Customer will have choice of provider if load is above 900 kW

Source: Georgia Power Economic Development



<b>Job Tax Credit:</b>	\$3,500/job
<b>County Millage Rate:</b>	26.506
<b>County Property Tax:</b>	\$10.60 per \$1000 FMV
<b>Total Sales Tax:</b>	8%
<b>County Freeport:<sup>1</sup></b>	1: 100% 2: 100% 3: 100% 4: 0%

**Incentive Zones**  
Less Developed Census Tract

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



<b>International Airport:</b>	Jacksonville International, 62.8 miles	<b>Port 1:</b>	Port of Brunswick, 43.5 miles
<b>Interstate:</b>	I 95, 38.9 miles	<b>Port 2:</b>	Port of Fernandina, 61.9 miles
<b>Rail Provider:</b>	CSX	<b>Inland Port:</b>	Inland Port Greer, 251.7 miles
		<b>Intermodal:</b>	Jacksonville, 66.9 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Laborforce	
<b>Pierce County:</b>	8,614
<b>Draw Area:<sup>2</sup></b>	57,740

Unemployment Rate	
<b>Pierce County:</b>	3.1%
<b>Georgia:</b>	3.3%
<b>US:</b>	3.8%

Average Weekly Wage	
<b>Pierce County:</b>	\$762
<b>Draw Area:<sup>2</sup></b>	\$849
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

Source: Georgia Dept. of Labor

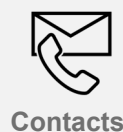


Population	
<b>Pierce County:</b>	19,914
<b>Draw Area:<sup>2</sup></b>	133,747

Median Age	
<b>Pierce County:</b>	40.7
<b>Georgia:</b>	37.2
<b>US:</b>	38.9

Percent College Degree <sup>3</sup>	
<b>Pierce County:</b>	24.9%
<b>Georgia:</b>	41.2%
<b>US:</b>	44.5%

Source: ESRI 2022



**Property Contact:**  
Matt Carter  
Pierce County Industrial Development Authority  
912-807-7432  
pcidba@piercecountyga.gov

**For more details, contact your local Georgia Power Community Development Manager:**  
Jason Coley  
Georgia Power Community & Economic Development  
912-230-6602  
jfcoley@southernco.com

<sup>1</sup> Level 1 - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

<sup>2</sup> Includes county and adjoining counties <sup>3</sup> Population 25 and older with an Associates degree or higher

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