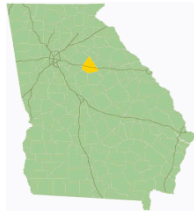




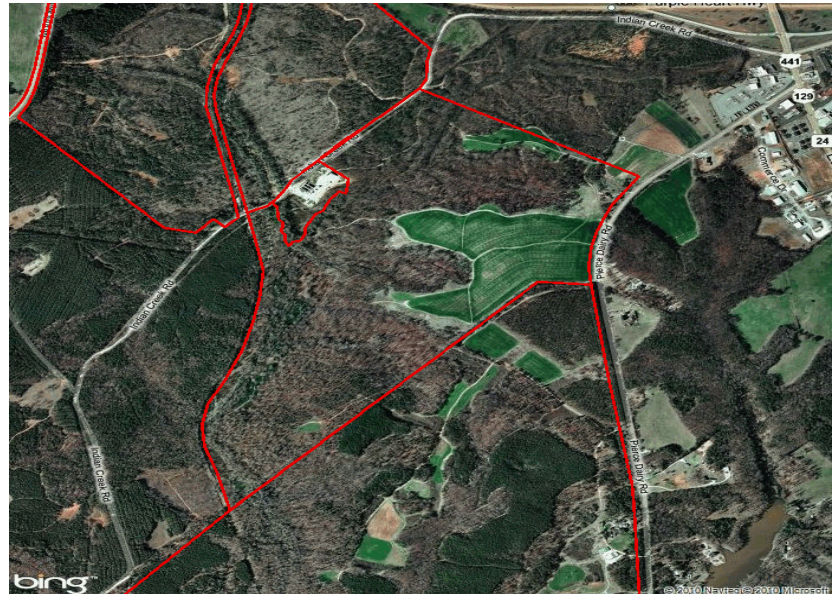
# Madison Business Park

Madison, Morgan County, GA

SITE DETAIL



Morgan County



**For More Information Contact:**

**Georgia Power**  
**Community and Economic Development**  
**404-506-2216**  
**econdevga@southernco.com**

**John Drake/Ben Stafford**  
**Pattillo Construction Company**  
**770-938-6366**  
**jdrake@pattilloconstruction.com**

**PROPERTY** (Source: Georgia Power Economic Development)

Land

Remaining Acres: **324 AC**  
Total Acres: **324 AC**  
Largest Tract: **324 AC**  
Largest Rail Tract: **324 AC**  
Largest Pad Ready Tract: **AC**  
Zoning: **Manufacturing**  
Land Use North: **Agricultural**  
Land Use East: **Agricultural**  
Land Use South: **Agricultural**  
Land Use West: **Agricultural**  
Former Use: **Agricultural**  
Proposed Use: **Lt. Industry**  
Incorporated: **No**

Utilities

Water On Site: **Yes**  
Water Provider: **Madison Water System**  
Water Excess Capacity: **2.20 MGD**  
Water Line Size: **12 IN**  
Water Location: **Pierce Dairy Road, 0.00 miles**  
Sewer On Site: **Yes**  
Sewer Provider: **Indian Creek WWTP**  
Sewer Excess Capacity: **0.80 MGD**  
Sewer Line Size: **10 IN**  
Sewer Location: **0.00 miles**  
Gas On Site: **Yes**  
Gas Supplier: **Municipality**  
Gas Line Size: **4 IN**  
Gas Location: **Pierce Dairy Road, 0.00 miles from site**  
Electric Supplier: **Georgia Power, Central Georgia EMC,**  
Telecomm Provider:

**TRANSPORTATION** (Source: Georgia DOT, TeleAtlas)

Airports

General Aviation: **Madison Municipal, 5 miles**  
International: **Hartsfield-Jackson Atlanta International, 54 miles**

Highways

Interstate: **I-20, 1 miles**  
Highway: **GA-402, 1 miles**

Port

**Port of Savannah Garden City Terminal, 168 miles**

Rail Service

Rail Served? **Yes**  
Rail Provider: **Norfolk Southern,**  
Intermodal: **Hulsey Rail Yard, 52 miles**

**WORKFORCE, TAXES & INCENTIVES** (Source: ESRI, Georgia Department of Labor, Georgia Department of Revenue, Technical College System of Georgia, Georgia DCA)

Demographics

2009 Population: **26,615 within 10 miles, 509,762 within 30 miles, 4,517,663 within 60 miles**  
2009 Median HHD Income: **\$46,434 within 10 miles, \$46,985 within 30 miles, \$53,616 within 60 miles**

Workforce

2009 Available Workforce: **13,135 within 10 miles, 244,309 within 30 miles, 2,219,542 within 60 miles**  
County Average Wage: **\$558/week**  
County Average Manufacturing Wage: **\$733/week**

Education

Technical College: **Georgia Perimeter College - Covington, 16 miles**  
University: **Oxford College of Emory University, 23 miles**

Taxes

Effective Property Tax: **\$8.36 per \$1,000 FMV**  
Millage Rate: **20.89**  
Sales Tax: **7%**

Incentives

Job Tax Credit: **\$1,750/job**  
Investment Tax Credit: **1%**  
City Freeport Category 1, 2, 3: **100%, 100%, 100%,**  
County Freeport Category 1, 2, 3: **100%, 100%, 100%**  
**No Incentive Zones**

Last Updated: 08/20/2009

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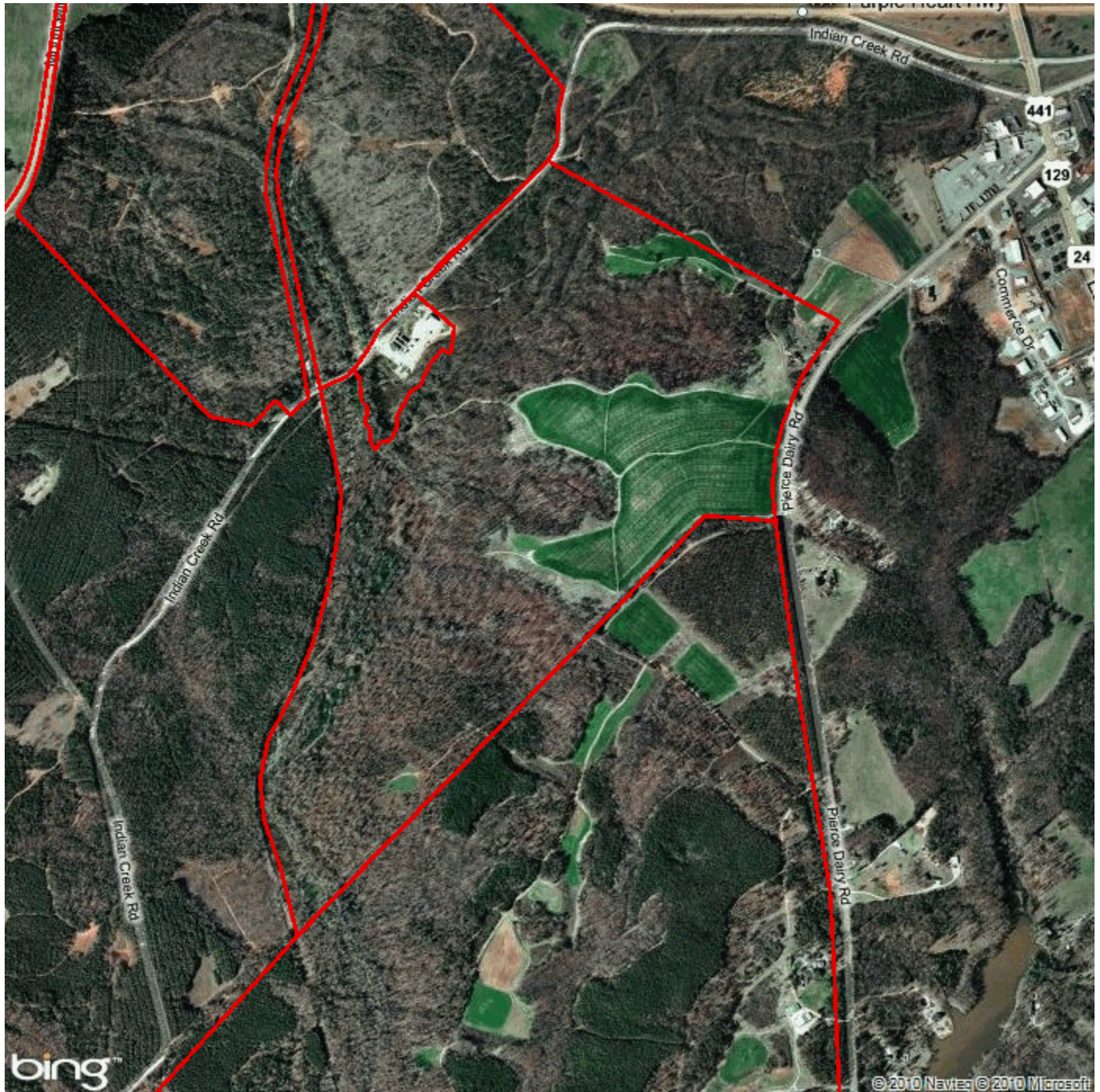




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SITE DETAIL



Google Maps Link - <http://maps.google.com/maps?z=12&q=loc:33.55+-83.49>

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