

**FOR SALE**  
**MANUFACTURING / DISTRIBUTION FACILITY**  
**FORMERLY THE 1888 TEXTILE MANUFACTURING COMPLEX**  
**23.85± ACRES**



**CONTACT:**

**904 N. Hightower Street  
Thomaston, Upson County, Georgia 30286**

**ARTHUR P. BARRY III, SIOR  
EXCLUSIVE AGENT  
abarry@cbcworldwide.com  
Cell: (478) 731-8000**

**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201  
Office: (478) 746-8171  
Toll Free: (800) 926-0990**

**SALES PRICE: \$535,000**

Revised 3/9/20



## PROPERTY OVERVIEW

904 N Hightower Street  
Thomaston, Upson County, Georgia 30286

BUILDING INFORMATION:	*45,650± SF Manufacturing / Distribution Facility (415' X 110') - 500± SF Office with two (2) restrooms *See highlighted "SUBJECT BUILDING" on pages 5-6. All other buildings have been demolished.
ACREAGE:	23.85 Acres
CEILING HEIGHT:	26' clear
COLUMN SPACING:	38 X 60 Concrete pilings
TRUCK LOADING:	<ul style="list-style-type: none"> <li>• Four (4) roll-up doors on east wall</li> <li>• Three (3) 12' X 14' drive-in doors on north, south &amp; west walls</li> </ul>
CONSTRUCTION:	Tilt-up concrete walls
ROOF:	Prestressed concrete beam roof system
FLOORING:	Concrete
LIGHTING:	High bay sodium lighting
PARKING:	Asphalt paved parking to accommodate hundreds of cars
FIRE PROTECTION:	Sprinkled throughout; system in disrepair
RAIL:	Rail accessible along northern property lines
UTILITIES:	<ul style="list-style-type: none"> <li>• Electric: Georgia Power; 660 Amp service</li> <li>• Water &amp; Sewer: City of Thomaston</li> </ul>
ZONED:	M1, Industrial District
<b>SALES PRICE: \$535,000 (AS-IS)</b>	



# PHOTOS

904 N Hightower Street  
Thomaston, Upson County, Georgia 30286





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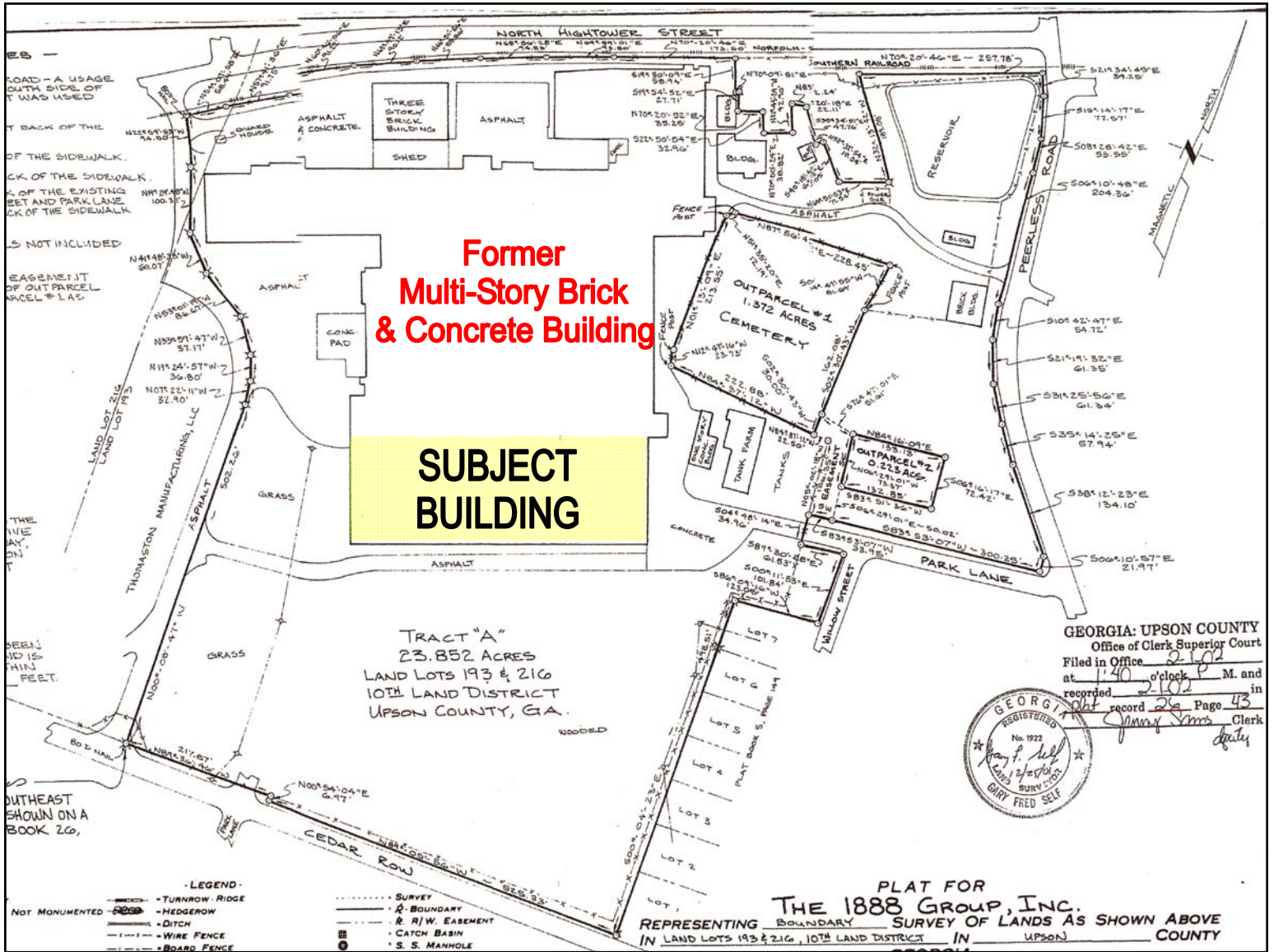


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# PROPERTY SURVEY

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\*Highlighted building on site. All other buildings have been demolished.

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COLDWELL BANKER COMMERCIAL  
EBERHARDT & BARRY  
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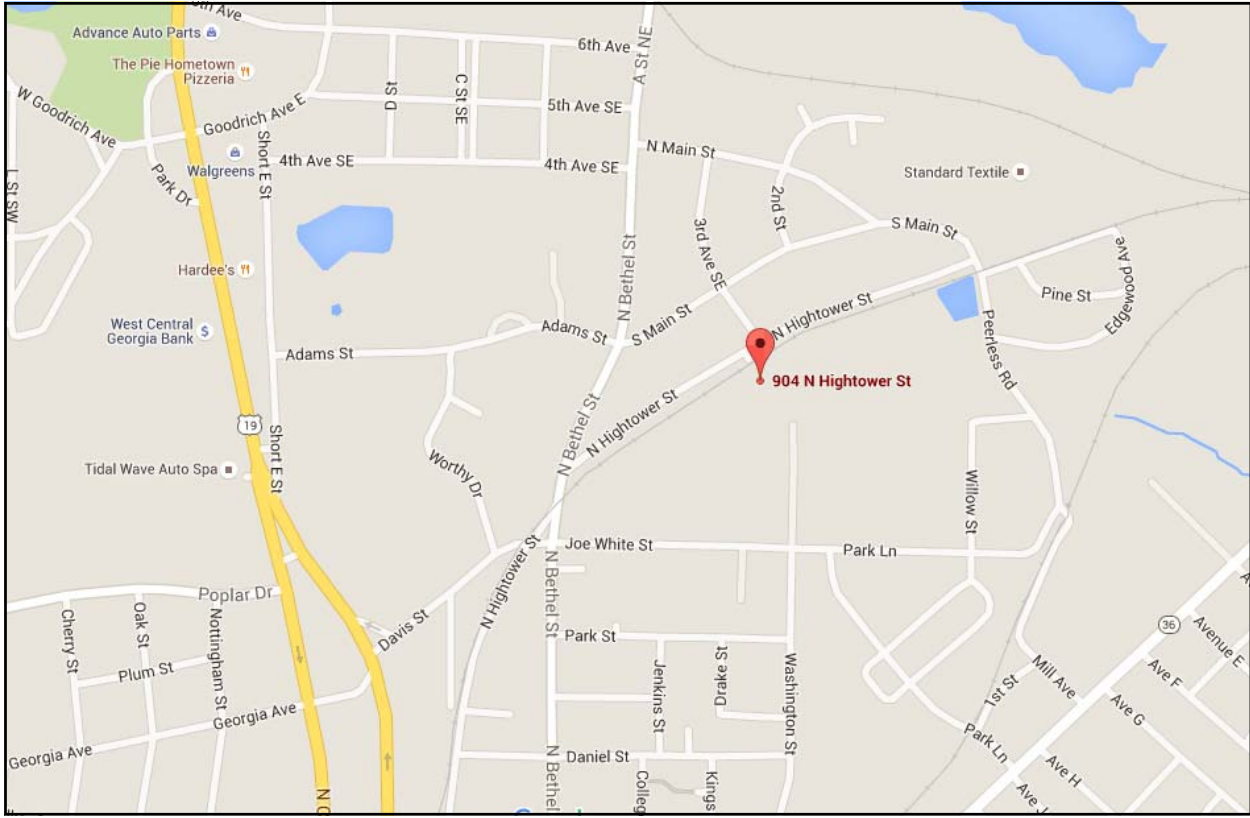
**All vertical construction shown in this 2017 aerial photo, within the red property lines, has been demolished except the "SUBJECT BUILDING".**





# LOCATION MAPS

904 N Hightower Street  
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# DEMOGRAPHICS - UPSON COUNTY

904 N Hightower Street  
 Thomaston, Upson County, Georgia 30286

## KEY FACTS

26,785

Population



2.5

Average Household Size

42.2

Median Age

\$38,228

Median Household Income

## EDUCATION

19%

No High School Diploma



37%

High School Graduate



29%

Some College



14%

Bachelor's/Grad/Prof Degree

## BUSINESS



766

Total Businesses



7,799

Total Employees

## EMPLOYMENT



53%

White Collar



30%

Blue Collar



17%

Services



6.3%

Unemployment Rate

## INCOME



\$38,228

Median Household Income



\$20,894

Per Capita Income



\$43,553

Median Net Worth

## Households By Income

The largest group: <\$15,000 (18.3%)

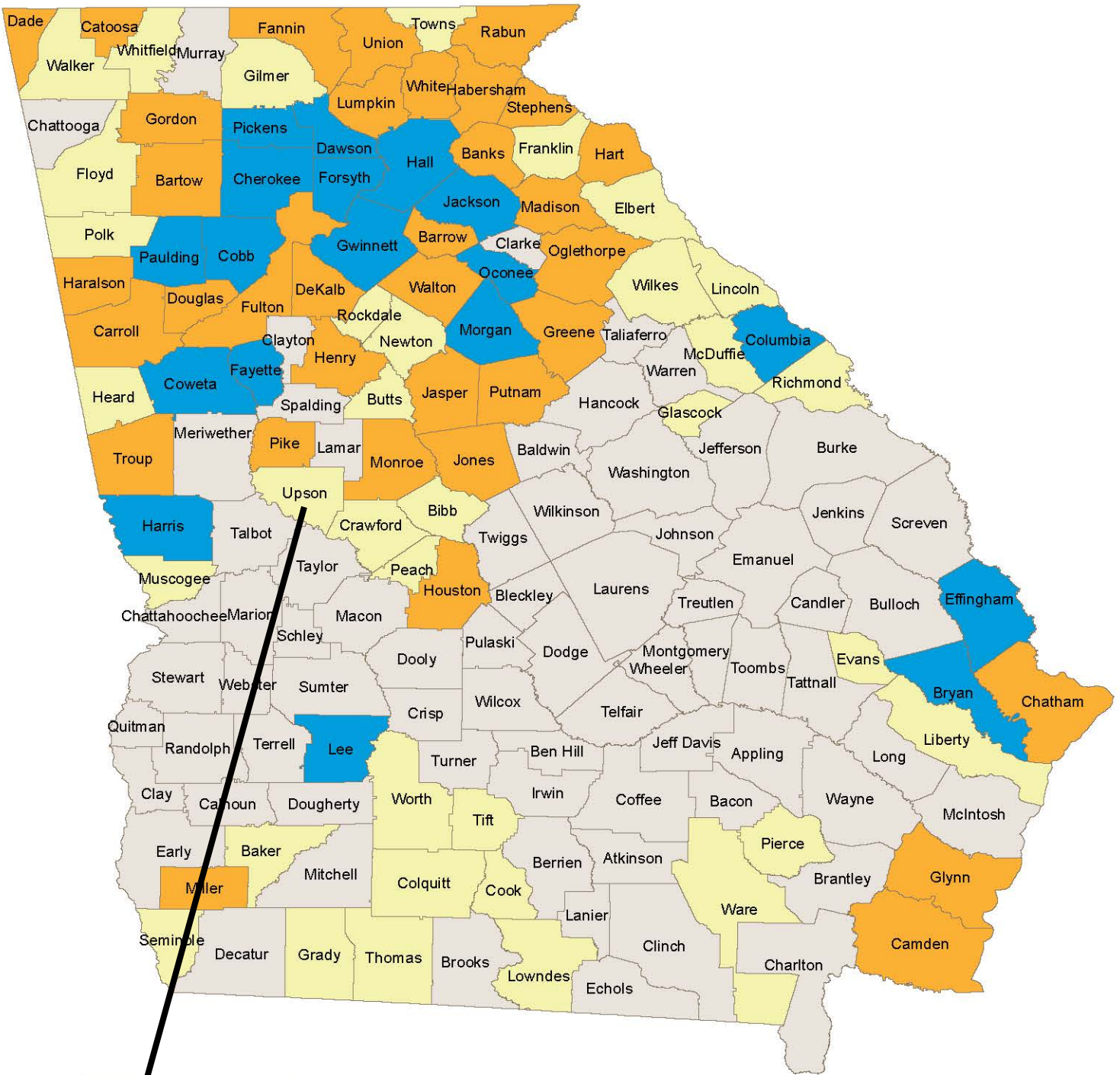
The smallest group: \$150,000 - \$199,999 (1.6%)





Indicator	Value	Difference
<\$15,000	18.3%	0
\$15,000 - \$24,999	12.0%	0
\$25,000 - \$34,999	14.6%	0
\$35,000 - \$49,999	17.9%	0
\$50,000 - \$74,999	16.6%	0
\$75,000 - \$99,999	10.0%	0
\$100,000 - \$149,999	7.3%	0
\$150,000 - \$199,999	1.6%	0
\$200,000+	1.7%	0

Bars show deviation from  
Upson County



# 2020 Job Tax Credit Tiers



	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:  
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>

## **Job Tax Credits – Tier 2 County**

For Initial Threshold Job Creation met in Tax Years beginning January 1, 2012 or later

- The Georgia Job Tax Credit Program falls under O.C.G.A. 48-7-40
- Eligible Business Enterprises include a business location primarily engaged in manufacturing, warehousing and distribution, processing, telecommunications, broadcasting, research and development, tourism, or services for the elderly and persons with disabilities
- Eligible Business Enterprises must create at least ten (10) net new jobs within a tax year and the new jobs must be full-time jobs, working a minimum of 35 hours per week
- New jobs must be offered health insurance coverage; the employer does not have to pay for such insurance, just offer it
- The average wage of each new job created must pay at least the average wage of the county with the lowest average wage in the state – as of June 2019 this is Glascock County at \$511 per week or \$26,572 per year, per DOL (Georgia Employment and Wages – 2018 Averages)
- Job threshold must be created in initial year, and then maintained an additional four years – credit is initially claimed on the initial year tax return. For example, an initial threshold of eligible net new jobs created in 2019 may be claimed on the 2019 tax return and additional credit is then claimed on each of the following four years tax returns as long as the jobs are maintained (i.e. five year tax credit for maintained jobs); Tax credit = \$2,500 per job (with an additional \$500 bonus credit if the county is within a JDA, which would make the credit = \$3,000 per job)
- Credit is claimed by filing *Form IT-CA* with the Georgia Corporation Income Tax return
- Credit may be applied against 100% of the corporate income tax liability reflected on the Georgia Income Tax Return

### Claiming the Job Tax Credit

- Business must file *Form IT-CA* with its Georgia Corporation Income Tax Return by the due date or extended due date of the return
- Credit is applied against the income tax liability reflected on the Georgia Income Tax Return
- Flow-through entities will flow the credit through to shareholders, partners, or members to be applied against their individual Georgia Income Tax Returns

### Job Tax Credit Info on web at:

<https://www.dca.ga.gov/node/4107>

### Contact for Job Tax Credit:

Tricia DePadro: (404) 679-1585 or [tricia.depadro@dca.ga.gov](mailto:tricia.depadro@dca.ga.gov)