



GOLDEN ISLES

DEVELOPMENT AUTHORITY

# Doing Business

IN THE GOLDEN ISLES OF  
GEORGIA



# Contents



## Welcome

Introduction from the President & CEO, page 2

## Driving Business

Overview of Logistics & Transportation Network, page 4

## Certified Sites

Shovel Ready Product, pages 6-8

## Workforce & Talent Pipeline

Glynn County's existing and future workforce, page 8

## Target Industry Highlights

Heavy and Light Industry, page 10

Aerospace, page 12

Food Processing, page 14

## Cost of Doing Business

Key Advantages and Local Incentive Programs, page 16

## Community and Lifestyle

Overview of our strong quality of life, page 18

## Connect with Our Team

Contact information, page 19



# Welcome

Welcome to the Golden Isles, an exceptional region nestled in Glynn County, Georgia, encompassing the City of Brunswick, Jekyll Island, Sea Island, and St. Simons Island. Strategically positioned between Savannah, Georgia, and Jacksonville, Florida, the Golden Isles is a prime location where industries and logistics converge.

Home to companies like Georgia Pacific, Gulfstream, King and Prince Seafood, and Jered, Inc the Golden Isles stands out as a hub for businesses seeking efficient transportation networks and supply chain advantages. Our region's robust infrastructure is complemented by an outstanding quality of life that few communities can match.

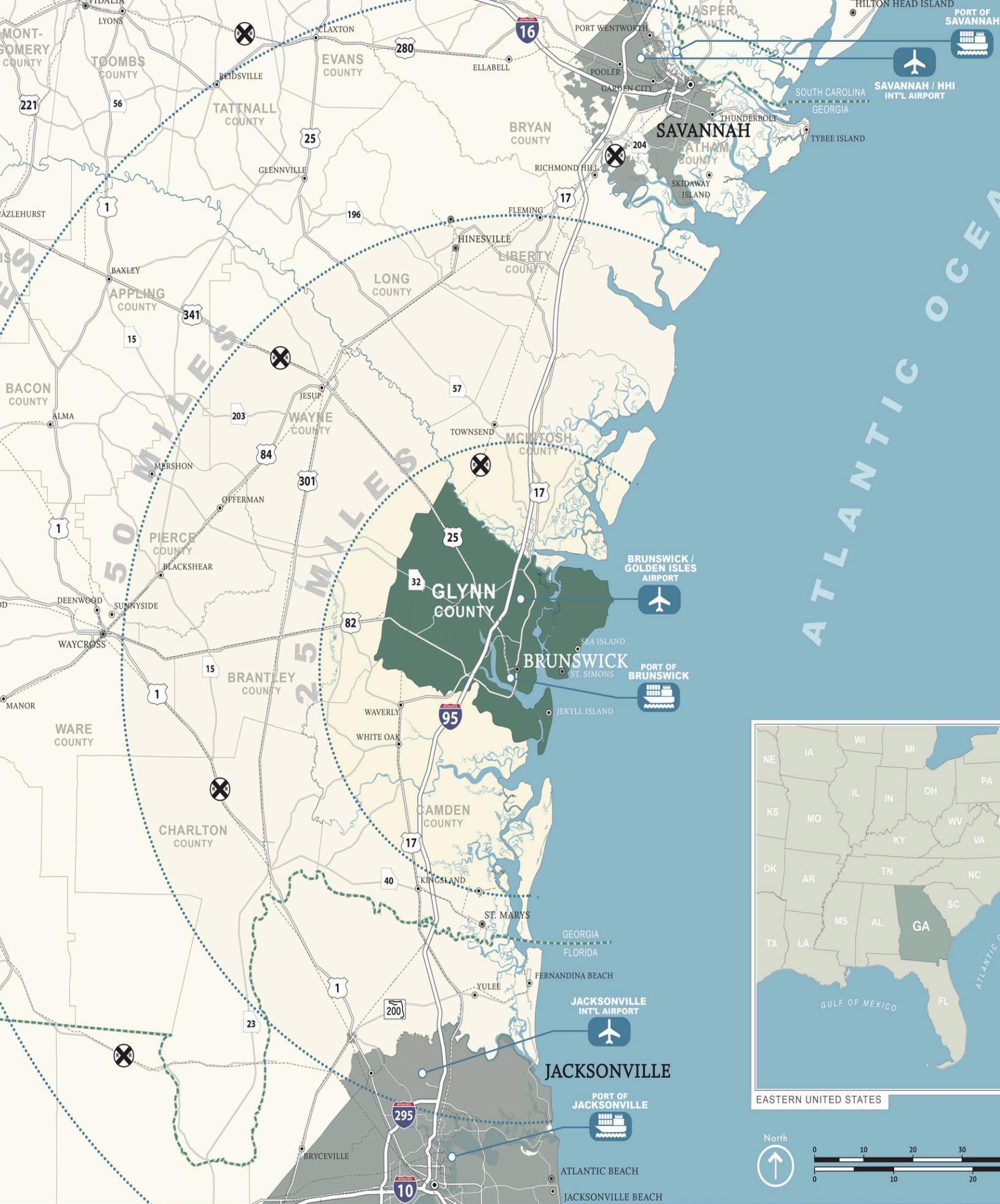
Here, your employees and their families will enjoy diverse housing options, top-rated schools, and a low cost of living—all in a community that values its industrial sector and fosters innovation.

The Golden Isles Development Authority (GIDA) is dedicated to delivering a seamless, professional, and collaborative site selection experience. In the pages ahead, you'll discover an overview of our business sectors and regional assets. Our team is eager to provide additional data, insights, or assistance tailored to your specific needs.

We look forward to discussing how the Golden Isles can become the foundation of your business's continued success. Thank you for considering our community—we are excited to partner with you on this journey.

**Ryan Moore**  
*President & CEO*  
GIDA





**SOUTHEAST GEORGIA REGIONAL MAP**

# GLYNN COUNTY

## DRIVING BUSINESS



Glynn County offers seamless connectivity for supplies, products, and people, making it a prime location for business and commerce.

## Highway and Interstate Access

- Interstate 95: A major East Coast corridor connecting Maine to Miami runs directly through Glynn County, providing exceptional access for commerce.
- U.S. Highways: U.S. 17, U.S. 341/Golden Isles Parkway, U.S. 25, and U.S. 82/GA 520 offer direct routes to key destinations across Georgia.
- Freight Services: The area is serviced by eight local motor freight terminals and numerous carriers, ensuring efficient logistics for businesses.

## Rail Connections

- Class I Railroads: Glynn County is served by CSX and Norfolk Southern, offering extensive freight rail options.
- Short Line Railroad: The Colonel's Island Railroad, operated by Rail Link, enhances local connectivity.

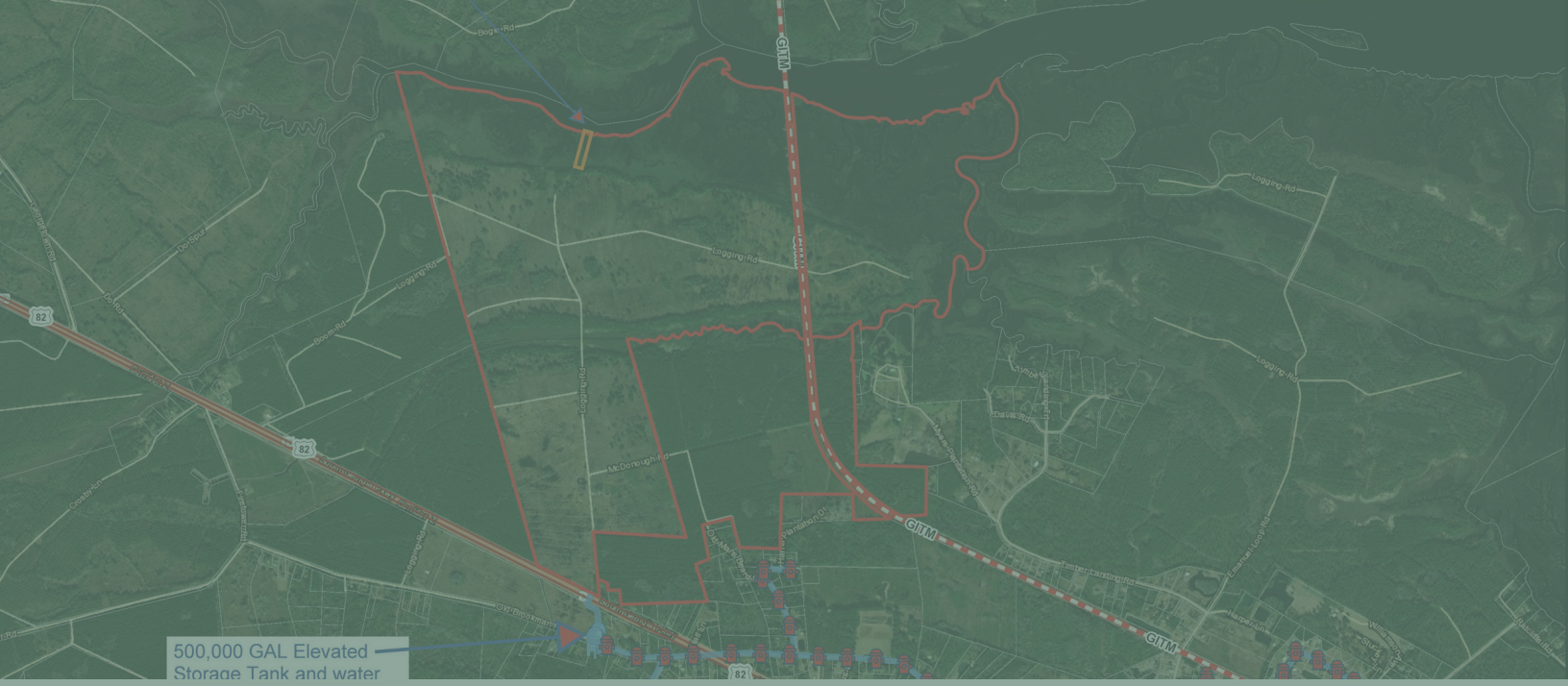
## Ports

- Port Brunswick: Managed by the Georgia Ports Authority, Port Brunswick is home to:
- Colonel's Island Terminal: The second-busiest Ro/Ro (Roll-on/Roll-off) port in the United States.
- Mayor's Point Terminal: Specializes in break-bulk cargo.
- Proximity to Major Ports: Located just one hour south of the Port of Savannah and one hour north of the Port of Jacksonville, Glynn County offers strategic access to global markets.

## Airports

- Brunswick Golden Isles Airport (BQK): Provides three daily flights to and from Atlanta-Hartsfield Jackson International Airport via the Delta Connection, ensuring seamless air travel.
- Jacksonville International Airport:

Glynn County, a dynamic regional transportation hub, supports businesses with efficient and comprehensive logistics solutions.

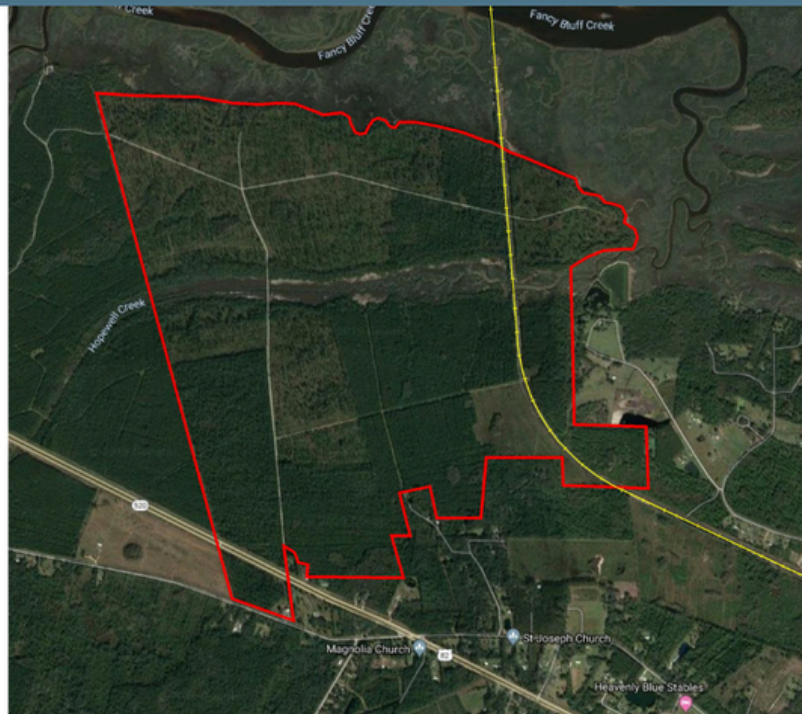


# Certified Sites





- Phase 1 environmental assessment
- Preliminary geo-technical investigation
- Cultural and endangered species investigation
- Zoning designation
- Utility service assessment
- Wetlands and stream delineation



## DETAILS

- **Type of Space:** Industrial
- **Total Acres:** 1,400 acres;  
400 contiguous acres
- **Distance to Airport:** 13 miles
- **Distance to Port:** 5 miles
- **Nearest Interstate:** I-95
- **Distance to Interstate:** 5 miles
- **Rail Access:** G&W
- **For Sale or Lease:** Both
- **Utilities:** Electric, Gas, Sewer, Water, Broadband
- **Workforce:** 556,696 within 60 minute drive time.
- **Colleges:** College of Coastal Georgia and Coastal Pines Technical College

## OVERVIEW

Given the increased activity at the Port of Brunswick, the site is uniquely positioned in the market:

- The heart of the tract is a 400-acre contiguous site
- Rail served by G&W providing access to both CSX and NS mainlines
- Frontage and a median cut on Hwy 82, a four-laned limited access highway
- Zoned appropriately for industrial use
- Brunswick-Glynn County Joint Water and Sewer Commission has water facilities at the tract, and sewer is only a short distance away
- Access to heavy load power facilities, including onsite distribution lines and transmission lines in the vicinity

The Breakbulk property is the one of only a few sites in Georgia with access to a breakbulk facility and rail access with all infrastructure in place. These and other critical site location factors that encompass the area will provide GIDA with advantages when targeting capital intensive manufacturing entities that require rail, particularly those that support the electric vehicle industry.

# Innovation Isles Aerospace Park

295 Aviation Parkway

Brunswick, GA 31525



- Phase 1 environmental assessment
- Preliminary geo-technical investigation
- Cultural and endangered species investigation
- Zoning designation
- Utility service assessment
- Wetlands and stream delineation



## DETAILS

- **Total Acres:** 650-Acres
- **Zoned:** Industrial
- **Distance to Airport:** 0 miles
- **Distance to Port:** 8.8 miles
- **Nearest Interstate:** I-95
- **Distance to Interstate:** .06 miles
- **For Sale or Lease:** Lease
- **Utilities:** Electric, Water, Sewer  
Broadband
- **Workforce:** 556,696 within 60  
minute drive time.
- **Colleges:** College of Coastal  
Georgia and Coastal Pines  
Technical College

## OVERVIEW

Innovation Isles Aerospace Park is GRAD Certified and designed for aerospace manufacturers and R&D companies. Spanning 650+ acres with an 8,001 ft runway, it offers all necessary utilities and completed on-site due diligence. Adjacent to Brunswick Golden Isles Airport, it provides daily service to Hartsfield-Jackson Atlanta International Airport and proximity to the Port of Brunswick, a national Ro/Ro hub. The site is just over five miles from Interstate 95 and less than 10 minutes from Brunswick's central business district, with expanded road access through North Glynn Commerce Park as the primary entrance.

The Brunswick Golden Isles Airport hosts several commercial aircraft maintenance, repair, and overhaul (MRO) facilities, including Gulfstream, Stambaugh Aviation, and Omega Aviation. The area also supports warehousing and distribution for brands like Tibi at nearby industrial parks.

With its strategic location and comprehensive amenities, Innovation Isles Aerospace Park is an ideal site for aerospace industry growth and development.





- Phase 1 environmental assessment
- Preliminary geo-technical investigation
- Cultural and endangered species investigation
- Zoning designation
- Utility service assessment
- Wetlands and stream delineation

1. OFFICE AND SMALL INDUSTRIAL USE PARCELS (13 TO 16 ACRE PARCELS)
2. 240,000 S.F. MANUFACTURING FACILITY
3. 240,000 S.F. MANUFACTURING FACILITY
4. 240,000 S.F. MANUFACTURING FACILITY
5. 1,200,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
6. 240,000 S.F. MANUFACTURING FACILITY
7. 240,000 S.F. MANUFACTURING FACILITY
8. 1,100,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
9. 240,000 S.F. MANUFACTURING FACILITY
10. 240,000 S.F. MANUFACTURING FACILITY
11. 240,000 S.F. MANUFACTURING FACILITY
12. 1,400,000 S.F. PICK UP SPACE
13. 240,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
14. 240,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY
15. 240,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY



## DETAILS

- **Total Acres:** 757 acres
- **Zoned:** Mixed-Use
- **Distance to Airport:** 5 miles
- **Distance to Port:** 9.5 miles
- **Nearest Interstate:** I-95
- **Distance to Interstate:** 0 miles
- **For Sale or Lease:** Both
- **Utilities:** Electric, Water, Sewer Broadband
- **Workforce:** 556,696 within 60 minute drive time.
- **Colleges:** College of Coastal Georgia and Coastal Pines Technical College

## OVERVIEW

Tradewinds Technology Park is in a prime location in Southeast Georgia along the I95 corridor. The site is certified for accelerated development, saving your company time and money.

Tradewinds is located directly off of Exit 42 and ideal for distribution, light manufacturing or large scale retail. The site is less than a mile to Interstate 95 and has very quick access - there are no stop signs or traffic signals prior to getting on the interstate.

The Park is ready for most industrial uses and already served with electric, water, sewer, and fiber. A natural gas line is available to the west of the site and can be extended. A customer building a new facility meeting certain requirements would qualify for a one-time choice of electric supplier, a cost-saving benefit of locating here.



Coastal Pines  
TECHNICAL COLLEGE

# Workforce and Talent Pipeline



# Workforce Data

With a strong blend of education and workforce development programs, businesses in the Golden Isles can easily find local talent to meet their needs across all areas. Here's a snapshot of the resources available now and as your business expands.

## Existing Workforce

Glynn County's a dynamic regional transportation hub, supporting businesses with efficient and comprehensive logistics solutions.

- **456,498** prime age labor force size (25-54)
- **64,707** veterans labor force size (18-64)
- **85%** have high-school diploma or GED
- **35%** have bachelors or advanced degree

## Future Workforce

- **5,442** currently enrolled at Coastal Pines Technical College' seven southeast Georgia capuses
- **2,876** enrolled in dual enrollment program
- **92.6%** of students are placed in field of study
- **17** distinctive career curriculums including Business Education, Manufacturing, Engineering, and Precision Machining available to high school students at the Golden Isles College & Career Academy



\*Brunswick region represents all workers within a 45-minute distance





# Target Industries

## Heavy and Light Industry

### Key Advantages

- **Strategic Location:** Home to the Port of Brunswick, one of the busiest RoRo ports on the East Coast, Glynn County provides seamless access to I-95, major markets, and international shipping routes.
- **Thriving Industry Ecosystem:**
  - GP Cellulose: A global leader in wood pulp production.
  - Jered, Inc.: Specializing in marine and defense engineering.
  - Wallenius Wilhelmsen: Automotive logistics and vehicle processing.
  - International Auto Processing (IAP): Premier automotive logistics provider.
- **Skilled Workforce:** Supported by Coastal Pines Technical College, the Golden Isles College and Career Academy, and initiatives like the Golden Isles Talent Development Strategy.
- **Infrastructure:** Industrial parks with port and highway access, reliable utilities, and rail connectivity.
- **Business-Friendly Environment:** Local incentives, tax abatements, and workforce training support industrial growth.





# Target Industries

## Aerospace

### Key Advantages

- **Innovation Aerospace Park:** A 675-acre, GRAD-certified site with direct access to an 8,001-foot runway at Brunswick Golden Isles Airport. This shovel-ready site is tailored for aviation and aerospace development.
- **Established Aerospace Ecosystem:**
  - Gulfstream: A global leader in business aviation with a strong local presence, benefitting from the region's infrastructure.
  - Stambaugh Aviation: A premier provider of aircraft maintenance, repair, and overhaul (MRO) services, showcasing the area's aerospace expertise.
- **Strategic Location:** Easy access to I-95, proximity to the Port of Brunswick, and connections to major markets make Glynn County ideal for aerospace logistics and manufacturing.
- **Skilled Workforce:** Supported by local institutions like Coastal Pines Technical College and the Golden Isles College and Career Academy, ensuring a steady supply of talent tailored to aerospace needs.
- **Infrastructure:** Runway access, available industrial parks, and state-of-the-art utilities create a robust environment for aerospace growth.
- **Business-Friendly Environment:** Tax incentives, workforce training support, and economic development initiatives make Glynn County a cost-effective and growth-oriented location.







# Target Industries

## Food Processing

### Key Advantages

- **Established Industry Leaders:**
  - Rich's: A global leader in frozen baked goods and food solutions.
  - King & Prince Seafood: A top seafood processor, leveraging Glynn County's strategic resources.
- **Strategic Location:** Proximity to I-95, the Port of Brunswick, and major markets ensures seamless logistics and access to global and domestic distribution channels.
- **Skilled Workforce:** Supported by local training institutions like Coastal Pines Technical College, providing a steady pipeline of talent tailored to food manufacturing needs.
- **Infrastructure:** Industrial parks, reliable utilities, and cold-storage capabilities designed to meet food manufacturing demands.
- **Business-Friendly Environment:** Competitive tax incentives, workforce training programs, and support from the Golden Isles Development Authority foster growth.





# Manufacturing Thrives in Georgia



# Cost of Doing Business

**Manufacturing thrives in Georgia.** Georgia is consistently ranked as one of the best states for business, and Glynn County benefits from this reputation with streamlined permitting processes and supportive local governance.

The Golden Isles Development Authority and other economic development initiatives provide tailored support to new and existing businesses, reducing costs associated with navigating regulatory hurdles.

Georgia's transportation and logistics network further supports manufacturers by enhancing innovation, lowering expenses, and strengthening competitive advantages. Additionally, the Georgia Department of Economic Development provides manufacturers with valuable market insights and supplier connections, helping them optimize processes, boost productivity, and drive revenue growth.

## Key Advantages:

- **Affordable real estate:** Industrial and commercial real estate costs in Glynn County are more affordable than in larger metropolitan areas, such as Atlanta, Savannah, or Jacksonville. The availability of over 2,000 acres of shovel-ready sites with infrastructure in place reduces time and development costs.
- **Competitive tax environment:** Glynn County's property tax rate is about 45% lower than the national average helping businesses save on operational costs. Georgia's state tax incentives (e.g., Job Tax Credits, Quality Jobs Tax Credit) significantly reduce the tax burden for qualifying businesses, further benefiting companies in Glynn County.
- **Skilled labor at competitive wages:** Glynn County provides access to a skilled workforce with wages that are competitive compared to national and state averages. For roles in manufacturing, logistics, and trade, wages are often 10-20% lower compared to urban centers like Atlanta or Jacksonville.





# Community & Lifestyle



# Quality of Life

Glynn County combines professional opportunities with exceptional quality of life, making it ideal for businesses, employees, and families.

- **Coastal Living**

- Golden Isles Beauty: Home to St. Simons Island, Sea Island, Jekyll Island, and Brunswick, Glynn County boasts pristine beaches, marshlands, and breathtaking coastal scenery.
- Outdoor Recreation: Residents enjoy world-class golf courses, kayaking, fishing, and miles of walking and biking trails.

- **Affordable Cost of Living**

- Housing Affordability: The median home price in Glynn County is significantly lower than national averages, allowing employees to enjoy coastal living at an affordable cost.
- Everyday Savings: The cost of living index is below the national average, making Glynn County a cost-efficient option for families and professionals.

- **Education & Healthcare**

- Top-Quality Schools: Public and private schools in Glynn County offer excellent educational opportunities, including the Golden Isles College & Career Academy.
- Advanced Healthcare: State-of-the-art healthcare facilities, including Southeast Georgia Health System, provide comprehensive medical services.

- **Cultural Richness**

- Historic Brunswick: Explore historic landmarks, local art galleries, and vibrant downtown areas filled with unique shops and restaurants.
- Festivals & Events: Year-round community events, including the Brunswick Stewbilee and Jekyll Island Shrimp & Grits Festival, celebrate local culture and traditions.

- **Family-Friendly Environment**

- Safe & Welcoming: Glynn County is known for its friendly, tight-knit community and safe neighborhoods.
- Recreational Activities: Parks, playgrounds, and sports leagues make it easy for families to stay active and engaged.

- **Work-Life Balance**

- Short Commutes: Easy access to work and recreational spots means more time for family and leisure.
- Resort-Style Living: The blend of natural beauty, modern amenities, and a thriving community creates a lifestyle that's second to none.

# Thank you.

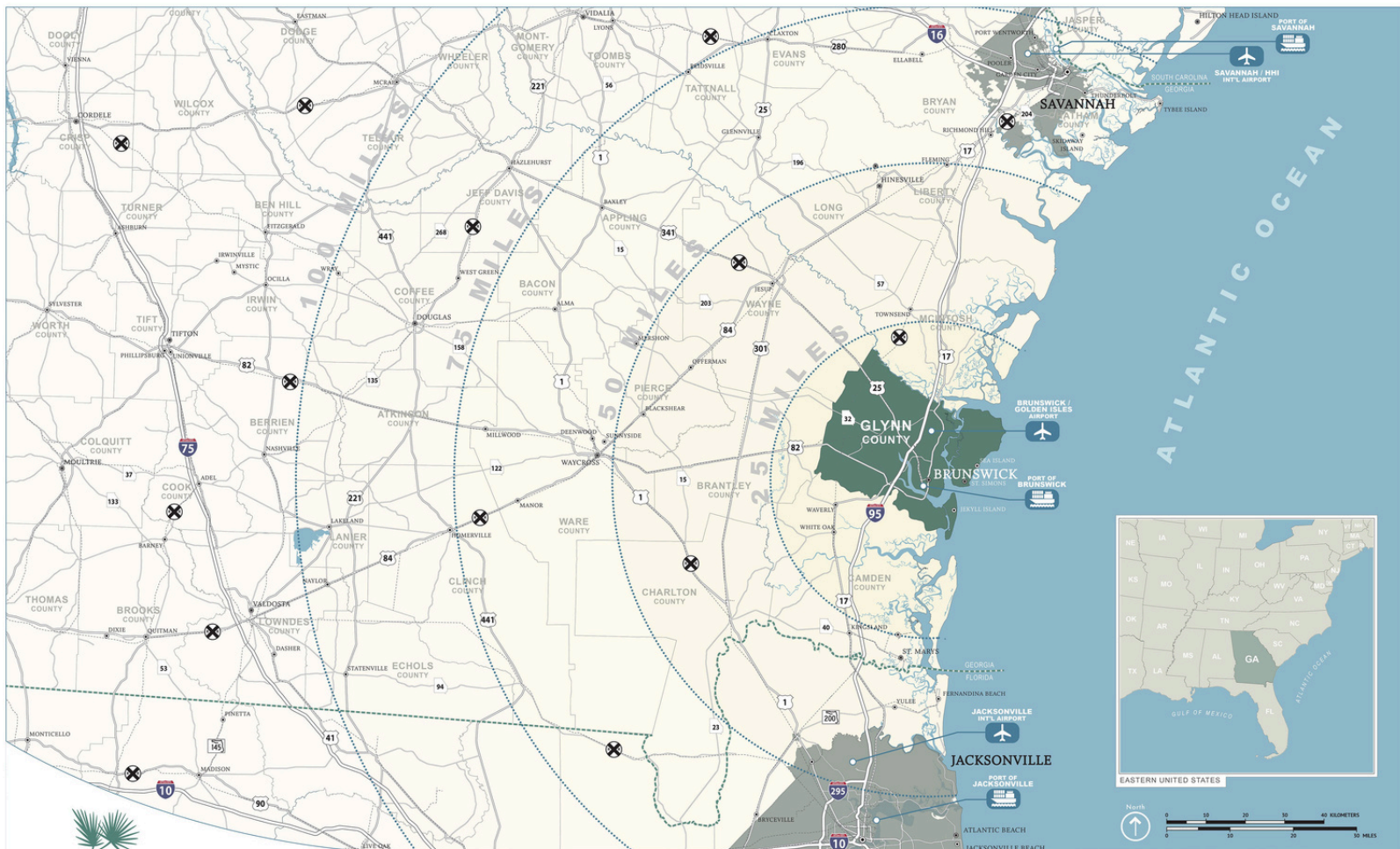
Please contact us to explore your next opportunity in the Golden Isles.



**Ryan Moore**  
CEO & President  
e: [ryanmoore@goldenisesdev.com](mailto:ryanmoore@goldenisesdev.com)  
p: (912) 222-0388



**McKenzie Padgett**  
Director of Business Development  
e: [mpadgett@goldenisesdev.com](mailto:mpadgett@goldenisesdev.com)  
p: (912) 536-0844



**We invite you to stay connected.**



[/GoldenIslesDev](#)



[@GoldenIslesDev](#)



[@GoldenIslesDev](#)



[GoldenIslesDev.com](#)





**Golden Isles Development Authority**  
209 Gloucester Street, Suite 211  
Brunswick, GA 31520  
[www.goldenisesdev.com](http://www.goldenisesdev.com)