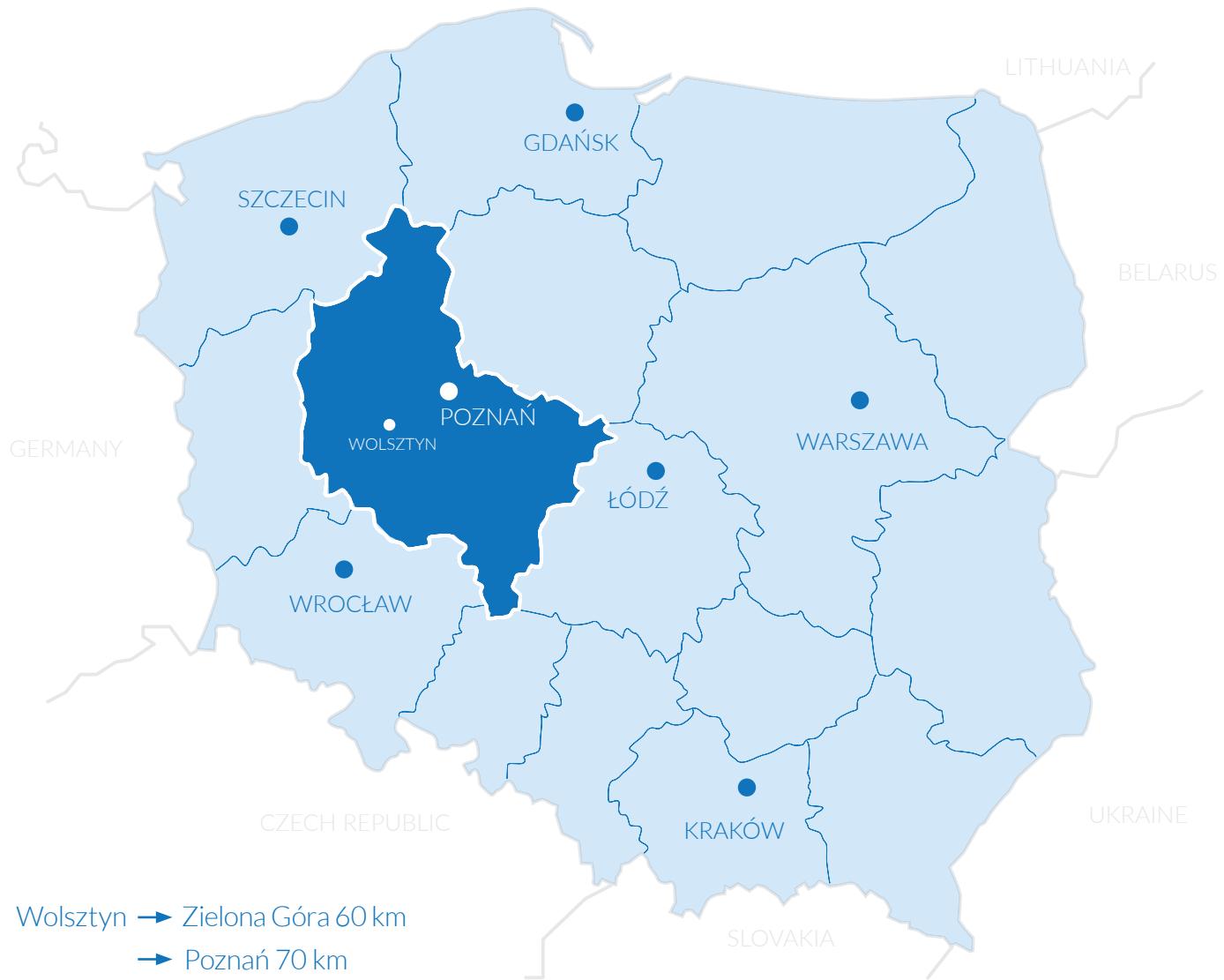




# WOLSZTYN

economy and investments



- Wolsztyn → Zielona Góra 60 km
- Poznań 70 km
- Wrocław 154 km
- Szczecin 240 km
- Warszawa 398 km
- Kraków 432 km

# WELCOME

Wolsztyn commune is located in the south-western part of Wielkopolska Province near Lubuskie and Lower Silesia Provinces. The western border proximity greatly facilitates contacts with the rest of Europe. The commune has a population of about 30 000 residents, 13 000 living in

the town of Wolsztyn. In the commune area, which covers 250 km<sup>2</sup>, there are 36 localities, including 23 villages (the smallest administrative unit of Wolsztyn County). There are 3 735 business entities (in 2013), including 457 construction companies, 452 agricultural and 340 industrial ones.



# TRANSPORT



foto: fotobiz.pl

The most important part of the transportation system is national road No. 32 from Poznań to Zielona Góra, which connects road No. 5 Poznań - Wrocław with road S3 Szczecin - Zielona Góra. In Wolsztyn, road No. 32 splits into province road No. 305 to Nowy Tomyśl and Wschowa, road No. 315 to Nowa Sól, and road No. 303 to Babimost.

The A2 motorway is less than 25 km from Wolsztyn (Nowy Tomyśl motorway junction). A little closer, in Babimost, there is an airport, which offers direct flights to Warsaw.

Wolsztyn is situated between two lakes (Wolsztyńskie and Berzyńskie Lakes) about 70 km far from Poznań. Its favourable location, great transport links, and an excellent network of local roads facilitate transport between Wolsztyn and other Wielkopolska regions, as well as the border areas of western Poland.

Przedsiębiorstwo Komunikacji Samochodowej (Bus Transport Company) and private carriers run bus services to the commune localities as well as to bigger towns like Poznań, Zielona Góra or Dubin.

Train transport is not as important as in the past. Mainline regular trains only go to Poznań, Leszno and Zbąszynek.

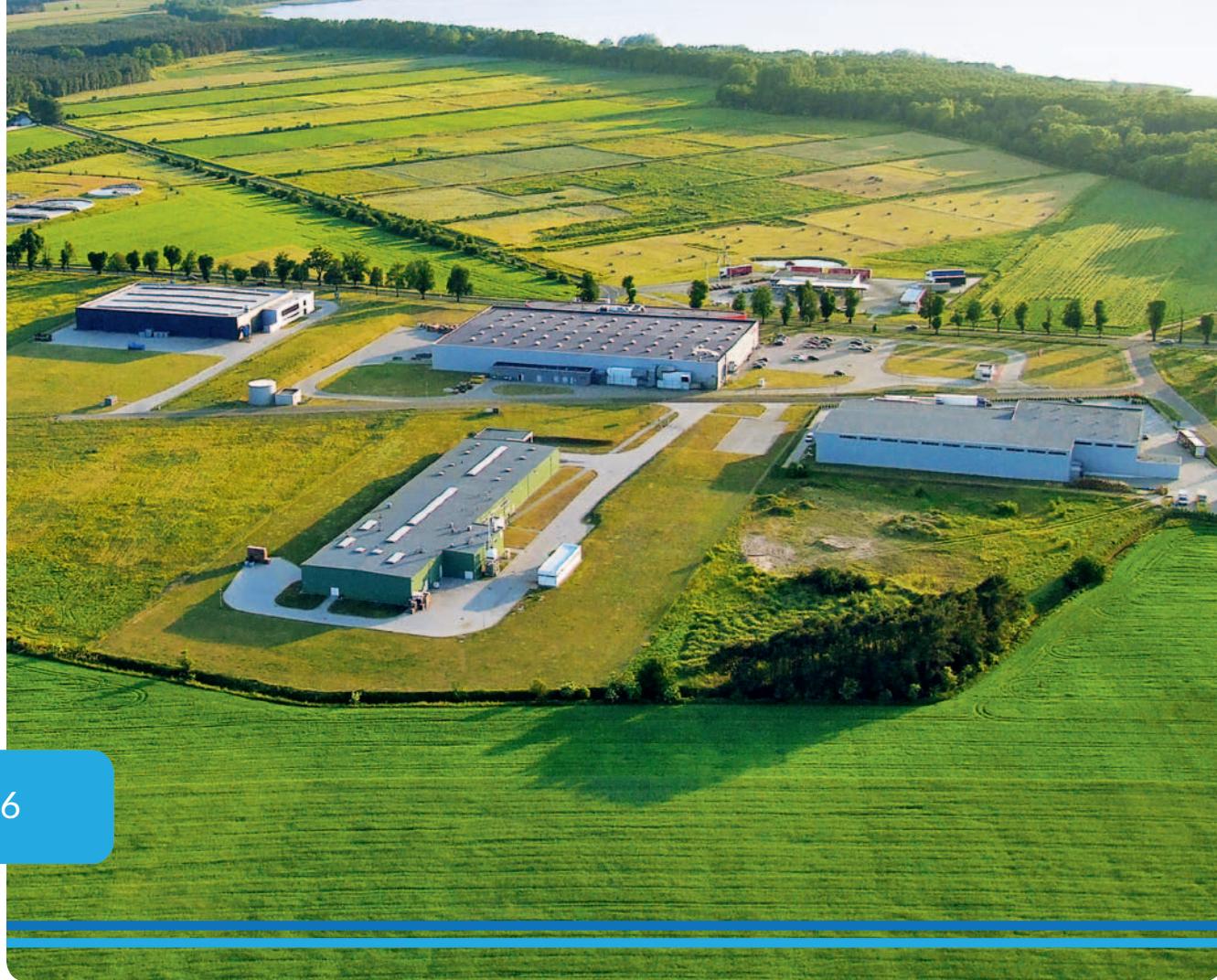


foto: Aleksander Żukowski



foto: Aleksander Żukowski

# STRATEGY



## WOLSZTYN COMMUNE'S SUSTAINABLE DEVELOPMENT STRATEGY

tourism – industry – agriculture

The current strategy of Wolsztyn commune's development is based on the sustainable development of tourism, industry and agriculture. That is the reason why economic processes and activities detrimental to health and environment are being gradually eliminated. The commune promotes environmentally friendly economy and accelerates the processes of restoring the environment where the natural balance in an ecosystem has been disturbed.

The residents are proud that the commune holds the title of the **"Eco-Friendly Community"**. This is also an important message to entrepreneurs who intend to invest

in the areas that respect strict environmental laws. In recent years, the commune has invested in the construction of roads, pavements, cycle lanes, streetlights, council housing, education and sports facilities, and the development of tourist infrastructure. The completed investments in that field include a swimming pool, a skate park, outdoor fitness facilities, a new network and junctions of cycling trails, Orlik football pitches, or the renovation of the long-closed campsite Ustronie in Karpicko. The commune's leading idea is not only to provide jobs but also relaxation and recreation opportunities.

# INDUSTRY



Wolsztyn has a good technical infrastructure, which may be the basis for potential investors. A well-developed sewerage network system with a sewage treatment plant, electricity, gas and water supply networks make it possible for the commune to offer investors serviced land for future investments. Thanks to the favourable infrastructure and investment friendly atmosphere, many new facilities (including services) have been developed in several industrial areas. The examples of areas developed in compliance with the environmental laws are Komorowo and Powodowo near Wolsztyn. Other areas zoned for industrial and retail purposes are being prepared in Berzyna.

Wolsztyn commune is an industrial, service and cultural centre. The foundation of the local economy are small and medium-size manufacturing, trading and service companies. They can rely on constant supply of qualified workforce thanks to the high number of graduates of technical colleges, business schools, and local vocational schools.

The companies operating in the area, many of which base on foreign capital, confirm Wolsztyn commune's investment attractiveness. They include **Baxters Polska** – fruit and vegetable processing, **Biegpol** – mushrooms growers association, **DanHatch** – Poultry Hatchery and Distribution Company, **Elpromont** – gas and electrical power, **Firestone** Industrial Products Poland, Zakład Produkcji Materiałów Instalacyjnych **Gorgiel** – an installation materials manufacturer, **Isowent** – dust precipitation installations and pneumatic conveying systems, **Kaczmarek Electric** – an electrical wholesale supply company, **Nexbau** – a producer of windows, doors and garage doors, **NorDan** – a windows producer, **Stalmot** – a furniture fittings producer, **WOK** – a cardboard packaging manufacturer, **Wolsztyńska Fabryka Mebli** – Szynaka Meble - Wolsztyn furniture manufacturer, **Womasz** – shooting range construction and equipment. In the commune, there are also service companies operating in the construction branch, which specialise in

industrial construction and large volume buildings (**Bar-ski** – a service and construction company, **Blach-Dek** – roof construction, **Dana-Bud** – a general construction company, **Irleh** – a scaffolding manufacturer, **Izomet** – manufacture and assembly of steel structures). Wolsztyn commune offers comprehensive formal and legal support concerning the location of economic investments. There are tax exemptions for new investors as well as for the existing companies expanding their business – a 3 years' tax allowance on property for investors building new industrial facilities.



# AGRICULTURE



The natural conditions of Wolsztyn commune are favourable for agriculture development and obtaining high yields. Rape growing, vegetables (especially asparagus and onions), mushrooms as well as pig farming (annual production reaches 84 000 pigs) and poultry farming are of particular importance.

In the commune area, there are 1 022 farms, covering 8 337 hectares of arable land. The average farm area is 12.16 hectares.

Wolsztyn agriculture prides itself not only in the arable land but also in fruit and vegetables processing companies operating in the region (e.g. **Biegpól** in Chorzęmin near Wolsztyn – an important champignon mushrooms producer, or **Baxters Polska** in Wolsztyn – a vegetables processing company), as well as in having one of the biggest poultry farms in Poland – **DanHatch** – Poultry Hatchery and Distribution Company – in Stary Widzim.



# TOURISM



foto. fotniks.pl

## 01

Developing areas adjacent to lakes and improving the conditions of hiking and cycling trails affect sports and recreation development in the region.



## 02

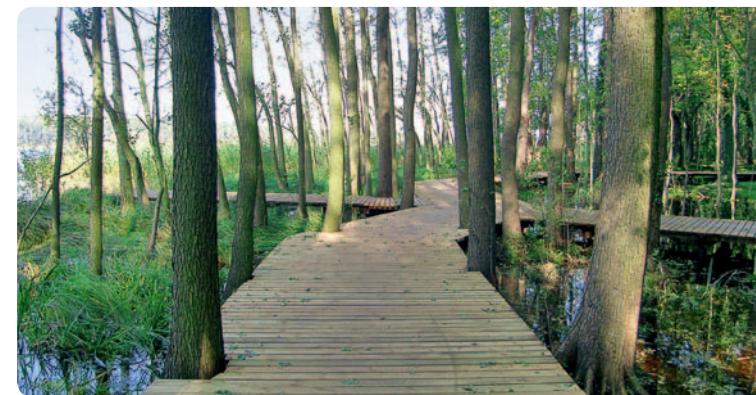
The new kayak landing stage and the sailing marina on Berzyńskie Lake with facilities for practising water sports are an alternative to other forms of recreation.



foto. Aleksander Żukowski

## 03

The redeveloped paths in the Town Park in Wolsztyn and Klemens Modliński Promenade are favourite walking areas for the residents of Wolsztyn.





# INVESTMENT FRIENDLY COMMUNE



The political and systematic changes which took place in Poland in the early 90s of the 20<sup>th</sup> century like freeing economic market mechanisms, the introduction of self-governance in social life and the freedom of choice enabled the sustainable development of Wolsztyn commune. Good economic prosperity of the commune is a result of the skilful use of the geographical, social and infrastructural conditions and combining them with the opportunities created for all existent and new enterprises. Our commune is located at the national road Poznań-Zielona Góra and this fast access to the western boarder of Poland is our undeniable asset.

The main aim of our activities is a sustainable, consistent with European Union directives, socially accepted and dynamic development of the commune, as well as the use of the existent economic and social potential with respect to the environmental protection. That is why investments in creating such conditions as well as spatial and infrastructural preparation of development areas are a priority in our commune. The growing number of economic operators, big, small and medium local enterprises functioning in different branches (among others logistics, trade, automotive, food construction) is the effect of our activities.

Economic growth draws new citizens to our commune. To meet their needs it is necessary to expand services. This imposes more obligations on the commune and brings a rising level of educational, cultural, sports and recreational services.



# INVESTMENT FRIENDLY COMMUNE



The concern of nature and the environment is also growing fast. It is worth remembering that citizens' creativity combined with good economic results leads to the increase of the commune income and as a result, allows freely pursue our own compulsory aims.

Looking after a good investment environment in Wolsztyn commune, we are open to those businessmen who want to realize both big and quite small enterprises. Taking into consideration the fact that a good site for economic activity means the beginning of the success, our commune has prepared numerous attractive locations for potential investors.

More information about the investment possibilities can be obtained in Wolsztyn Administration Office in the Department of Spatial Management and Real Estate, tel. +48 68 347 45 45



# INVESTMENT NO. 1



20



## POWODOWO

Suburban zone in the close vicinity of the town



The plot located at the national road **no. 32**  
Poznań-Zielona Góra



**25 km** from the A-2 motorway  
**70 km** from Poznań  
**60 km** from Zielona Góra



**20 km** from Zielona Góra-Babimost airport  
**70 km** from the international airport in Poznań

## AREA

1,4446 ha

## CURRENT USAGE

Agricultural area

## SPATIAL DEVELOPMENT PLAN

No spatial development plan  
Binding study of spatial development  
directions- territory for industrial activities

## VICINITY

Industrial development friendly  
neighborhood. Close vicinity is the location  
for companies (Kaczmarek Electric company,  
JMK, Nordan)

## SERVICES

Water supply – in the street  
Power supply – in the street  
Gas supply – in the street

## FORM AND METHOD OF TRANSFER

Open tender  
(ownership – Wolsztyn commune)

## CONTACT

Administration Office in Wolsztyn  
Rynek 1, 64-200 Wolsztyn  
Tel. +48 68 347 45 02  
e-mail: um@wolsztyn.pl

# INVESTMENT NO. 2



## KOMOROWO

Suburban zone in the close vicinity of the town



The plot located at the province road **no. 305**  
Wolsztyn-Wschowa



**25 km** from the A-2 motorway  
**1 km** from the national road no.32 Poznań-Zielona Góra  
**70 km** from Poznań  
**60 km** from Zielona Góra



**20 km** from Zielona Góra-Babimost airport  
**70 km** from the international airport in Poznań

## AREA

About 39 ha. The territory with great investment possibilities owing to the size (vast area)  
A possibility of the geodetic division in order to separate a smaller investment plot.

## CURRENT USAGE

Agricultural area

## SPATIAL DEVELOPMENT PLAN

Local spatial development plan is currently under the process of defining. Binding study of spatial development directions of Wolsztyn commune- territory for industrial activities.

## VICINITY

In the direct neighborhood, there is the territory for industrial economic activation (Firestone Industrial Products Poland, Baxters Polska, Syto Real Estete Polska, Nordan, ISOwent, Szynaka – Meble, WOL-MET).

## SERVICES

Water, power, gas and sewage network located at the neighboring real estate.

## FORM AND METHOD OF TRANSFER

Open tender  
(ownership – Wolsztyn commune).

## CONTACT

Administration Office in Wolsztyn  
Rynek 1, 64-200 Wolsztyn  
Tel. +48 68 347 45 02  
e-mail: um@wolsztyn.pl

# INVESTMENT NO. 3



## POWODOWO

Suburban zone in the close vicinity of the town

 The plot located at the national road **no. 32**  
Poznań-Zielona Góra

 **25 km** from the A-2 motorway  
**70 km** from Poznań  
**60 km** from Zielona Góra

 **20 km** from Zielona Góra-Babimost airport  
**70 km** from the international airport in Poznań

## AREA

About 6 ha

The territory with great investment possibilities owing to its size, convenient shape and very good communication structure.

## CURRENT USAGE

Unused plot

## SPATIAL DEVELOPMENT PLAN

Binding spatial development plan.

The territory for production buildings, stores and warehouses.

## VICINITY

Industrial zone friendly neighborhood

Close vicinity is the location for companies (Kaczmarek Electric, JMK, Nordan).

## SERVICES

Water supply – in the street

Power supply – in the street

Gas supply – in the street

## FORM AND METHOD OF TRANSFER

Negotiations (private ownership)

## CONTACT

Administration Office in Wolsztyn

Rynek 1, 64-200 Wolsztyn

Tel. +48 68 347 45 02

e-mail: [um@wolsztyn.pl](mailto:um@wolsztyn.pl)

# INVESTMENT NO. 4



## POWODOWO

Suburban zone in the close vicinity of the town

 The plot located at the national road **no. 32**  
Poznań-Zielona Góra

 **25 km** from the A-2 motorway  
**70 km** from Poznań  
**60 km** from Zielona Góra

 **20 km** from Zielona Góra-Babimost airport  
**70 km** from the international airport in Poznań

## AREA

About 16 ha. The territory with great investment possibilities owing to its size (vast area)  
A possibility of the geodetic division in order to separate a smaller investment plot

## CURRENT USAGE

Agricultural area

## SPATIAL DEVELOPMENT PLAN

Binding spatial development plan.  
The territory for production buildings, stores and warehouses.

## VICINITY

Industrial zone friendly neighborhood  
Close vicinity is the location for companies (Kaczmarek Electric, JMK, Nordan).

## SERVICES

Water supply – in the street  
Power supply – in the street  
Gas supply – in the street

## FORM AND METHOD OF TRANSFER

Negotiations (private ownership)

## CONTACT

Administration Office in Wolsztyn  
Rynek 1, 64-200 Wolsztyn  
Tel. +48 68 347 45 02  
e-mail: um@wolsztyn.pl

Wolsztyn



at full steam!

**Wolsztyn Administration Office and Tourist Information**

ul. Doktora Kocha 12a, 64-200 Wolsztyn  
[www.wolsztyn.pl](http://www.wolsztyn.pl); [fb.com/gciwolsztyn](https://fb.com/gciwolsztyn)

**Purchase of regional souvenirs:**

**Shop MASTER**, ul.5 Stycznia 39, Wolsztyn  
**Tourist Information**, ul. Doktora Kocha 12a, Wolsztyn

**Concept of brochure series „Wolsztyn”:** Katarzyna Jęczmionka

**Text:** Tomasz Spiralski, Grzegorz Wysocki

**Photos:** Aleksander Żukowski, Jerzy Hirowski, [www.fotoiks.pl](http://www.fotoiks.pl), the archives of UM Wolsztyn,  
the archives of Muzeum Regionalne w Wolsztynie, [www.pixabay.com](http://www.pixabay.com), [www.libro.poznan.pl](http://www.libro.poznan.pl)

**Graphic design:** [www.libro.poznan.pl](http://www.libro.poznan.pl)

**Publisher:** [www.libro.poznan.pl](http://www.libro.poznan.pl)

ISBN 978-83-63902-34-6