



INVESTMENT AREAS
ALONG BYPASS I



INVESTMENT AREAS
ALONG BYPASS II



INVESTMENT AREAS
AT THE LOCAL BEACH



INVESTMENT LEAFLET **LIDZBARK**



www.lidzbark.pl

LOCATION

LIDZBARK

Lidzbark is located in the County of Działdowo in Warmińsko-Mazurskie Voivodeship. With a population of over 8 thousand it is set on the verge of three voivodeships: Warmińsko-Mazurskie, Kujawsko-Pomorskie and Mazowieckie. Within 100 km from Lidzbark there are such cities as Olsztyn, Toruń and Płock. The distance to Warsaw is 170 km and to Gdańsk 200 km.

THE ASSETS OF WARMIŃSKO-MAZURSKIE VOIVODESHIP

The unique natural environment with perfect conditions for the development of ecological sectors of industry, tourism and agrotourism. People - qualified workers and the lowest cost of production in Poland. The highest public help in Poland and attractive locations for investments. The gate to the European Union market as well as to eastern markets: the external border between the European Union and the Russian Federation. Developing economy and priority sectors: wood and furniture industry, agriculture, food production, machine and equipment production, tourism.





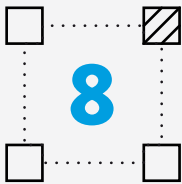
Mayor Maciej Sitarek

on Lidzbark's investment prospects

Lidzbark's asset is its attractive location and a good road infrastructure. In 2015 a northern bypass of the town was put to use with 50 ha of investment areas alongside. A pipeline supplies the town with gas. I can see real economic potential in Lidzbark, therefore since the beginning of 2015 I have been carefully preparing investment areas to be fully equipped and have a spatial development plan. Speaking of Lidzbark as an attractive place for investors, it is impossible not to mention its environmental values and natural beauty. Its unique environment as well as highly-developed recreation and tourist accommodation facilities make it possible to use cycling paths, the beach and other attractions after work. The area along the bypass is the best assessed investment in the County of Działdowo by Polish Agency of Information and Foreign Investments.

INVESTMENT AREAS

ALONG BYPASS I



8 INVESTMENT PLOTS WITH
A TOTAL AREA OF 50 HA



Owner:

POLISH STATE TREASURY AGRICULTURAL
PROPERTY AGENCY AND LIDZBARK MUNICIPALITY



Location:

DIRECT NEIGHBOURHOOD OF THE BYPASS
AND PROVINCIAL ROAD NO. 544



Intended use in the local spatial
development plan:

AREA FOR SERVICES AND
PRODUCTION DEVELOPMENT



Electricity:

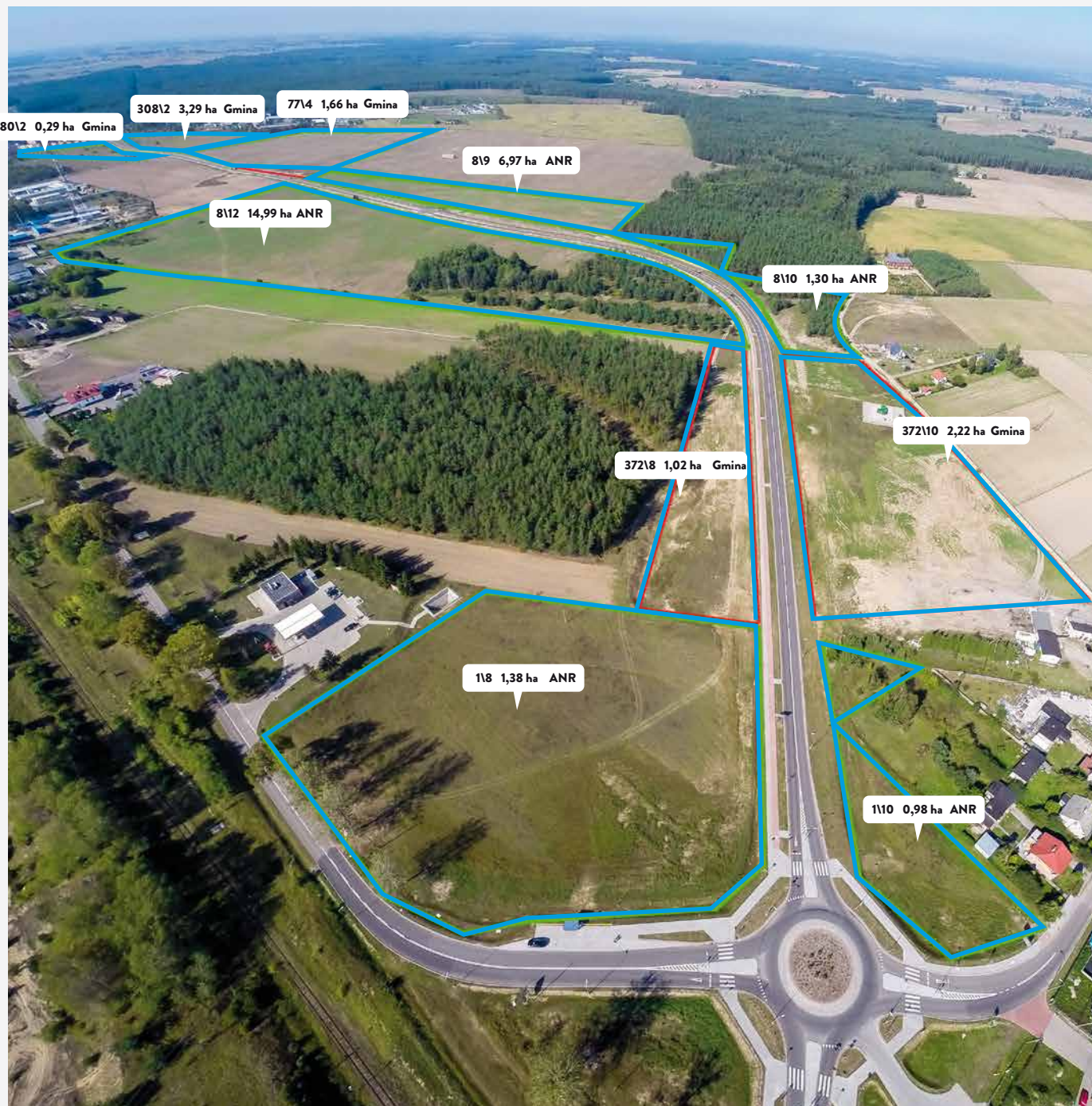
110 KV POWER CONNECTION, 15 KV
AVAILABLE POWER 5MW



Utilities

GAS CALORIFIC VALUE 31
AVAILABLE CAPACITY 14 000 NM3/HW
WATER SUPPLY LINE AND SEWAGE SYSTEM
IN THE NEIGHBOURHOOD OF THE AREA





INVESTMENT AREAS

ALONG THE BYPASS II



**16 INVESTMENT PLOTS WITH
TOTAL AREA OF 11,27 HA**



Owner:

POLISH STATE TREASURY
AGRICULTURAL PROPERTY AGENCY



Location:

DIRECT NEIGHBOURHOOD OF
PROVINCIAL ROAD NO. 1280N



**Intended use in the local spatial
development plan:**

AREA FOR SERVICES AND
PRODUCTION DEVELOPMENT



Electricity:

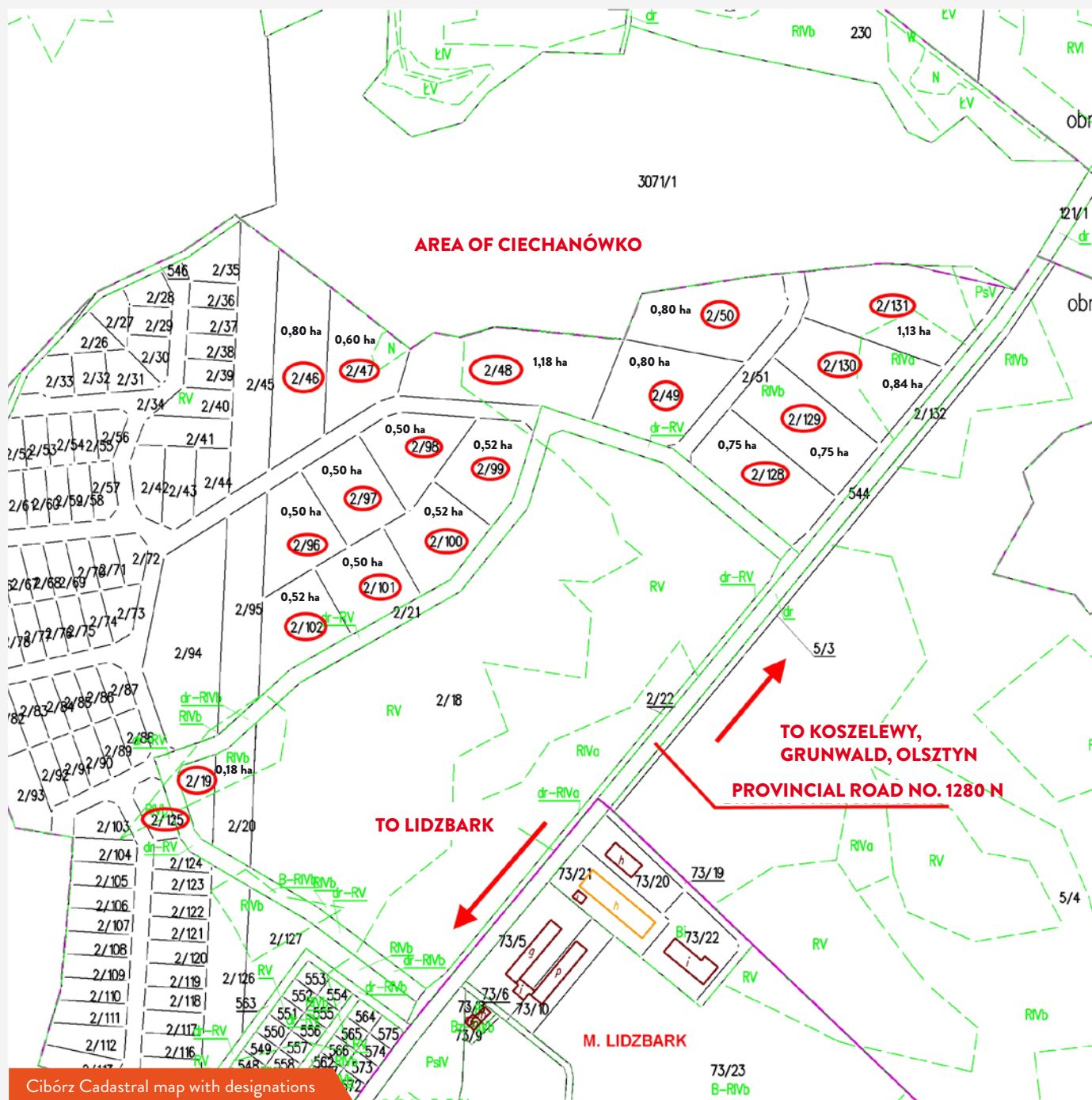
110 KV, 15 KV POWER CONNECTION 400M
FROM THE PLOT, AVAILABLE POWER 9600 MW



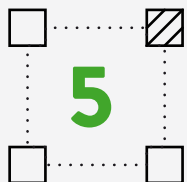
Utilities

WATER SUPPLY LINE AND SEWAGE SYSTEM





INVESTMENT AREAS AT THE LOCAL BEACH



**5 INVESTMENT PLOTS WITH
TOTAL AREA OF 8,52 HA**



Owner:

LIDZBARK MUNICIPALITY



Location:

THE SHORELINE, CLOSE NEIGHBOURHOOD
OF THE LOCAL BEACH AND THE STADIUM



Intended use in the local spatial
development plan:

AREA FOR INDIVIDUAL AND
COLLECTIVE RECREATION



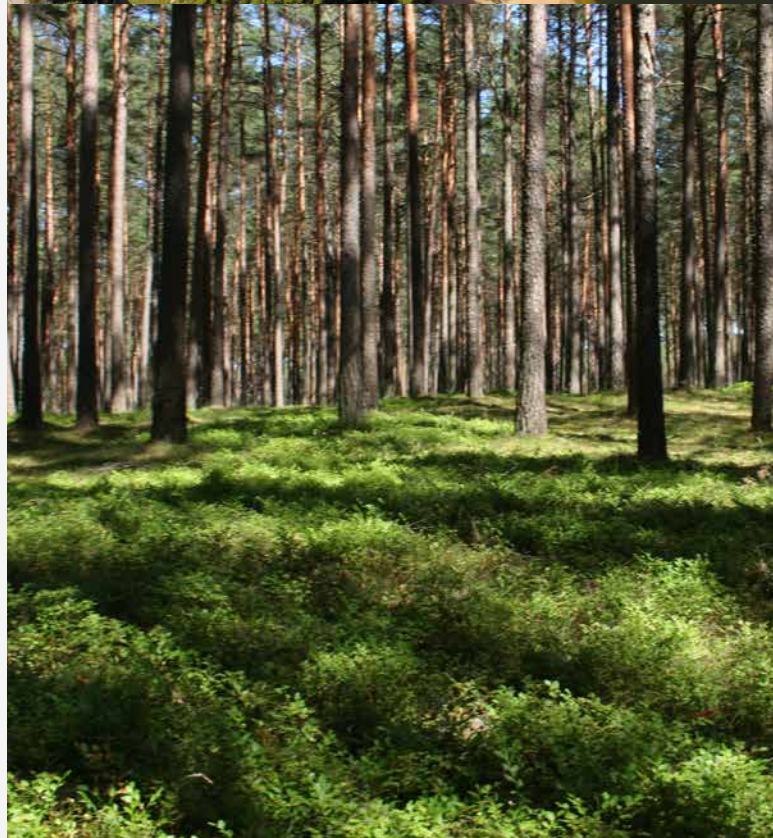
Electricity:

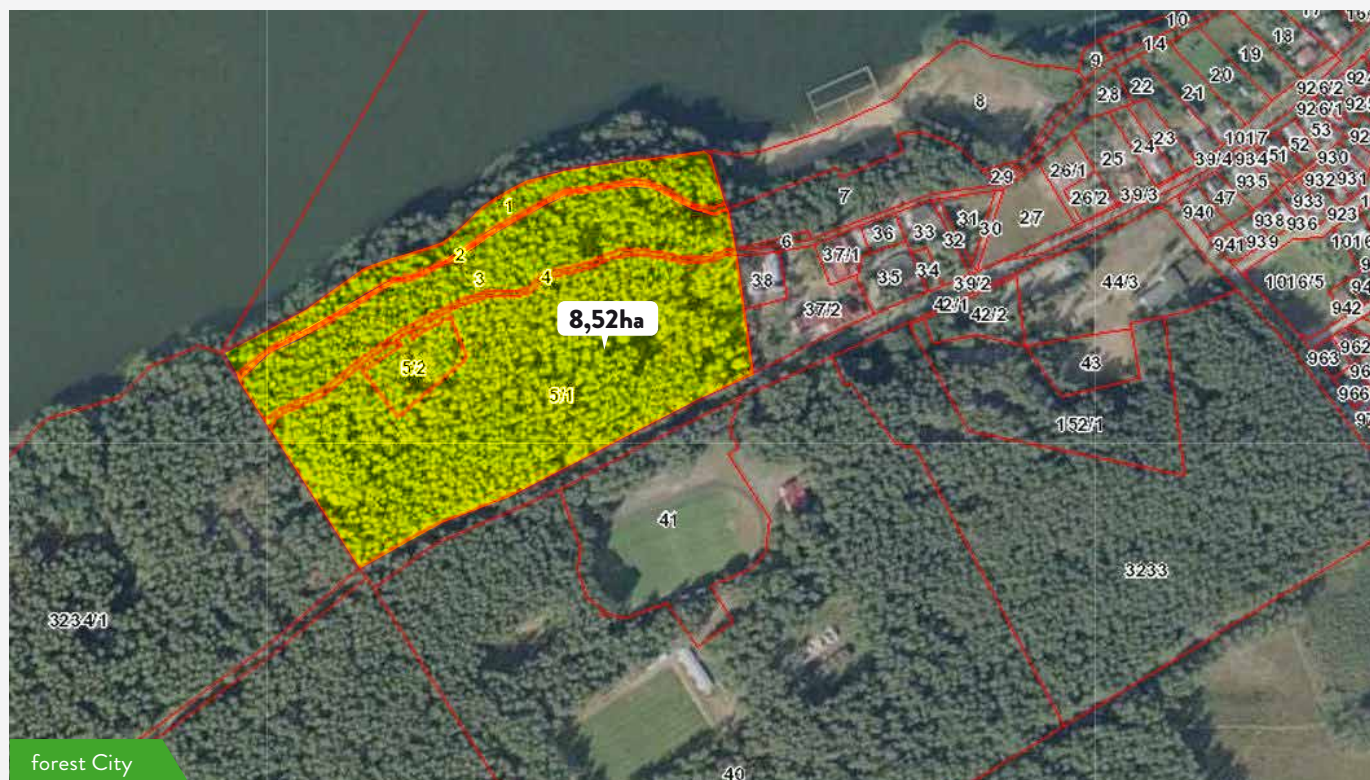
110 KV POWER CONNECTION, 15 KV
AVAILABLE POWER 5MW



Utilities

GAS CALORIFIC VALUE 31
AVAILABLE CAPACITY 14 000 NM3/HW
WATER SUPPLY LINE AND SEWAGE SYSTEM







Investment areas along bypass I

This area of over 550 ha with a local spatial development plan is perfectly suitable for logistics facilities and warehouses. It is an ideal place for building a factory from the furniture industry, which is well-developed in neighbouring towns (Lubawa, Nowe Miasto Lubawskie and Brodnica). The access to high pressure gas pipeline gives an opportunity for the development of glass industry, well-developed in the nearby Działdowo. In summertime Lidzbark attracts many residents of neighbouring towns and has overnight accommodation for more than 2000 visitors. The area near the bypass may become an ideal spot for a shopping centre. Then leisure and recreation could be connected with shopping.



Investment areas along bypass II

This area of over 11 ha with a local spatial development plan is an ideal spot for a medium-sized production or service facility.



Investment areas at the local beach

Over 8 ha of town forest with a shoreline owned by the municipality located in the closest neighbourhood of a modern town beach, stadium and holiday resorts with accommodation for over 1500 visitors. Lidzbark, so far mostly associated with vacation for children and young people (summer camps and green schools), may become an ideal place for a family holiday. Building a hotel with Spa treatment of enhanced standard (**** or *****) or a sanatorium seems to be the best proposal for this location.



