

# EASTGROUP

P R O P E R T I E S



## TOWN OF TYRONE BUSINESS TECH PARK & STUDIO



# BUILDING DESIGN AND USE

- **Technology Park and Studio**
- **Office areas will range from 10% to 80% of the space**
- **The front elevations are single-story, high-quality office buildings with service courts in the rear**
- **These elevations will have glass across the front for the office and showroom areas**
- **Service courts are screened using landscaping**
- **Buildings will be built on a spec basis so the exact use will be known when space is leased**
- **Buildings are designed with multiple entries for flexibility, allowing us to target smaller tenants**
- **The average tenant size in our national portfolio is 30,000 SF**
- **Low traffic generation compared to other uses**





# COMMUNITY IMPACT

- **EastGroup is a long-term owner and will not sell the buildings**
- **Our business parks attract tenants in a variety of industries such as Technology, Studio, Aviation, Bio-Medical, Home Builders and Pharmaceutical fulfillment centers with high paying jobs**
- **The business park will feature quality architectural design with uniform signage and enhanced landscaping**
- **Spaces will include office areas and/or showrooms along the front of the buildings facing Highway 74 and Jenkins Road**
- **Traffic to the park is not all at peak hours which minimizes local congestion**
- **Our business parks support the local economy and labor force by creating and maintaining jobs through construction, operation and maintenance**
- **Leasing our facilities to these types of companies will bring significant economic development, tax revenue, and job creation**
- **EastGroup will work closely with the local Economic Development Authority to bring job opportunities to the local community (projected at 2,000 - 3,000 new jobs)**
- **Annual property taxes would help fund local schools, roadways, emergency services, libraries and other local needs**

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## TENANT SNAPSHOT

### GEORGIA, FLORIDA AND NORTH CAROLINA

#### Retail

- Tesla
- Best Buy
- Coca-Cola
- Nike
- Wayfair
- Fanatics

#### Pharmaceutical / Medical

- Prime Therapeutics
- Walgreens
- Aetna Specialty Pharmacy
- CarePlus Health Plans



#### Food Service

- Premier Beverage
- The ICEE Company
- Madrona Foods
- Heritage Food
- Propac
- Masipack

#### Technical Services

- Level 3
- Peak 10
- AT&T Services
- Evolve Media Group
- Toshiba
- UDT



#### Tradeshow

- Freeman Expositions
- Artistic Entertainment Services
- Skyline Displays
- Hollywood Rentals
- PSAV
- AVmedia

#### Entertainment

- Universal Studios
- Oceaneering International
- Dynamic Attractions
- Norwegian Cruise Line



#### Home Builders

- The Home Depot
- Lowe's
- Toll Brothers
- The Ryland Group

#### Aviation Related

- Lockheed Martin
- Comtech
- USPS
- FedEx
- UPS



CT: EASTGROUP - HIGHWAY 74  
BUSINESS TECH PARK  
LAND LOT 110 & 115  
7TH DISTRICT  
FAYETTE COUNTY, GEORGIA  
STATE HIGHWAY 74

## PROJECT:

## REVISIONS:

[illegible]

## SCHEMATIC LAYOUT

SCALE:	1" = 100'
DATE:	07/07/2022
DRAWN BY:	CELIA KORNEGAY
PROJECT MANAGER:	JOHANNA LINEY, P.E.
QA/QC CHECK:	WESLEY REED, P.E.

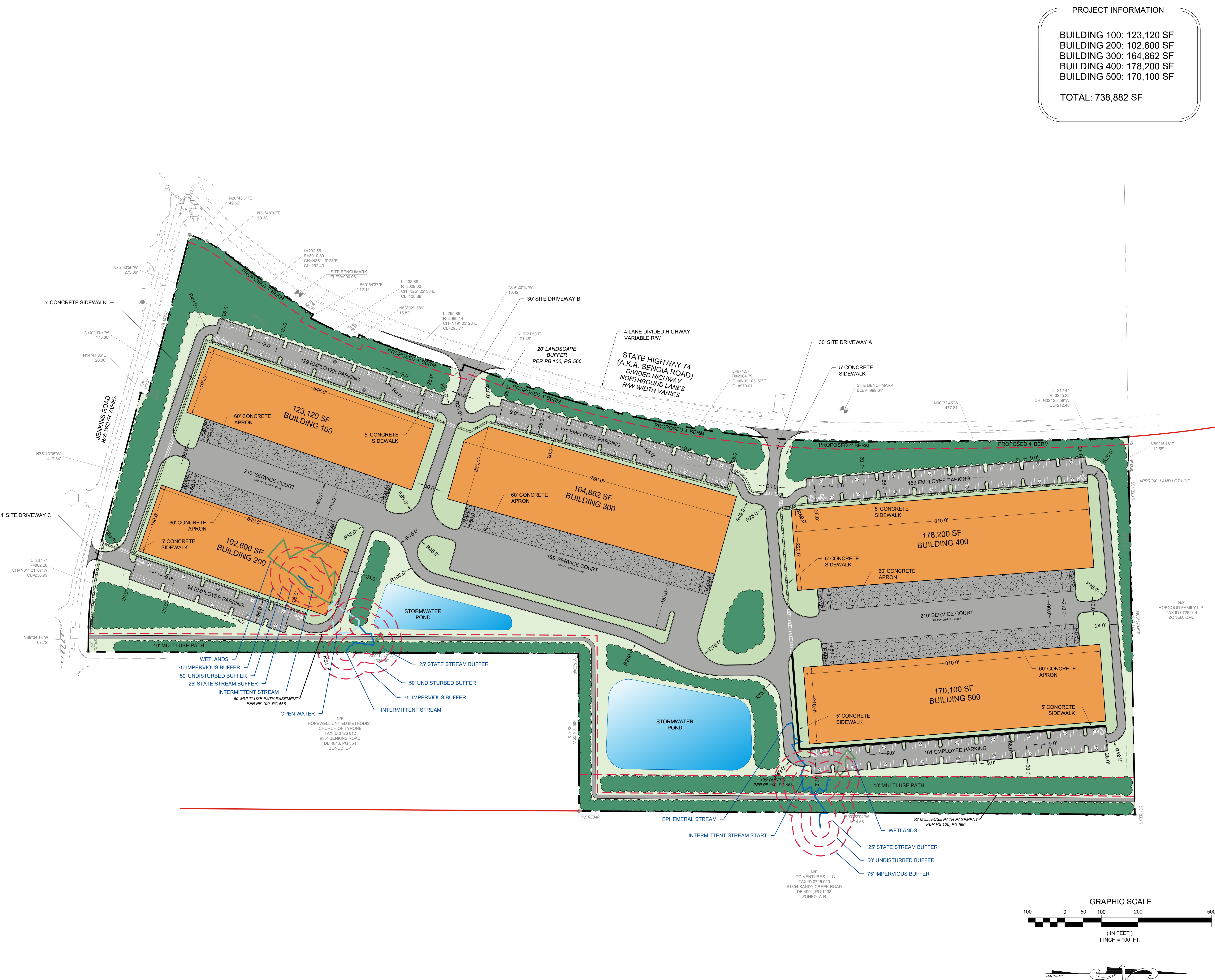
PROJECT NO.

22-041

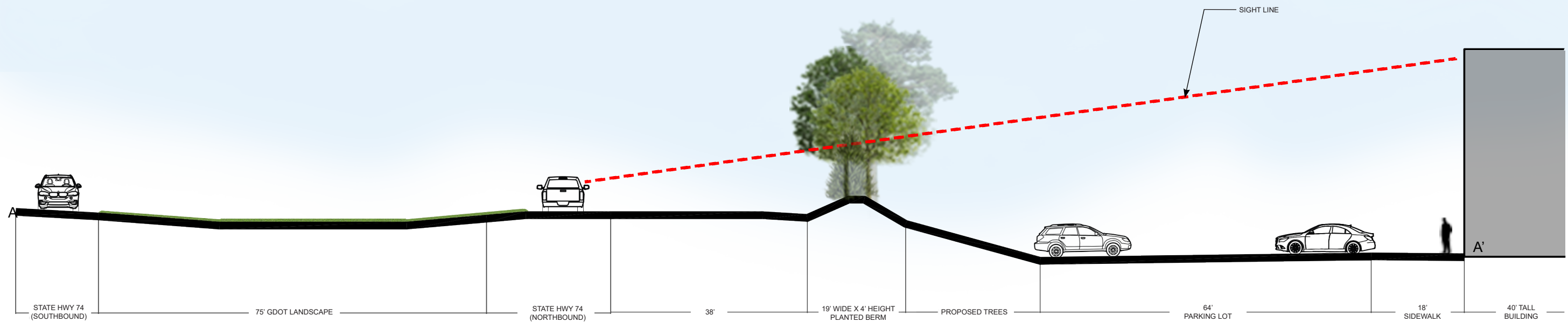
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## C3.0

NOT ISSUED FOR  
CONSTRUCTION



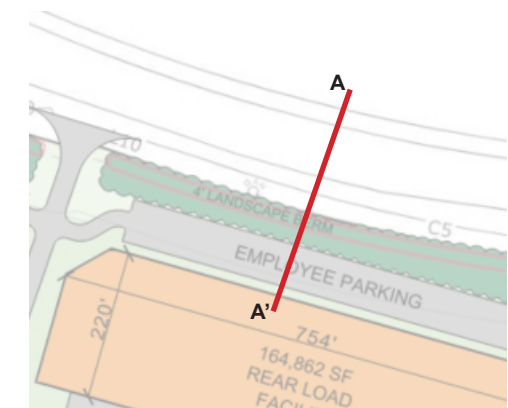




# STATE HIGHWAY 74 SIGHT LINE STUDY EASTGROUP TYRONE, GA

SCALE: 1"=20'-00"

Note: the intent is to provide an attractive berm with intentional landscaping and numerous view corridors that provides screening but also visibility to the buildings



KEY MAP





	Who EastGroup <b><u>IS</u></b> :	Who EastGroup <b><u>IS NOT</u></b> :
<b>Purpose:</b>	Office/studio/showroom/production area in the front with service courts in the back to support business operations	Warehousing and long-term storage with frequent in/out shipments; excessive trailer storage areas
<b>Front Elevation:</b>	High-quality, architecturally-focused buildings with storefront glass along front; multiple entries; above code-minimum landscaping	Very little glass due to low office percentage; predominantly dock doors with outside trailer storage
<b>Building Size:</b>	100,000 SF to 180,000 SF	400,000 square feet to 1,000,000 square feet
<b>Office %:</b>	As high as 80%, as low as 10%	1% to 5%
<b># of Tenants:</b>	3 to 6 tenants per building is typical	1 (single tenant logistics companies are typical)
<b>Typical Tenant Size:</b>	30,000 square feet to 50,000 square feet	+200,000 square feet
<b>Tenants/Users:</b>	Technology, aviation, pharmaceutical companies, home builder showrooms, retail fulfillment, studio space	Large warehousers and distributors focused on storing and moving inventory
<b>Traffic Generation:</b>	Mostly automobiles and panel trucks with occasional tractor trailers; far lower traffic generator compared to Office, Bulk Warehouse, or Retail users	18-wheeler / tractor trailers; frequent deliveries; high-quantities of Sprinter vans for deliveries

## What EastGroup IS:



## What EastGroup IS NOT:





## What EastGroup IS:



## What EastGroup IS NOT:







Gateway Commerce Park

Miami, Florida







Horizon Commerce Park  
Orlando, Florida







Steele Creek Commerce Park  
Charlotte, North Carolina







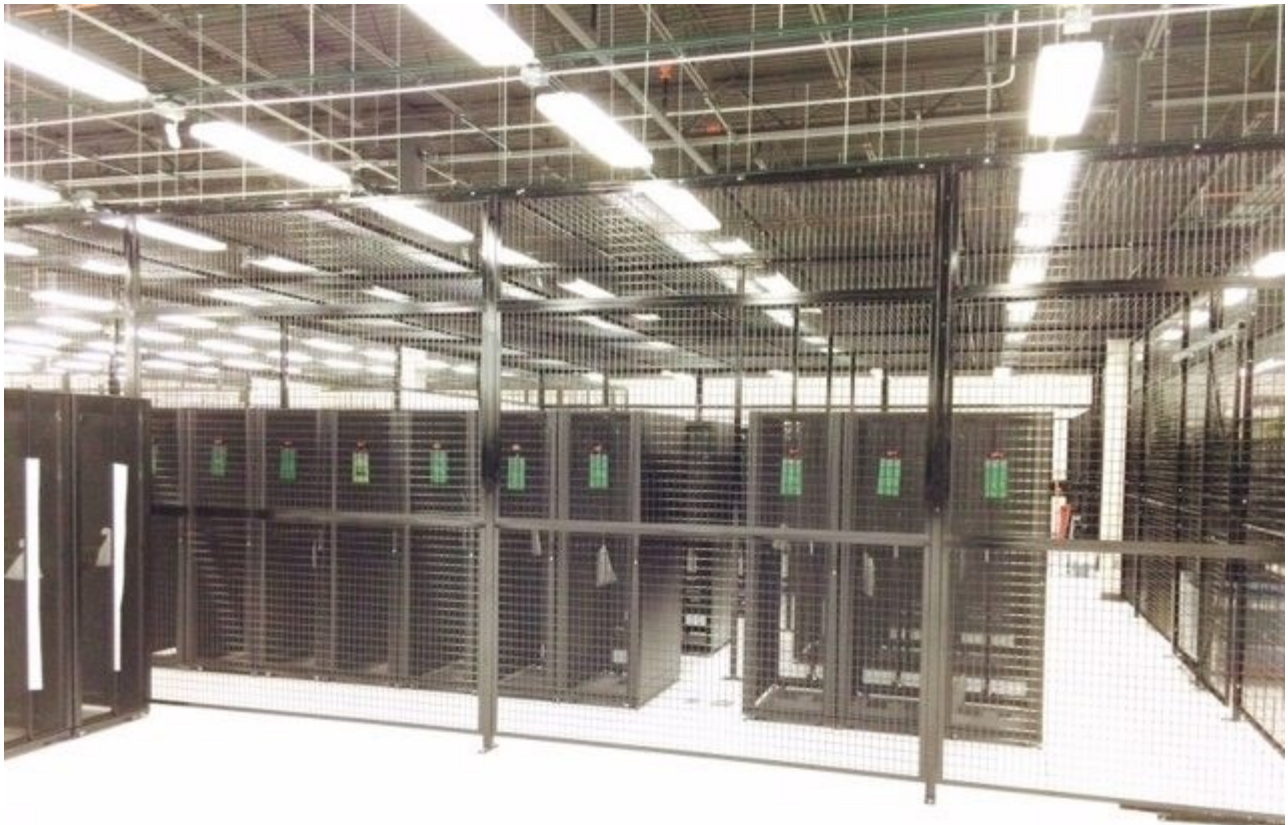
## Home Builders







Data Center







## Pharmaceuticals







## Medical Technology







## Creative Studio Space for Norwegian Cruise Lines







# Universal Studios and Disney World Vendors







## Other Business Users

