

**VALIDATION OF  
TRADEPORT EAST  
BUSINESS CENTER**

**Liberty County, Georgia  
as a**



**GEORGIA**

**READY FOR**

**ACCELERATED**

**DEVELOPMENT**

**INDUSTRIAL SITE**



**DESIGNATION AS A  
GEORGIA READY FOR ACCELERATED DEVELOPMENT  
SITE**

This document certifies that the **TRADEPORT EAST BUSINESS CENTER** in Liberty County, Georgia, has been validated as a “**Georgia Ready for Accelerated Development**” Site.

Validation as a GRAD Site means that data requested by the Georgia Corporation for Economic Development (“**Georgia Allies**”) has been submitted and reviewed as follows:

1. The Site was initially identified by a committee of senior economic development professionals, representing a diverse range of Georgia organizations, as a promising candidate.
2. An Applicant in the community in which the Site is located responded to an invitation from the Georgia Allies and completed an Application form, confirming its interest in having the site developed for industrial use and providing the required data, from its own resources and outside technical specialists.
3. The completed Application and attached data were reviewed by an experienced professional site selection consultant, Bruce Facility Planning Consultants, LLC (“**BFPC**”), for completeness in terms of providing the data specified by the Allies. Upon making a favorable completeness determination, the consultant designated the Site a **Georgia Ready for Accelerated Development (GRAD) Site**.

The information submitted is summarized in this document. The actual submissions are on file in hard copy with the Georgia Allies and are also available on-line at [www.\\_\\_\\_\\_\\_](http://www._____). Printed copies of submissions are available on request.

Designation as a GRAD Site means only that the requested information has been submitted and evaluated as described above. The designation is an indicator that the Site is at a more advanced level of readiness for site selection than sites which have not been evaluated in this manner. GRAD status does not validate the quality, accuracy or sufficiency of data (which has been provided by the community or applicant and various other third parties such as utilities and engineers) nor does it assure that the Site is suitable for any given use. Please see the Disclaimer at the end of this document.

This designation is valid as of April XXX, 2008, and extends to April XXX, 2010 (unless any material condition changes, such as acquisition of the site by an industry).

“Georgia Allies”  
Georgia Corporation for Economic Development

“BFPC, LLC”  
Bruce Facility Planning  
Consultants, LLC

By: \_\_\_\_\_

By: \_\_\_\_\_  
James M. Bruce, Jr.



# SUMMARY OF DATA

## 1. IDENTIFICATION OF SITE AND APPLICANT

**Name of Site:** Tradeport East Business Center

**Location:** Approximately 0.5 miles east of Interstate Highway 95 Exit 76 (Midway-Sunbury) on the north side of Islands Highway, in Midway (unincorporated Liberty County), Georgia. This area is approximately 30 miles south of Savannah, Georgia, and 100 miles north of Jacksonville, Florida.

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## 2. DESCRIPTION OF SITE

A planned mixed-use business/industrial park containing a total of 1,843 acres of which approximately 375 are jurisdictional wetlands and 10 potentially contain cultural resources, leaving 1,458 developable acres.

## 3. SITE OWNERSHIP AND AVAILABILITY

The Liberty County Development Authority owns and controls approximately 598 acres of the park located on the north side of Sunbury Road.

On the south side of the road, Target Corporation owns 155 acres on which it operates a distribution center of approximately 1.5 million square feet; The Tire Rack owns 42 acres on which it operates a distribution center of approximately 242,000 square feet; and Industrial Developments International (IDI) owns 125 acres and controls an additional 885 acres through a purchase agreement with the Liberty County Development Authority, on which it is constructing a distribution center of approximately 503,000 square feet for lease and intends to construct additional facilities in the future.

Various sites in Tradeport East are available for acquisition by purchase and possibly other arrangements. The arrangement between the LCDA and IDI stipulates that land cannot be acquired for warehousing or distribution without the prior approval of IDI.



#### **4. ZONING, PLANNING, AND LAND USE CONTROLS OF SITE**

Development of Tradeport East is controlled via zoning and other land use controls of the Liberty Consolidated Planning Commission and other local authorities. Most of the property is zoned I-1 Industrial District which generally allows business, office, distribution, production, assembly, research & development, commercial, medical corporate headquarters, and municipal uses. Smaller portions of Tradeport East are zoned for mixed-use development. Covenants and other restrictions are also in place.

#### **5. RAILROAD ACCESSIBILITY**

Tradeport East is not served by rail.

#### **6. ROAD ACCESSIBILITY**

Tradeport East is approximately 0.5 miles from I-95 via Islands Highway. Local roads such as Sunbury Road and roads in the interior of Tradeport East are being upgraded as needed to support development.

#### **7. AVAILABILITY OF UTILITIES/ENERGY/TELECOMMUNICATIONS**

**Water/Wastewater Service.** The LCDA has provided a letter from engineering firm CH2M Hill describing water and wastewater capacity in the area.

**Electric Service.** The LCDA has provided a letter from Coastal Electric Cooperative describing electric capacity in the area.

**Gas Service.** The LCDA has provided a letter from Atlanta Gas Light Company describing natural gas service in the area.

**Telecommunications Service.** The LCDA has provided a letter from Coastal Communications describing telephone and data transmission services available in the area.

**Public Safety.** The LCDA has provided data on police, fire, and rescue services available in the area.



## **8. WETLAND AND STREAM DELINEATION**

The LCDA has provided a letter and report from Environmental Services, Inc., describing the presence of approximately 375 acres of wetlands in Tradeport East.

## **9. AERIAL TOPOGRAPHIC SURVEY**

The LCDA has provided extensive survey and aerial photograph data on Tradeport East.

## **10. PRELIMINARY GEOTECHNICAL INVESTIGATION**

The LCDA has provided a letter from WPC Engineering Company stating generally that subsurface conditions in Tradeport East appear to be exceptionally good for this region.

## **11. PHASE I ENVIRONMENTAL SITE ASSESSMENT**

The LCDA provided copies of Phase I Environmental Site Assessments completed in 2001 for the entire Tradeport East Site and in 2004 for the site being acquired at that time by The Tire Rack, both conducted by Environmental Services, Inc.

The initial assessment revealed no evidence of recognized environmental conditions associated with the property except for the presence of a former dumpsite near the southeast corner of Tradeport East. This finding warrants a Phase II investigation including testing of soil and groundwater. However, since the dumpsite was reportedly used for household trash and garbage, negative results from such an investigation are not expected. The Phase I ESA Update Report in 2004 for the Tire Rack site revealed no environmental concerns.

Users of this information should be aware of several limits to the current information including the fact that the ESA's cited above are obsolete because an ESA is generally valid for only 180 days, and also the standards for conducting ESA's were modified in 2006. The Georgia Allies decided that if an initial Phase I ESA has been completed, it would not be necessary for applicants to provide a current Phase I ESA in order to receive GRAD Site designation. Georgia Allies expects each such applicant to be prepared promptly to conduct additional studies of this type as necessary upon request of a qualified prospect. Georgia Allies assumes no responsibility for the provision of any such additional study.



## 12. CULTURAL RESOURCES/ENDANGERED SPECIES STUDY

The LCDA provided a copy of a Cultural Resources Study completed in March, 2002, by Brockington and Associates, Inc. It identified two parcels of 8.07 and 2.29 acres which may be eligible for the National Registry of Historic Places due to evidence of their use by Native Americans and in the Federal (early US) period. Further archeological investigations of these sites will be necessary if they are to be disturbed. The plan for Tradeport East includes these sites in the “reserved” area. The LCDA provided a copy of a Survey for Threatened and Endangered Species and Potential Habitat Assessment completed in 2002 by Environmental Services Inc. It stated the opinion of ESI that the potential for any of the listed species to occur within this project area is low or very low.

### Disclaimer

This document, including the attached Summary of Data, the Application and the submissions mentioned above, and all other documents and services that may be requested or obtained from Georgia Allies, BFPC, LLC, the Applicant, the owner of the Site (if different from the Applicant) or any of their officers, directors members, employees, agents and contractors as part of or in connection with GRAD validation (all such documents or services collectively, the “**Deliverables**”, and all such persons or entities collectively, the “**GRAD Parties**”) are provided as a public service and without charge, but also without liability or obligation whatsoever. Without limitation, all express and implied warranties (including, without limitation, against infringement) regarding the Deliverables are disclaimed and excluded. Provision of the Deliverables is subject to all additional disclaimers, indemnities, releases and restrictions on use or reliance contained therein. Any person or entity directly or indirectly requesting, obtaining or using any or all of the Deliverables, by such request, obtaining or use, releases each and all of the GRAD Parties from, and agrees to indemnify each and all of the GRAD Parties against, any and all losses, liabilities and claims directly or indirectly resulting from such request, obtaining or use, whether based on contract, tort, or any other basis whatsoever.

GRAD validation does not assure that the Site, or any part thereof, is suitable for any given use. Prospective purchasers and users of any parcel within the Site shall do so at their own risk, and should make such additional study and investigation as they deem necessary to verify, update and supplement the data set forth herein and in the other Deliverables, in order to assure that such property is suitable for its intended use.