

TOWN PRESENTATION – SZENTLŐRINC

Szentlőrinc is located **in the heart of Baranya County**, in the immediate **agglomeration** of Pécs. It is the district seat, an important market town and event centre, and its economy focuses mainly on agriculture and light industry. Its position held in the investment market is determined above all by its geographical location, transport facilities and proximity to the county seat.

Transport and logistics

Szentlőrinc lies **south of the western mountain range of the Mecsek, next to main road 6**. The county seat is only **20 km away**, and one can travel on a high-quality, straight main road between the two settlements. The **route of road 6** is favourable, as it passes along the northern edge of the town, practically serving as a **bypass**. Thus, the significant **transit traffic it handles does not affect** downtown Szentlőrinc, but the advantages of the fast road connection remain.

The **Croatian border** is only about 30 km as the crow flies, but due to the characteristics of the road network, **the border crossings are farther**: Drávaszabolcs is 42 km, and Barcs is 46 km away.

The nearest connection point to the **expressway network** is the **Pécs-East off-ramp of motorway M60**, which is 26 km from the town. However, the extension of the road to Szigetvár and then to Barcs is on the agenda. When the expansion is completed, there will be an on-ramp right next to Szentlőrinc, which will further improve the traffic situation in the town.

Szentlőrinc is an **important railway junction**. An **electrified main line from Pécs, although only one-track**, leads here, while main line no. 40 to Budapest and track no. 60 to Szombathely via **Nagykanizsa** branch off to the north. Here is the terminus of branch line 61 from **Sellye** in the Ormánság region. Rail transport is of a good standard and the timetable is particularly busy. From Sellye, the trains arrive every two hours regular, and from Pécs even more often. **InterCity lines stop** in Szentlőrinc, providing fast and convenient connection to the capital. The frequency of the service makes the railway suitable for commuting to work on a daily basis, and the Szentlőrinc railway station **is suitable for transporting heavy goods by rail**.

The frequency and quality of the **regional bus service** are adequate. The busiest directions naturally are on the main road leading to Pécs and

Szigetvár. From the smaller villages to the north and south of the city, there are **several daily connections**, which enables reaching the workplace at the start of business hours.

Population and employment

The **population** of Szentlőrinc is **6184**, and almost half of the people living in the district are concentrated here. The area is of a **small village type**, of the 20 further villages in the district, only the population of Bicsérd and Bükkösd exceed a thousand people. These urban geographical features of the settlement created the conditions for the town to play **a leading role in the micro-region** between Pécs and Szigetvár.

The **working age population** in the district is 9417, of which **563 are unemployed, that is, 5.98%**. Upon examining the distribution of the unemployed by education, 6.39% do not have any education and 46% have completed only the eight primary grades. 44.94% have a secondary education leading to a trade and 2.66% have a university or college degree.

The **town has more favourable** employment figures. The working age population is 4106, of which only **1.05% have no job**.

Infrastructure and public services

The infrastructure of Szentlőrinc's interior is of good condition and the town has a well-kept settlement image. The condition of the roads is satisfactory, and **the busiest routes** to the south and east **have two lanes**. There are dedicated **bicycle paths** along Pécsi street towards Tarcapuszta, and to the south, leading to the cement factory in Királyegyháza, mainly for commuting to work or school.

Baranya Víz Zrt. takes care of the **drinking water supply, sewage drainage** and the operation of the sewage treatment plant.

The **district heating service** of the town is provided by the municipally owned Szentlőrinci Közüzem Nonprofit Kft. Thanks to the modern geothermal heating plant opened in 2011, the heat supply of about 900 apartments – a quarter of the urban homes – comes **entirely from renewable sources**.

As the **centre of the Szentlőrinc district**, the town serves as the seat of the district office. However, its services are limited due to the small population of the district: only an authority and guardianship office, an employment department and an office of government issued documents

are available locally. For other administrative purposes one has to travel to Pécs.

In order to speed up the municipal administration related to investments, the town **plans to introduce a one-stop shop** for businesses.

The National Chamber of Agriculture operates a **village consultant office** in the town, which is open for business three days in a week.

Primary health care is provided by three general practices, two paediatric practices and four dental practices. Outpatient specialist care is accessible in the **Eszterházy Health Centre**: half a dozen different specialist clinics, nurse services, laboratories and physiotherapy are available at the institution. Szentlőrinc is the **central medical service** provider of the area. Patients have to travel to Pécs for clinics not available locally or for hospital treatment.

A **nursery school, a kindergarten and a primary school** operate in the town. The building and gym hall of the latter were recently renovated by the municipality. Secondary education is provided by the **Ujhelyi Imre Agricultural Technical and Vocational School**, where students can study as agricultural technicians in a five-year training and as farmers over a three-year course.

Two **financial institutions**, OTP Bank and Takarékbank maintain their own local branches. Other commercial banks are typically available in Pécs for in-person administration.

Two **lawyers** with valid chamber memberships practice law in the town. The first instance forum for settling possible legal disputes is the **District Court of Pécs**, and in the case of an appeal, the **Court of Pécs** has the power to conduct second instance appeal proceedings.

The town, together with 65 municipalities and a similar number of companies and entrepreneurs, is a member of the **Synergy Association** set up to implement Leader projects. The main purpose of the cooperation is to organize tenders to help local producers gain market access and exploit tourism opportunities.

The **Association of Entrepreneurs in Szentlőrinc** was established in 2018 in order to develop and maintain the economic, market and business relations of local and surrounding enterprises, and to participate in the construction and maintenance of domestic and international partnerships. They support local initiatives and programs, and make joint efforts to utilize opportunities in line with the given interests.

Major economic operators

The economy of Szentlőrinc shows a particularly **diverse picture**. Among the local companies, enterprises with an **agricultural and service profile** dominate, while **one of the largest heavy industry plants in the county**, the Királyegyháza cement factory, operates a few meters from the administrative border of the town. The effects of the proximity of Pécs should not be neglected: it attracts most of the largest companies and there are many commuters among the employees.

Every year in August, the Baranya County Entrepreneurship Centre organizes the **Szentlőrinc Farmers' Days** in the fairground in the western part of the town, which is the largest agricultural exhibition in the whole region. A **lobby party focusing on networking** rather than sales is also held the same location in early September.

Without being exhaustive, the following are **some examples** of the most important enterprises in Szentlőrinc:

- **Mova-Trans Kft.** – A Hungarian-owned company dealing with domestic and international freight forwarding. Number of employees in 2019: 14; sales revenue in 2019: HUF 1.26 billion.
- **Perspex Kft.** – A Hungarian-owned company dealing with packaging technology and printing solutions. Number of employees of the group consisting of two businesses in 2018: 25; sales revenue in 2018: HUF 1.1 billion.
- **Fukotherm-Plusz Kft.** – A Hungarian-owned company engaged in the production of plastic door panels. Number of employees in 2019: 37; sales revenue in 2019: HUF 503 million.
- **Drávapack Kft.** – A Hungarian-owned enterprise engaged in the production of paper-based packaging materials. As a rehabilitation employer, it hires a large proportion of people with disabilities. Number of employees in 2019: 60; sales revenue in 2019: HUF 197 million.
- **Agro-Lőrinc Kft.** – A company engaged in the cultivation of arable crops and the distribution of agricultural products. Number of employees in 2019: 39; sales revenue in 2019: HUF 6.3 billion, of which HUF 345 million (5.47%) came from exports.
- **Lafarge Cement Magyarország Kft.** – A French-owned international large company engaged in cement production. It is the **odd one out** from the list, as the cement factory is located in the administrative area of the neighbouring Királyegyháza, although only a few meters from the border of Szentlőrinc. However, in terms of employment and other aspects, it has a clear impact on the town's economy. Number of employees in

2019: 150; sales revenue in 2019: HUF 25.53 billion, of which HUF 3.25 billion (12.74%) came from exports.

Economic areas

There is no dedicated industrial park in Szentlőrinc yet, **but there are areas for economic use** that are available to investors. The edge of the settlement is surrounded by a ring of smaller and larger enterprises in practically all directions.

Among the approved goals of the local settlement development strategy is the **establishment of a logistics centre** in the area between the railway line and the cement plant. This would help the market access of local products and improve the employment situation in the area at the same time.

The **industrial area designated for development** is located on Munkácsy Mihály street, on the northern edge of Szentlőrinc. Here, in addition to the smaller workshops and plants already operating, it is possible to make large-scale greenfield investments.

Another **area to be developed is on the east side**, around Törökföld and Attila streets. Here there is an opportunity to establish 10 construction sites and there is enough land to set up 36 more.

The **town market** provides business opportunities for local agricultural producers. It does not have a covered hall, the farmers are to sell their goods from vending tables.

Plans include setting up a **business incubator house** to make it easier for start-ups to enter the market.

Economic support and tax policy

The town has set a **reduced rate of 1.8% on the local business tax** for enterprises. Building and land taxes are **not levied** by the municipality.

A system for **preferential land sales or leases** in exchange for meeting investment and job creation requirements is currently being developed.

The municipality assists enterprises with **business consultancy**, provides information on national tender opportunities, and deals with real estate leasing.

Municipal investments

Among the ongoing developments, the construction of a **bicycle path** to Tarcapuszta, which belongs to the town administratively, is noteworthy.

Long-term goals include the **wider utilization of geothermal energy**, which is currently used only to heat district-heated homes and institutions. The connection of new customers requires the expansion of the existing pipeline network and in some cases the increase of capacity. The technology offers a favourable and environmentally sustainable energy solution for new companies settled in the town.

The municipality also plans to **renovate** an empty, municipally owned **building** on Deák Ferenc street, where **offices** would be set up for entrepreneurs in addition to local government offices.

Contact

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