



TARNÓW

INVESTMENT OFFER

TARNÓW

GOOD PLACE FOR BUSINESS



- Population: 115 000
- Area: 72,4 km²
- No of business enterprises: 11 200
- No of students: 10 000
- Unemployment rate: 9,1%

Tarnów is the largest, after Kraków, city in the region; an important business, academic and administration centre in Małopolska Region.



TARNÓW

SPA Jara / Błotna street

developed real estate

Real property located in Tarnów at the junction of Jara and Błotna Streets, owned by the Commune of Tarnów Municipality. A regularly shaped plot with insignificant slope southwards, covered with grass and trees. Electricity, water, gas and sewage are available in the Jara Street.

There are a utility building and a greenhouse, inclusive of auxiliary infrastructure, on the plot. The buildings are not used and are in bad technical condition.

Outline planning permission allows the possibility of building the tourist, sports and recreation centre to be used for SPA centre with a hotel, catering, biological regeneration, conference rooms and car parks areas.



Information in short

Plot no.	3/8 area 262
Area	1 4645 m ²
Ownership	Tarnów City Commune
Zoning Plan	none
Improvements of land	the utility building with auxiliary infrastructure

Acquisition opportunity

Term as announced in tendering procedure

Technical infrastructure

Electricity	in the plot
Gas pipeline	Ø 32 in neighbourhood
Water supply	in the plot
Underground sewer piping	Ø 300 in the plot
Telecommunications lines	in neighbourhood

Tarnów Municipal Office

Entrepreneurs Service Section

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TARNÓW

Niedomicka / Ścieżki street - 88 ha

undeveloped property

Industrial land of the area of approximately 88ha, divided into complexes of the area from 1.27 to 19.12ha. It is located alongside the provincial road no. 973 (Niedomicka Street), in direct neighbourhood of the A4 motorway, from the eastern side it is limited with the railway line no. 115 Tarnów-Szczucin (can be used for transportation of goods at the Tarnów-Żabno section). Road distance to the nearest motorway interchange Tarnów-Krzyż - approximately 8km.

There is an extensively prepared Local Land Development Plan for the area, where industrial buildings and structures, service and technological parks functions are predominant. There is a ban on location of bothersome services and facilities, transportation service facilities, logistic centres and warehouses unrelated to production.

Real properties located in this area are mostly owned by natural persons. The real property may be acquired by individual purchase of the land by the investor.



Information in short

Area	approx. 88 ha
Ownership	mostly owned by natural persons
Zoning Plan	industrial buildings and structures, service and technological parks functions are predominant
Building development	vacant
Investment restrictions	there is a ban on location of bothersome services and facilities, transportation service facilities, logistic centres and warehouses unrelated to production

Acquisition opportunity

The real property may be acquired by individual purchase of the land by the investor

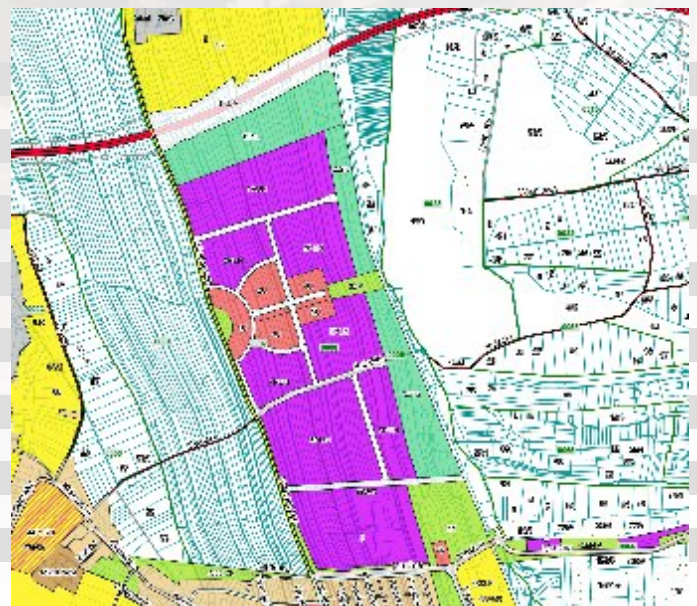
Technical infrastructure

Electricity	in the plot, low and high voltage (neighbourhood of the transformer/switching station)
Gas pipeline	in the plot (ø250)
Water supply	pipeline in the plot (ø500)
Underground sewer piping	(2x315)
Telecommunications cable and overhead lines	

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Land at Lotnicza Street - 26 ha

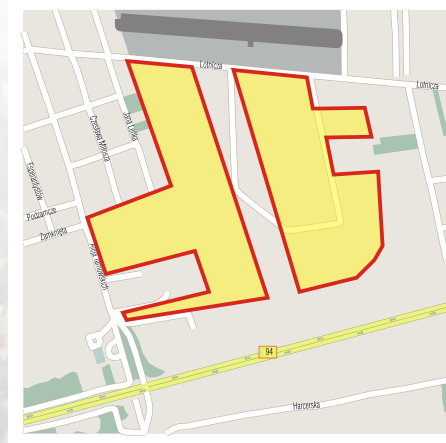
undeveloped property

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The land located to the south of the Lotnicza Street, of the total area of approximately 26ha. A perfect location that combines picturesque location at the foot the St. Martin Mountain and neighbourhood of the Sanguszkos' Palace and Park.

Flat undeveloped area used in the past for agricultural purposes, of regular shape; can be divided it into smaller plots. Easily accessible, with good transport connection to the city centre.

There is no valid Local Land Development Plan for the area. In the Study on the Land Use Conditions and Directions of the Commune of the Tarnów Municipality, the land is assigned for residential purposes.



Information in short

Plot no.	2/19, 112 and other area 301
Area	approx. 26 000 m ²
Ownership	Tarnów City Commune
Zoning Plan	none
Building development	vacant

Acquisition opportunity	Term as announced in tendering procedure
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Technical infrastructure

Technical infrastructure along the Tarnowskich Avenue and Lotnicza Street serving the existing estate of detached houses.

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TARNÓW

A GOOD PLACE FOR BUSINESS



An application was filed for granting the land the status of the Special Economic Zone for the following areas



TARNÓW



Gliniańska street - 9 ha

industrial area

Land located in the channel of the Wątok brook nearby Gliniańska Street requiring untypical forms of land development. The complex consists of 3 areas owned by the Commune of Tarnów Municipality of the area above 3ha each, with an option to extend it by another 6.40ha being at the disposal of the State Treasury - State Forest Company - State Forest (forest district of Bochnia).

Investment limitations result mostly from the fact that in the past, the post-mining pits located there were used for storing municipal wastes that were then covered with the soil. Regeneration process limits the possibility of developing the land with erecting buildings/enclosed structures thereon. Uneven land, with trees and bushes growing there, neighbouring the floodland of the Wątok brook. In the draft modifications to the Study on the Land Use Conditions and Directions (under development now), this area is to be used for production with the possibility of locating a photovoltaic farm there. Access road to the real property from the Gliniańska Street, exclusive of HGV and bothersome transportation.



Information in short

Area	approx. 9 ha
Ownership	Tarnów City Commune
Zoning Plan	none
Building development	vacant
Investment restrictions	excavations, afforestation, rehabilitation of the landfill, no possibility of erecting buildings
Additional information	status of the Special Economic Zone has been requested for this area

Acquisition opportunity

Term as announced in tendering procedure

Technical infrastructure

Electricity	in the plot, low and high voltage
Gas pipeline	in the plot (ø80)
Water supply	pipeline in the plot (ø50)

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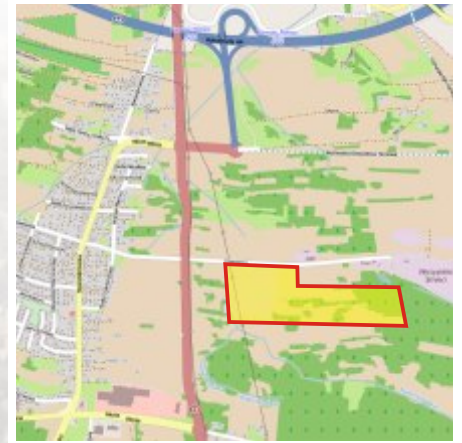
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Cmentarna street - 28 ha undeveloped property

Land located at Cmentarna Street - the access road to the municipal wastes landfill. In the past, it was used for agriculture, partly improved and used as an agricultural fair. Total area of the complex is 28.3191ha. Only a small part of the area is covered with the Local Plan Of Spatial Development. The Study on the Land Use Conditions and Directions of the Commune of the Tarnów Municipality allows for using the land for production and service as well as technical infrastructure functions (wastes incineration plant).

Due to a very good connection with the A4 highway interchange (nearby exit road from the "connecting area"), the real property is a very attractive location for logistic business, warehouses or non-burdensome industry. Close neighbourhood of the landfill site creates additional opportunity, for instance, to pursue business related to this sector.

Undeveloped land, improved with the following media: electric power (transformer station), sewage and stormwater piping and water pipeline. Other grids may be provided, depending on the investor's needs, at his cost.



Information in short

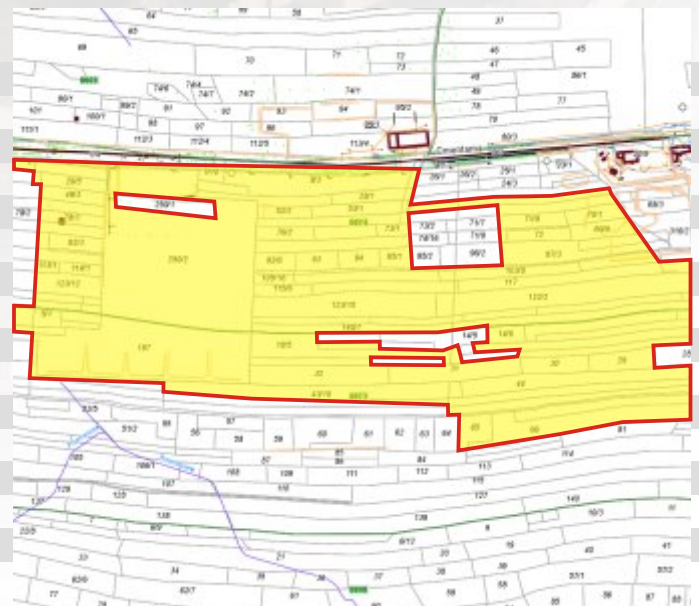
Area	approx. 28 ha
Ownership	Tarnów City Commune
Zoning Plan	none (The Study on the Land Use Conditions and Directions of the Commune of the Tarnów Municipality allows for using the land for production and service as well as technical infrastructure functions (wastes incineration plant))
Building development	vacant
Additional information	status of the Special Economic Zone has been requested for this area

Technical infrastructure

Electricity	in the plot, low and high voltage (transformer/switching station)
Water supply	pipeline along the Cmentarna street
Underground sewer piping	along the Cmentarna street (ø200/300)

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TARNÓW

Piaskowa Avenue - 4,5 ha

undeveloped property

Real property located in the area of the crossroads of the Piaskowa Avenue with the Spokojna Street, of the area of 4.5756ha, in direct neighbourhood of the industrial companies and enterprises (Tamel, MPEC, Stalprodukt).

There is no valid Local Land Development Plan for the area. The Study on the Land Use Conditions and Directions of the Commune of the Tarnów Municipality allows for using the land for the activities of technological parks. The plot is of regular shape, partly covered with trees (self-seeders). An operating railroad siding is an additional chief asset of the area.

Undeveloped property. Electric power grid (low and high voltage), gas, water pipeline, combined sewer systems, hot water pipeline and telecommunications line are in direct neighbourhood of the plot, in the course of the Piaskowa Avenue.



Information in short

Area	approx. 4,5 ha
Ownership	Tarnów City Commune
Zoning Plan	none (The Study on the Land Use Conditions and Directions allows for using the land for the activities of technological parks)
Building development	vacant
Additional information	status of the Special Economic Zone has been requested for this area

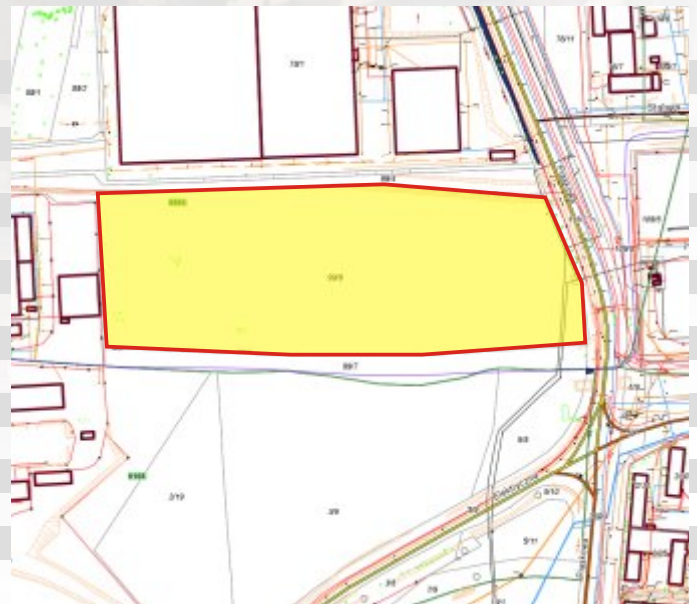
Acquisition opportunity	Terms as announced in tendering procedure
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Technical infrastructure

Power grid	low and high voltage in the plot
Gas pipeline	in the plot \varnothing 150/80
Water supply	pipeline in the street \varnothing 500/200
Underground sewer piping	in the street \varnothing 300
Telecommunications lines	in the street
Hot water pipeline	in direct neighbourhood $2x\varnothing$ 500

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TARNÓW

“Piaskówka” complex - 8 ha

undeveloped property

Land located in the “Piaskówka” District. In the past, it was used as a military shooting range. The land of the area of 8.3844ha located at the extension of the Piłsudskiego Street, northbound, behind the existing sports and recreational buildings.

Having the road improved, connection of the land with the Piaskowa Avenue will be possible. There is no valid Local Land Development Plan for the area. The Study on the Land Use Conditions and Directions of the Commune of the Tarnów Municipality allows for using the land for production and service activities. Production plants, bases, storage areas, service facilities and a filling station are located in direct neighbourhood of the complex.

Undeveloped plots with the existing gas, water and sewage infrastructure. Electric power, telecommunications line and hot water pipeline are in direct neighbourhood.



Information in short

Area	approx. 8 ha
Ownership	Tarnów City Commune
Zoning Plan	none (In the Study on the Land Use Conditions and Directions, this area is to be used for services and production - 78%, green areas - 22%)
Building development	vacant
Additional information	status of the Special Economic Zone has been requested for this area

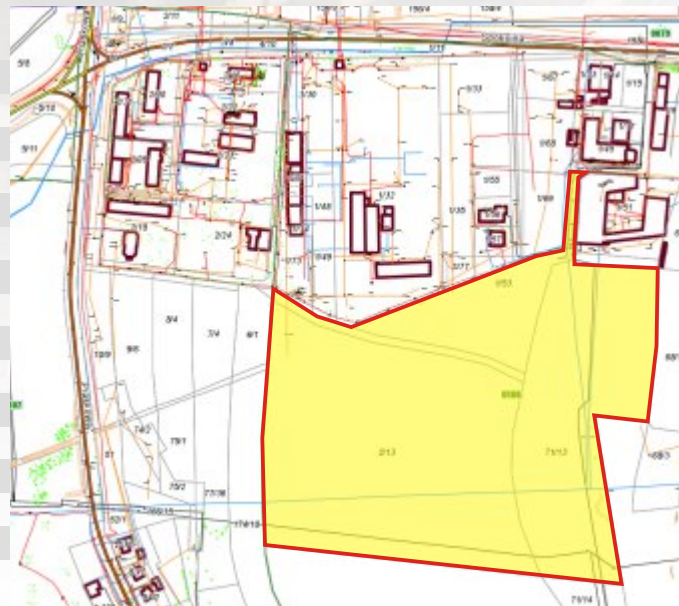
Acquisition opportunity Terms as announced in tendering procedure

Technical infrastructure

Electricity	in neighbourhood
Gas pipeline	in the plot $\varnothing 150$
Water supply	pipeline in the plot $\varnothing 90$
Underground sewer piping	in the plot $\varnothing 200$
Telecommunications lines	in neighbourhood
Heating pipeline	in neighbourhood

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TARNÓW

Business Activity Zone - 1,5 ha

undeveloped property

Investment land of the area of 1.5680ha located in the Business Activity Zone of Tarnów, in the south-western part of Tarnów. Adjacent do the existing and operating industrial zone built on the plots owned in the past by Zakłady Mechaniczne „Tarnów” S.A.

The real property is about 3km from the city centre, in direct neighbourhood of businesses and industrial companies. The real property is accessed via a new connection effected under the “SAG I” investment project. The Business Activity Zone is located in the course of the provincial road no. 977 and national road no. 73.

There is a valid Local Land Development Plan for the land that provides for location of the technical, production and service activities.

Undeveloped investment land, flat, with access to the following media: water pipeline, electric power and sewage system.



Information in short

Area	approx. 1,5 ha
Ownership	Tarnów City Commune
Zoning Plan	PP/PU - technical, production and service activities
Building development	vacant
Additional information	status of the Special Economic Zone has been requested for this area

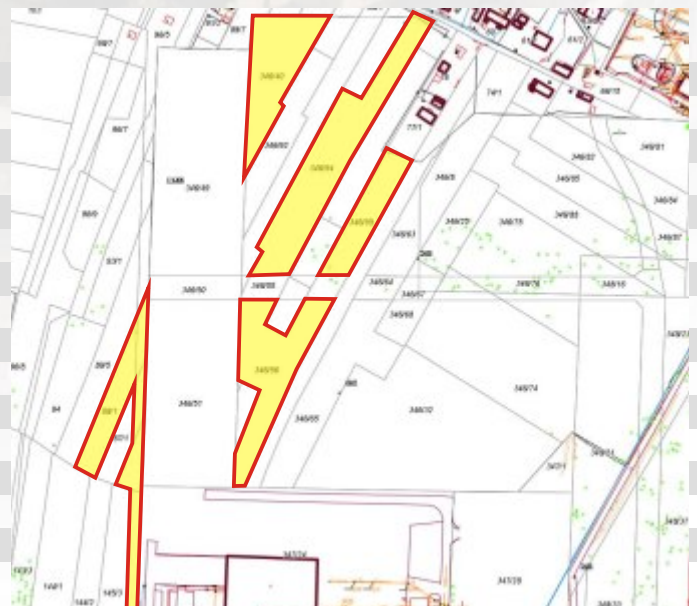
Acquisition opportunity	Terms as announced in tendering procedure
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Technical infrastructure

Power grid	low and high voltage in neighbourhood
Water supply	ø800 pipeline in neighbourhood
Underground sewer piping	ø300/600 in neighbourhood

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TARNÓW

Building at 32 Kochanowskiego Street

developed real estate

The real property of the area of 0.6064ha with a two-storey service building located at 32 Kochanowskiego Street, approximately 3km from the city centre, in direct neighbourhood of the Business Activity Zone.

There is no valid Local Land Development Plan for the real property. The Study on the Land Use Conditions and Directions of the Commune of the Tarnów Municipality allows for using the land for provision of services.

A two-storey slab-on-grade building equipped with electric power, gas, water pipeline, sewage system and hot water pipeline. Floor space of 1965m². Window joinery as well as central heating system were replaced in the building. Moreover, vertical dampproof course, inclusive of thermal insulation of the building and its exterior finishing were made. Access via a 3.8m wide dead end from the Kochanowskiego Street.



Information in short

Area of land	6064 m ²
Building usable area	1965 m ²
Ownership	Tarnów City Commune
Zoning Plan	none
	(The Study on the Land Use Conditions and Directions allows for using the land for the service activities)
Building development	a two-storey slab-on-grade building
Additional information	status of the Special Economic Zone has been requested for this area

Technical infrastructure

Electricity	in the building
Gas	in the building
Water supply	in the building
Underground sewer piping	in the building
Telecommunications lines	in the building
Hot water pipeline	in the building

Acquisition opportunity

Terms as announced in tendering procedure

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