



## **TRADEPORT EAST BUSINESS CENTER** Labor Profile

Unincorporated Liberty County, Midway, GA 31320





Tradeport East is an 1,800-acre, master-planned park located in Liberty County. Port proximity and target distribution/manufacturing households in excess of 70,000 within a 45-minute drive time, make Tradeport East a desirable location with access to a quality labor pool. Situated within a Foreign-Trade Zone, the park offers considerable savings through real and personal property tax abatements by the Liberty County Development Authority and Opportunity Zone Georgia Job Tax Credits. Existing LEED® certified space ranging from 200,000-500,000 square feet is available for immediate occupancy; 2.4 million square feet remain for immediate development.

**Located directly along the I-95 corridor, Liberty County is approximately 30 minutes southwest of Savannah, GA and is near the deep-water ports in Savannah and Charleston, SC.**

The 522-square-mile county is home to Fort Stewart, the largest U.S. Army installation east of the Mississippi River. Nearly one-sixth of the U.S. population, almost 52 million people, resides within 500 miles of Liberty County. More than 20 million households are located in this 500-mile catchment area, which is projected to grow 6.7 percent by 2015 — far exceeding the national average of 4.1 percent. This, along with the compelling facts outlined here, makes a strong case for Liberty County as an excellent opportunity for companies seeking quality labor in this area.



*“We have found that many Liberty County applicants come to us with a valuable set of core mechanical maintenance skills that they gained through military training.”*

— Tom Bradley,  
Firth Rixson Forgings, LLC



## INDUSTRY MIX

Since 1970, government, manufacturing and distribution center-related activities have fueled a diverse economic base enabling Liberty County’s economy to nearly triple in size. This economy is projected to grow another 16 percent by 2020, which will result in the following industry mix (percentage of total):

- Construction: 2.4 percent
- Manufacturing: 5.3 percent
- Trade, Transportation & Utilities (warehouse/distribution related jobs): 16.1 percent
- Information: 1.1 percent
- Financial Activities: 4 percent
- Professional Business Services: 9 percent
- Education and Health Services: 6 percent
- Leisure and Hospitality: 11.2 percent
- Other Services: 7.3 percent
- Government / Military: 37.3 percent



## LABOR FORCE

The demographic composition of Liberty County is well-suited for manufacturing and distribution activities.

- There are more than 70,000 target households within a 45-minute labor shed.
- Target households, suited for manufacturing and distribution jobs, are expected to grow by 6 percent in the next five years. These target households are 70 percent more prevalent in the 45-minute drive time area around Liberty County than the national average.
- Liberty County has a higher percentage of working adults with a high school degree than the state of Georgia or the U.S.
- Liberty County retains nearly twice the national average of labor market specialization in distribution activities.
- There are nearly 200,000 in the civilian labor force in the 45-minute labor shed around Liberty County.
- There are over 18,000 soldiers at Fort Stewart, of which an estimated 300 exit each month, eager to enter the civilian labor force. These soldiers have strong work ethics and possess job skills that are desirable for many types of companies including engineering, manufacturing, logistics and maintenance.



## COMPENSATION

Median wages in Liberty County are between 10.2 – 12.5 percent lower than the U.S. median, therefore significant labor savings can be expected.

- Manufacturing position labor costs are between 8.3 – 13.7 percent lower than the U.S. median.
- Distribution position labor costs are between 12 – 13.6 percent lower than the U.S. median.
- The median incomes for distribution/manufacturing occupations range from \$22,256 – \$53,872 per year.
- Call center and back office position labor costs are between 6.6 – 15.7 percent lower than the U.S. median.
- The median incomes for customer service occupations range from \$30,576 - \$68,432.



## COMMUTING PATTERNS

- 23,146 people both live and work within Liberty County.
- Approximately 5,000 Liberty County residents commute outside of the county for employment; however, many would welcome the chance to work closer to home given the opportunity.





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