

# Sofkee Industrial Park

Macon, Georgia - Bibb County

## SITE DETAILS – OVERVIEW

### Location

East of the intersection of US 41 (SR 247) and Allen Road, Macon, GA  
Bibb County (South Of City Limits)

### Size

Total Acreage: 540.60 Acres

Available Acreage: 540.60 Acres

### Zoning & Land Use

Current Zoning: Heavy Industrial District (M-2) / Planned Industrial Park

Land Use North: Agricultural

Land Use South: Mixed Use

Land Use East: Mixed Use

Land Use West: Mixed Use

### Environmental Site Assessments/Surveys

Phase I Environmental Site Assessment: Yes (2003)

Phase I Archeological Survey: Yes (September 12, 2007)

Threatened and Endangered Species Survey: Yes (September 27, 2007)

Wetland & Stream Delineation and Jurisdictional Determination: Yes

Geotechnical Investigation: Yes

Aerial Topographic Survey: Yes

### UTILITIES & OTHER SERVICE PROVIDERS

#### Electricity

Provider: Georgia Power

Capacity & Proximity to Site: – On Site

#### Water

Provider: Macon Water Authority

Capacity & Proximity to Site: 12" Main – On Site

#### Sewer

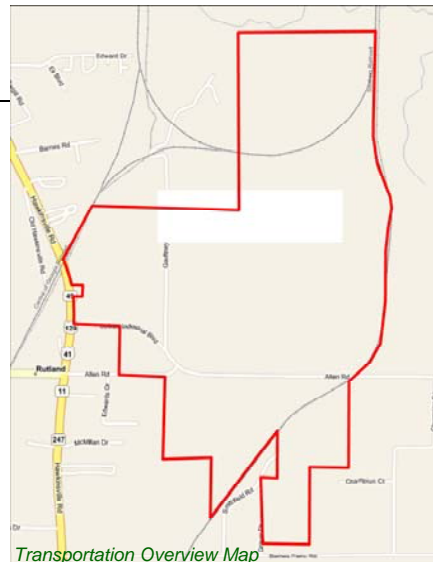
Provider: Macon Water Authority

Capacity & Proximity to Site: 30" Main – On Site

#### Natural Gas

Provider: Atlanta Gas Light / Customer Choice

Capacity & Proximity to Site: 6" Main – On Site



Transportation Overview Map



Site Boundary Aerial Map

### OWNERSHIP DETAILS

Public or Private: Private    Covenants: Yes    Terms: For Sale

### OTHER SERVICE PROVIDERS

Police & Fire Protection: Bibb County

Fire Insurance Rating: Class 4

### TRANSPORTATION

#### Highways & Interstates

Interstate 75: 3 Miles From Site

Interstate 475: 4 Miles From Site

US 41: 1 Mile From Site

GA 247: 1 Mile From Site

#### Airports

\*Middle Georgia Regional: 4 Miles From Site

\*Hartsfield-Jackson International: 77 Miles From Site

#### Intermodal Service

Hulsey CSX Atlanta, GA Intermodal Facility: 96 Miles From Site

#### Rail

Norfolk Southern Railway Main Line: On Site

#### Inland & Coastal Ports

Savannah, GA: 152.77, 154.40 Miles From Site (Garden City Terminal, Ocean Terminal)

Brunswick, GA: 167.14 Miles From Site (Colonel's Island & Mayor's Point Terminals)

### NOTES:

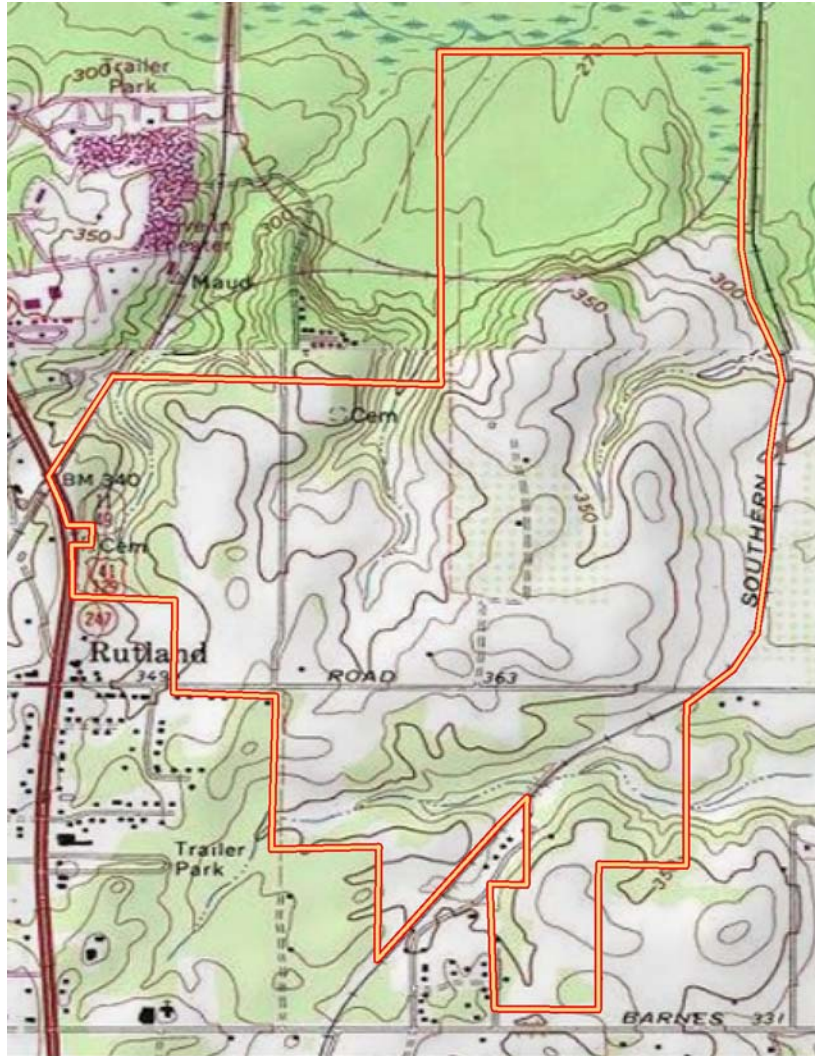
Telecommunications Provider: AT&T; In January, 2008, Kumho Tires Company, Inc., announced plans to construct a tire manufacturing plant on a 127-acre site in the park.

**Georgia Ready For Accelerated Development Site Designation/Shovel Ready**

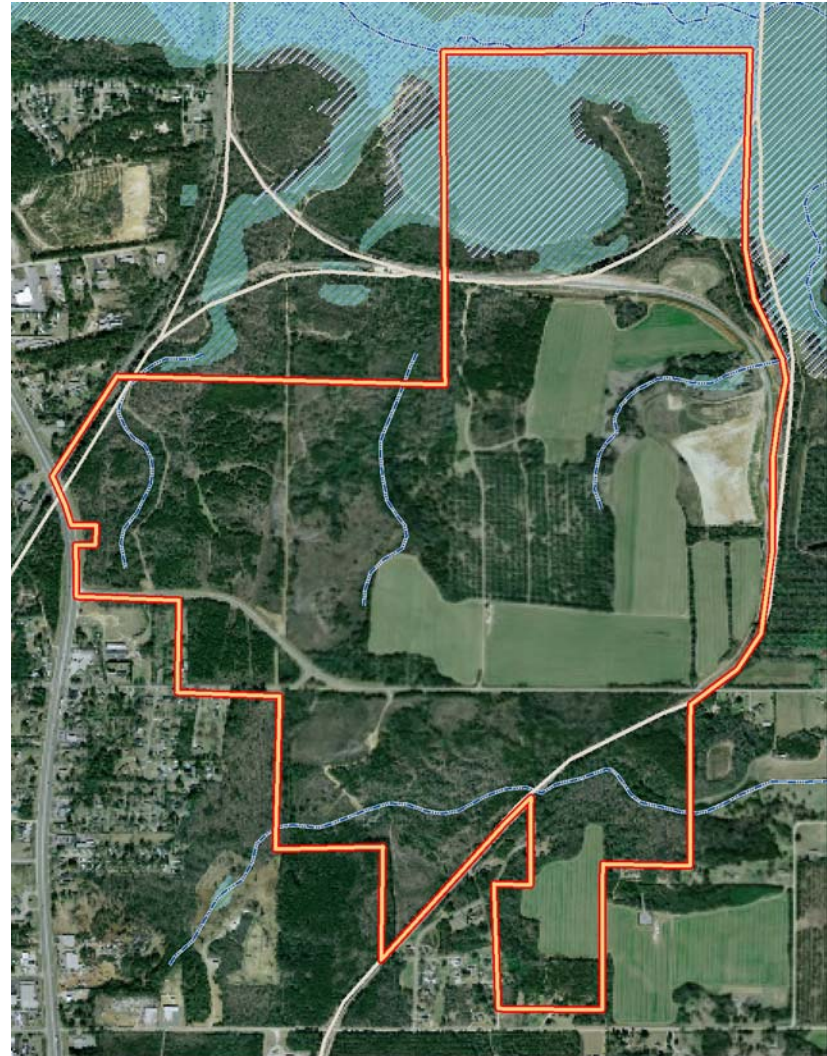
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## TOPOGRAPHY MAP



## ENVIRONMENTAL MAP



*Note: Depicts Presence Of Floodplains & Other Hydrography*