MUNTICIPAL COUNCIL IN KOZŁÓW

KOZŁÓW 60 32-241 KOZŁÓW

MIECHOWSKI SECOND LEVEL OF DISTRICT ADMINISTRATION LESSER POLAND PROVINCE

POLAND

Built – up real estate KOZŁÓW, 29.06.2007

INVESTMENT OFFER

An area of unserviceable Enterprise of Cereal - Milling Industry S.A. in Kozłów

Town: Kozłów **District:** Kozłów

Second level of district administration: miechowski

Province: Lesser Poland

Country: Poland

Telephone: 0048 041 38 41 048 or 041 38 41 067 (Anna Gaik)

E-mail address: gmina@kozlow.pl

Website: www.kozlow.pl, www.malopolska.pl/bip/kozlow

Kind of real-estate: soil grown and built-up real estate

Property: Enterprise of Cereal - Milling Industry S.A. in Kozłów

The composition of the proprietors:

60% - private property 25% - State Treasury

15% - workers

Surface area: 8,1089 hectares, this includes:

the plots of a 6,8316 ha in area are an building of the perpetual usufruct

the plots of a 1,2773 ha in area are property.

Available form: long-standing lease or sale.

Infrastructure:

- water supply system is in a direct neighborhood of real estates;
- sewage system there are drainage catch pits on the building land,
- electric system: possibility of reconstructing transformer station on the building land with a power up to 1MW.
- teleinformatics possibility of connecting to the telephone line, cordless access to the Internet WI-FI 802.11.G.; there are base station GSM on the building land, and base station Centertel at a distance of a 10 kilometers.

Offer description

Kozłów district is a typically agricultural district.

The offer covers land which was previously occupying by the Enterprise of Cereal - Milling Industry S.A. in Kozłów.

On the investment area are cereal silos with grain elevators, which can be reclaimed. The capacity of those grain elevators fluctuates in the 50 000 tones range. The rest buildings situated on the building ground are vandalized. The land is located beyond range of vibrations, sources of noise and soil and water pollution.

The area consists of the following plots:

1490/2, 1490/3, 1494, 1497/1, 1497/2, 1503, 1505, 1506, 1508, 1521/1, 971/1, 971/2, 973/1, 973/2, 1493/1, 1496/1, 1496/2, 81/4, 81/5, 76/8, 82/3, 82/5, 82/7, 82/8, 84/2, 85/1, 85/2, 84/11, 84/14, 84/17, 84/20, 87/1, 87/2, 349/1, 350, 76/476/5, 76/6, 76/7, 76/9, 7/4, 77/5, 77/6, 82/4, 83/1, 83/4, 84/1, 84/10, 84/13, 84/16, 84/19, 85/3, 85/4, 86/1, 86/10, 86/11, 86/12.

In the district court in Miechowo are established the following land registers for plots: Kw-9882, Kw-17617, Kw-26115, Kw-29354, Kw-39792, Kw-40193, Kw-40724, Kw-41424, Kw-41425, Kw-41576, Kw-41577.

There is a good communication on this land. There is a road which leads to the real estate. This road belongs to the Enterprise of Cereal - Milling Industry S.A. in Kozłów and it is connected with a county road nr K1180 Kozłów – Kępie – Charsznica. At a distance of a 8 kilometers a domestic road nr 7 – Gdańsk – Warszawa – Kraków – Chyżne runs. There is a railway embankment made from a siding. It is very close to the building. This railway embankment can be rebuild. In the immediate vicinity of a land an important rail hub is leading: Kraków/Katowice – Warszawa with a railway station on which loading ramp is situated. A mail railway line has its beggining there. Furthermore Smelting Broad-Gauge Line with the use of transit leads to Kozłów. There is a loading station of this line at a distance of 7 kilometers from Kozłów. Furthermore there is The International Aiport Kraków – Balice at a distance of 60 kilometers from Kozłów, and also there is The International Aiport GTL Pyrzowice at a distance of 110 kilometers from Kozłów. 162 kilometers separate Kozłów from the nearless border crossing in Chyżne and 210 kilometers separate Kozłów from the border crossing in Cieszyn. Moreover, there is a distance of about 400 kilometers from Kozłów to the nearless border crossing with Germany (in Jędrzychowice).

There is a distance of 60 kilometers from a district town of Lesser Poland – Kraków to Kozłów.

In the case of investor interest, there is a possibility of applying concessions and tax exemptions. The Kozłów district can also help to win additional plots alloted to enlarge the land for investment.