

Gmina
Strzelce Krajeńskie

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INVESTMENT OFFER

STRZELCE KRAJEŃSKIE

THE TOWN AND THE LABOR MARKET

The commune of Strzelce Krajeńskie has about 17 thousand residents today. It's the largest commune in the county, next to Drezdenko. The national road E22 Berlin – Gorzów - Gdańsk runs through the town. In the commune there are two large and three medium-sized enterprises, employing a total of about 1000 people. These are the companies from the metallurgical industry with a demand mainly for welders.

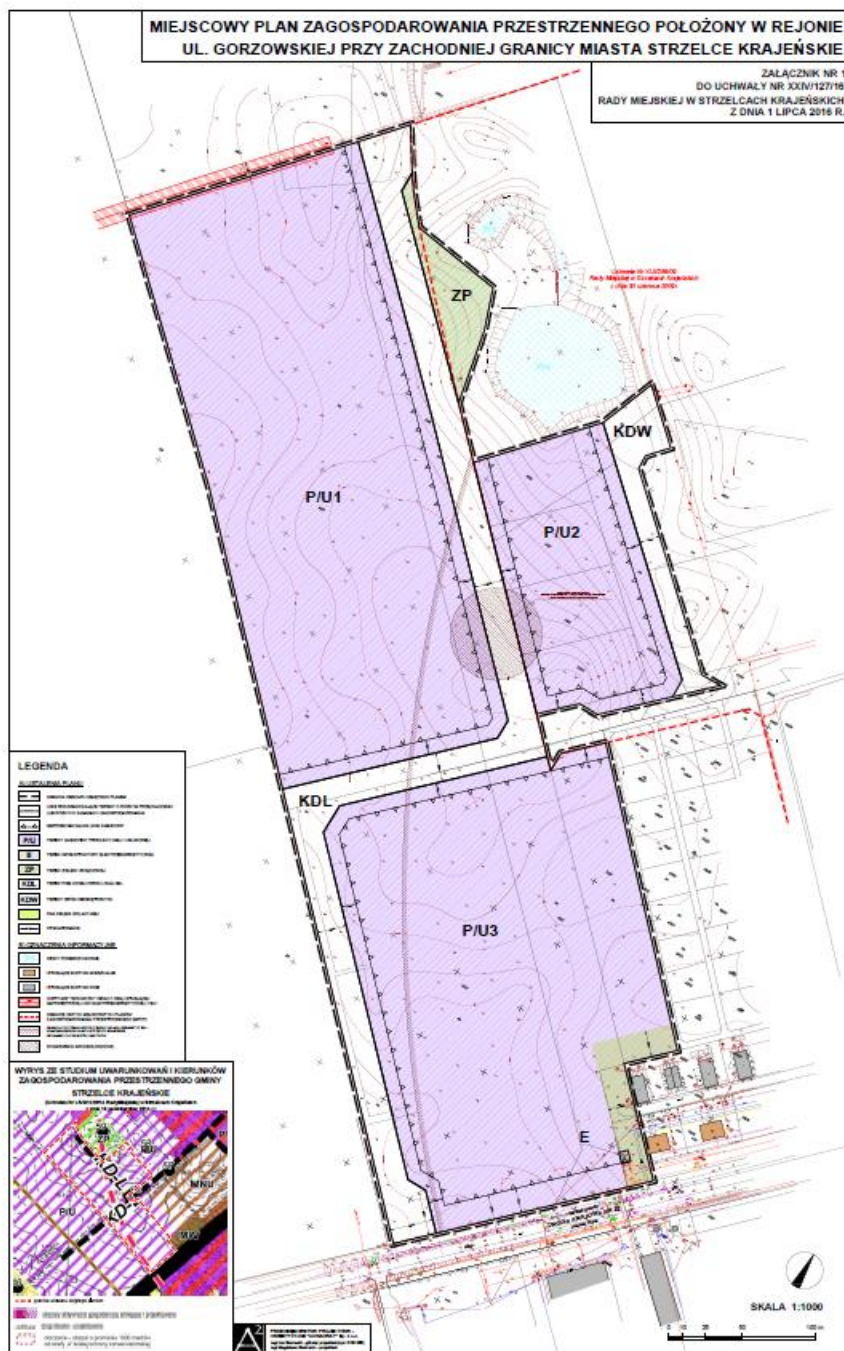
The unemployment rate in the county is about 10% and is one of the highest rates in the voivodship. In October 2018, there were about 500 unemployed people registered in the Strzelce commune, including 330 women. There are 139 unemployed people up to the age of 30, and 115 over 50 years old. There are 211 long-term unemployed people. Only 149 of them have no professional qualifications.

INVESTMENT AREA

The land for investment is located in the western part of the town, on its outskirts, just off the E22 Strzelce – Gorzów road. The plots that we want to offer have a total area of 2.2 ha. The 638/55 plot, which belongs to the State Treasury, is about 0.9 ha. The 638/2 plot, which belongs to the commune, has an area of 1.3 ha.



There is a possibility to purchase additional land in the future, adjacent to the plots, with a total area of 14 ha. The plots are covered by the Local Spatial Management Plan, which is adapted for this kind of investment and considerably shortens the period of preparation of documentation.



In the records of the local plan regarding real estate located in the zone, there are no restrictions regarding the localization of projects that can always affect the environment. There only needs to be a two-month procedure of obtaining an environmental decision, related to the necessity for the investor to compile a report on the project's environmental impact.

The price of both plots will be known after the revaluation. Taking into account the last sales in the commune, it can be estimated that the price per 1m² will fluctuate between PLN 30-60. The process of selling our plot is about 3-4 months.

The plots have a 3rd class of agricultural land, which in the case of an investment requires exclusion from agricultural production. The procedure is conducted by the local self-government. The costs related to changing the status of a land is regulated by the Act.

Z ustawy o ochronie gruntów rolnych i leśnych

- **należność** - rozumie się przez to jednorazową opłatę z tytułu trwałego wyłączenia *gruntów* z produkcji;
- **opłata roczna** - rozumie się przez to opłatę roczną z tytułu użytkowania na cele nierolnicze lub nieleśne *gruntów* wyłączonych z produkcji, w wysokości 10% należności, uiszczaną: w razie trwałego wyłączenia - przez lat 10, a w przypadku nietrwałego wyłączenia - przez okres tego wyłączenia, nie dłużej jednak niż przez 20 lat od chwili wyłączenia tych *gruntów* z produkcji;

Art. 12. [Należność i opłaty roczne]

1. Osoba, która uzyskała zezwolenie na wyłączenie *gruntów* z produkcji, jest **obowiązana uścić należność i opłaty roczne**, a w odniesieniu do *gruntów* leśnych - także jednorazowe odszkodowanie w razie dokonania przedwczesnego wyrębu drzewostanu. Obowiązek taki powstaje od dnia faktycznego wyłączenia *gruntów* z produkcji.

(...)

6. Należność pomniejsza się o wartość gruntu, ustaloną według cen rynkowych stosowanych w danej miejscowości w obrocie gruntami, w dniu faktycznego wyłączenia tego gruntu z produkcji.

7. Należność za wyłączenie z produkcji 1 ha *gruntów rolnych* wymienionych w art. 2 ust. 1 pkt 1, 3 i 5 wynosi:

Grunty orne i sady, pod budynkami i urządzeniami wchodzącymi w skład gospodarstw rolnych oraz pod zadrzewieniami i zakrzewieniami śródpolnymi, w tym pod pasami przeciwwietrznymi i urządzeniami przeciwerozojnymi		Łąki i pastwiska trwałe, pod budynkami i urządzeniami wchodzącymi w skład gospodarstw rolnych oraz pod zadrzewieniami i zakrzewieniami śródpolnymi, w tym pod pasami przeciwwietrznymi i urządzeniami przeciwerozojnymi	
klasa	należność (w zł)	klasa	należność (w zł)
wytworzone z gleb pochodzenia mineralnego i organicznego			
I	437 175	Ł i Ps I	437 175
II	378 885	Ł i Ps II	361 398
IIIa	320 595	Ł i Ps III	291 450
IIIb	262 305		
wytworzone z gleb pochodzenia organicznego			
IVa	204 015	Ł i Ps IV	174 870
IVb	145 725	Ł V	145 725
V	116 580	Ps V	116 580
VI	87 435	Ł i Ps VI	87 435

The plots are in the process of utility infrastructure development. The commune already has a completed documentation, there were also suspended until 2019. The commune intends to apply again for a subsidy for developing the utility infrastructure on the plots. The planned date of completing the development of the waterworks, sewers, rainwater drainage and access road with increased parameters is mid-2020. There are also talks conducted with the companies responsible for the supply of gas and electricity. The demand indicated by your company, all three of gas, water and electricity, will be realized within max. 1.5 years from specifying the offer.

INVESTMENT DISCOUNTS

The plots are located within the Special Economic Zone, which means additional benefits for the investors. You can apply for a return of an income tax depending on the size of the company. Small enterprises receive 55% of state aid, medium ones 45%, large ones 35%. The amount from which the tax exemption is calculated results from the money invested, which includes buying the plot, putting up a hall and purchasing the equipment. So if you invest 5 million euros, then in the case of the small company you can reclaim 55% of that amount.

Public aid – how does it work?

- Company size: **large** ■ Public aid: **35 % - € 1 750 000**

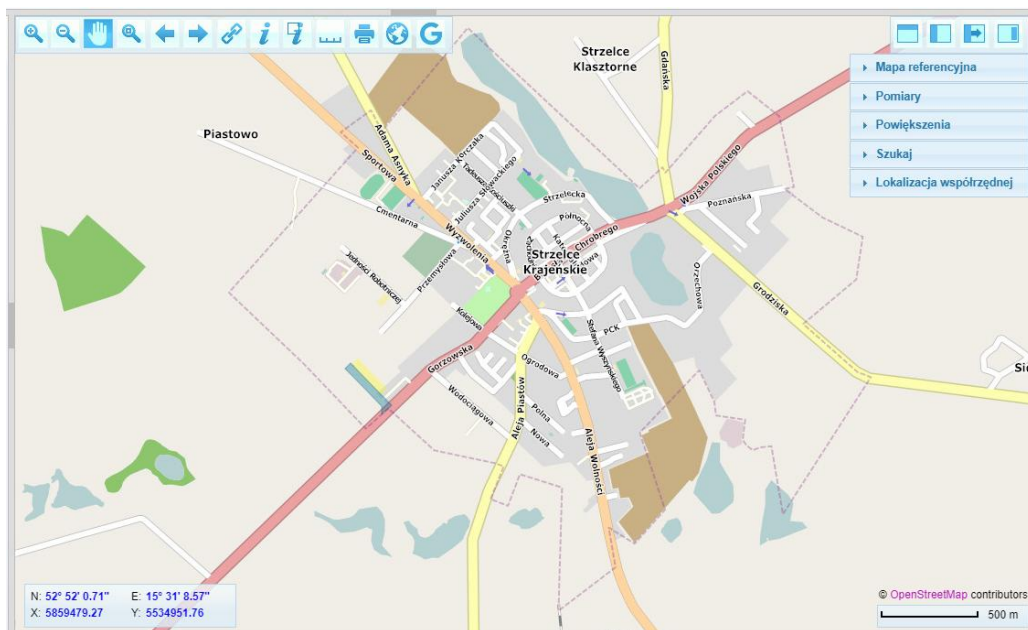
Years	2014	2015	2016	2017	2018
Income	1 million	1.2 million	1.5 million	1.8 million	2 million
CIT (19%)	- 190 000	- 228 000	- 285 000	- 342 000	- 380 000
Public aid	+ 190 000	+ 228 000	+ 285 000	+ 342 000	+ 380 000
CIT in SEZ	0	0	0	0	0
Savings	190 000	228 000	285 000	342 000	380 000

The company will be obliged to pay 19 percent CIT only when the total amount of public aid amounts to € 1.75 million.

If you employ 100 people, each of them is entitled to an exemption of PLN 1,800. It means that the level of exemption will reach PLN 180,000 per year, and you will not pay the property tax up to this amount. The aid applies for 3 years. The property tax for a hall is about PLN 20 / m² in our commune. So if your infrastructure will be smaller than 9000 m³, you are exempt from fees for 3 years.

INFRASTRUCTURE

The plots in the Zone have a very favorable location. The connection with Drezdenko (25 km) is by a newly constructed Wodociągowa and al. Piastów streets, which are adapted to the traffic of large cars. Thanks to that, the gridlocked center is avoided.



The land lies by the national road No. 22 (exit to Gorzów – 25 km). Thanks to construction of the two-lane Walczak street in Gorzów (in 2019), the way to reach the S3 will be much easier. Soon, the Zone will be connected to a new town beltway. Its documentation is just about to finish. According to the Ministry's announcement, the beltway should be passable in 2023. This investment will increase the investment attractiveness of Strzelce and significantly raise the value of plots in the Zone.

EDUCATION


In Strzelce, there are most students being educated in the whole county. The town has a general secondary school, but the main emphasis is put on the vocational education. In the Center for Vocational and Continuing Education, 410 students are taught today, in four technical specializations (Informatics, mechanics, landscape architecture, environmental protection) and in industry classes. The latter ones educate in a dual system (school/company) and adjust the course of education to the demand of the market. For several years the school has no issues with recruitment to these classes, which demonstrates the level and effectiveness of education. Thanks to the money from the EU, the school was equipped with equipment worth several million zlotys.

This year, the construction of a new Voluntary Work Corps Center will also start, in which difficult youth from the entire north of the Lubuskie Voivodship will be educated. In addition to the advisory activities, vocational classes with a profile adapted to local institutions are planned.

The Strzelce commune, as the only self-government in the voivodship and one of the few in Poland, also conducts the vocational education on the grade school level. Created with local companies, following the example of German education, the innovative professional orientation program of grades 5-8 is to better prepare future students of industrial schools, so that they make thoughtful choices that facilitate finding a job on the local market. From this year on, we will be also having fun with computer coding in town's kindergartens. The self-government is open to creation of patronage classes, to tailor the educational offer for a local company needs.

ADDITIONAL ADVANTAGES

The town authorities treat the cooperation with enterprises as a priority. That's why we created the Economic Council in 2015, which includes representatives of the largest companies, craftsmen, self-government and education employees. The Council makes decisions that are to facilitate the functioning. It was during the work of the Council that the concept of a professional orientation program in grade schools was developed, and also the rules of tax reliefs, one of the most attractive in the region. During the meeting we also discuss the directions of the education development.



The employees of our office are implementing all documents regarding the development of the companies in the shortest possible time. We also Our staff consists of qualified and experienced people (certificates including MBA Executive). A year ago our commune received a prize from Lubuskie Organization of Employers.

We also try to create a friendly space for resident's everyday use. We invest in schools and kindergartens, so that the children have the best possible conditions, and the parents have a comfort of work. We revitalize the town (the monuments and local lake), so that in free time one can indulge in relaxing activities. The attractiveness of this area is demonstrated by a demand for residential premises. Every year, about 2 multifamily buildings are put into use, and the developers accept subscriptions for housing several years in advance. This dynamic of the commune development should satisfy the potential employees.

Therefore, we are convinced that establishing a cooperation with your company will be beneficial both for you and for our town.



LISTA DANYCH DOTY CZĄCYCH TERENU
SITE CHECK LIST

	LISTA DANYCH DOTY CZĄCYCH TERENU SITE CHECK LIST		
Położenie Location	Nazwa lokalizacji Site name	Podstrefa Kostrzyńsko – Słubickiej Specjalnej Strefy Ekonomicznej	
	Miasto / Gmina Town / Commune	Strzelce Krajeńskie	
	Powiat District	Strzelecko – Drezdenecki	
	Województwo Province (Voivodship)	Lubuskie	
Powierzchnia nieruchomości Area of property	Maksymalna dostępna powierzchnia (w jednym kawałku) <input type="checkbox"/> ha <input type="checkbox"/> Max. area available (as one piece) <input type="checkbox"/> ha <input type="checkbox"/>	Land plot no. 615/6- 3321m ² Land plot no. 615/7-3300m ² Land plot no. 615/8-3408m ² Land plot no. 638/55-8288m ² Land plot no. 615/14-3262m ² Land plot no. 638/2-13216m ² Land plot no. 638/66-7290m ² Land plot no. 638/67-34591m ² Land plot no. 615/2- 20680 m ² Land plot no. 615/25-1890m ² Land plot no. 615/26-57540m ² Land plot no. 615/21 - 4910m ² Land plot no. 615/16 Land plot no. 615/23 approx. 3410m ² Land plot no. 615/11 <div style="text-align: right;">Approx.. 16.10 ha</div>	
		Kształt działki The shape of the site	rectangle
		Możliwości powiększenia terenu (krótki opis) Possibility for expansion (short	

	description)	
Informacje dotyczące nieruchomości Property information	Orientacyjna cena gruntu □ PLN/m ² □ włączając 23% VAT Approx. land price □ PLN/m ² □ including 23% VAT	PLN 40/m ²
	Właściciel / właściciele Owner(s)	Land plot no. 615/6 – State Treasury Land plot no. 615/7- State Treasury Land plot no. 615/8- State Treasury Land plot no. 638/55- State Treasury Land plot no. 615/14- State Treasury Land plot no. 638/2- Strzelce Kraj. commune Land plot no. 638/66- Strzelce Kraj. commune Land plot no. 638/67- State Treasury Land plot no. 615/2- Strzelce Kraj. commune Land plot no. 615/25- Strzelce Kraj. commune Land plot no. 615/26- State Treasury Land plot no. 615/21- Strzelce Kraj. commune Land plot no. 615/23- Strzelce Kraj. commune Land plot no. 615/16 – legal entity Land plot no. 615/11- legal entity
	Aktualny plan zagospodarowania przestrzennego (T/N) Valid zoning plan (Y/N)	Yes
Przeznaczenie w miejscowym planie zagospodarowania przestrzennego Zoning	Land plots no. 615/6, 615/7, 615/8, 615/14, 638/55, 638/2, 638/67, 615/26, in part 615/2 Strzelce Kraj. area – production activity, storages, warehouses, wholesalers, logistics facilities, petrol stations, car washes and service workshops, transport bases, maneuvering areas, transformer stations, small-scale	

		<p>production plants (entry in the plan P / U1, P / U2, P / U3), part of land plot no. 615/2 – greenery areas set up together with surface water reservoirs (entry in the plan ZP).</p> <p>Land plots no. 615/25, 638/66, part of land plot no. 615/2 Strzelce Kraj. area – the area of public local road (entry in the plan KDL)</p> <p>Part of land plot no. 638/2 – the area of the electricity infrastructure (entry in the plan E).</p> <p>Part of land plot no. 615/21- in part the area of an internal road (entry in the plan KDW), in part production activity, storages, warehouses, wholesalers, logistics facilities, petrol stations, car washes and service workshops, transport bases, maneuvering areas, transformer stations, small-scale production plants (entry in the plan P/U2),</p> <p>Part of land plots no. 615/11, 615/16, 615/23 - the area of an internal road (entry in the plan KDW).</p> <p>Resolution No. XXIV/127/16 of the City Council in Strzelce Kraj. of 1 July 2016, announced in the Official Journal of Lubuskie Voivodship No. 1599 of 15 July 2016.</p>
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Charakterystyka działki Land specification	Klasa gruntów wraz z powierzchnią □ha□ Soil class with area □ha□	615/6 R IIIa – 3049m ² , R IIIb – 272m ² , 615/7 R IIIa – 182m ² , R IIIb - 3118m ² , 615/8 R IIIb - 3408m ² , 638/55 R IIIa - 8288m ² , 615/14 R IIIb - 3262m ² , 638/66 Tp - 7290m ² , 638/67 R IIIa - 34591m ² , 615/25 Tp – 1890 m ² , 615/26 R IIIa - 56514m ² , R IVa - 1026m ² , 638/2 R IIIa - 12056m ² , B - 1160m ² , 615/2 R IIIa - 19672m ² , R IVa -1008m ² , 615/21 R IIIa 1299 m ² , R III b - 3611m ² 615/23 R IIIb } 615/16 R IVa } approx. 3410m ² 615/11 R IVa
	Różnica poziomów terenu □m□ Differences in land level □m□	±5m
	Obecne użytkowanie Present usage	Wastelands
	Zanieczyszczenia wód powierzchniowych i gruntowych (T/N) Soil and underground water pollution (Y/N)	No
	Poziom wód gruntowych □m□ Underground water level □m□	5m
	Czy były prowadzone badania geologiczne terenu (T/N) Were geological research done (Y/N)	

	Ryzyko wystąpienia zalań lub obsunięć terenu (T/N) Risk of flooding or land slide (Y/N)	No
	Przeszkody podziemne (T/N) Underground obstacles (Y/N)	No
	Przeszkody występujące na powierzchni terenu (T/N) Ground and overhead obstacles (Y/N)	No
	Istniejące ograniczenia ekologiczne (T/N) Ecological restrictions (Y/N)	No
	Budynki i zabudowania na terenie (T/N) Buildings / other constructions on site (Y/N)	No
Połączenia transportowe Transport links	Droga dojazdowa do terenu (rodzaj drogi i jej szerokość) Access road to the plot (type and width of access road)	Communal road 6 m
	Autostrada / droga krajowa □ km □ Nearest motorway / national road □ km □	Expressway S3 – 25 km Highway A2 – 98km, No. 12 (Germany) – 113km National road No. 22 – 1.8km (land plots no. 638/66, 638/67 are directly adjacent to the national road No. 22)
	Porty rzeczne i morskie w odległości do 200 km Sea and river ports located up to 200 km	Szczecin – 130km,

	<p>Kolej □km□ Railway line □km□</p>	<p>Zwierzyn – 6km Dobiegnew – 19km Krzyż – 38km</p>
	<p>Bocznicza kolejowa □km□ Railway siding □km□</p>	<p>Zwierzyn – 6km Dobiegnew – 19km Krzyż – 38km</p>
	<p>Najbliższe lotnisko międzynarodowe □km□ Nearest international airport □km□</p>	<p>Babimost - 122km Goleniów- 151km Poznań - 123km Berlin - 191km</p>
	<p>Najbliższe miasto wojewódzkie □km□ Nearest province capital □km□</p>	<p>Gorzów Wlkp. - 25km Szczecin – 130km Poznań – 130km</p>
Istniejąca infrastruktura Existing infrastructure	Elektryczność na terenie (T/N) Electricity (Y/N)	
	<ul style="list-style-type: none"> Odległość przyłącza od granicy terenu Connection point (distance from boundary) □m□ 	Distance from the network approx. 90 m. Possibility of development of infrastructure as needed by the investor
	<ul style="list-style-type: none"> Napięcie Voltage □kV□ 	15kV
	<ul style="list-style-type: none"> Dostępna moc Available capacity □MW□ 	10 MW – Possibility of development of infrastructure as needed by the investor
	Gaz na terenie (T/N) Gas (Y/N)	
<ul style="list-style-type: none"> Odległość przyłącza od granicy działki Connection point (distance from 	Distance from the network approx. 360m Possibility of development of infrastructure as needed by the	

	boundary) □m□	investor
	<ul style="list-style-type: none"> Wartość kaloryczna Calorific value □MJ/Nm³□ 	Group E methane-rich gas
	<ul style="list-style-type: none"> Średnica rury Pipe diameter □mm□ 	Ø 160 mm / over 1000 m ³ / h
	<ul style="list-style-type: none"> Dostępna objętość Available capacity □Nm³/h□ 	
	Woda na terenie (T/N) Water supply (Y/N)	
	<ul style="list-style-type: none"> Odległość przyłącza od granicy terenu Connection point (distance from boundary) □m□ 	Distance from the Ø150mm network approx. 200 m. Possibility of development of infrastructure as needed by the investor
	<ul style="list-style-type: none"> Dostępna objętość Available capacity □m³/24h□ 	36 m ³ / h
	Kanalizacja na terenie (T/N) Sewage discharge (Y/N)	
	<ul style="list-style-type: none"> Odległość przyłącza od granicy terenu Connection point (distance from boundary) □m□ 	Sanitary sewage system Ø 400mm, rainwater drainage Ø 800mm (inactive). Distance from the network – approx. 200 - 330m. Possibility of development of infrastructure as needed by the investor
	<ul style="list-style-type: none"> Dostępna objętość Available capacity □m³/24h□ 	
	Oczyszczalnia ścieków na terenie bądź w bezpośrednim sąsiedztwie Treatment plant (Y/N)	No
	Telefony (T/N) Telephone (Y/N)	

	<ul style="list-style-type: none"> ▪ Odległość przyłącza od granicy terenu Connection point (distance from boundary) □m□ 	Distance from the network approx. 330m
Uwagi Comments		
Osoba przygotowująca ofertę Offer prepared by	Name, surname, position, phone number, cell number, e-mail, foreign language knowledge Mateusz Karkoszka, sekretarz gminy Strzelec Krajeńskich, 604575956, wiceburmistrz@strzelce.pl , English	
Osoby do kontaktu Contact person	Name, surname, position, phone number, cell number, e-mail, foreign language knowledge Mateusz Karkoszka, secretary of the Strzelce Krajeńskie commune, 604575956, wiceburmistrz@strzelce.pl , English Patryk Bagiński, the Investment Department employee, 957636315 media@strzelce.pl , English Daniel Dulas, supervisor, 957636340, plany@strzelce.pl	