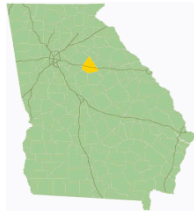




Site 11 Interstate 20 District

Madison, Morgan County, GA

SITE DETAIL



Morgan County



For More Information Contact:

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

Elbert Rivers
Rooker Properties
678-367-4210
elbertivers@johnwrooker.com

PROPERTY (Source: Georgia Power Economic Development)

Land

Remaining Acres: **169 AC**
Total Acres: **169 AC**
Largest Tract: **169 AC**
Largest Rail Tract: **AC**
Largest Pad Ready Tract: **AC**
Zoning: **Manufacturing**
Land Use North: **Agricultural**
Land Use East: **Lt. Industrial**
Land Use South: **Mixed Use**
Land Use West: **Lt. Industrial**
Former Use:
Proposed Use: **Lt. Industry**
Incorporated: **Yes**

Utilities

Water On Site: **No**
Water Provider: **Madison Water System**
Water Excess Capacity: **2.20 MGD**
Water Line Size: **12 IN**
Water Location: **Highway 83, 0.00 miles**
Sewer On Site: **No**
Sewer Provider: **Madison Sewer System**
Sewer Excess Capacity: **0.73 MGD**
Sewer Line Size: **8 IN**
Sewer Location: **Highway 83, 0.10 miles**
Gas On Site: **Yes**
Gas Supplier: **Customer Choice**
Gas Line Size: **4 IN**
Gas Location: **Highway 83, 0.00 miles from site**
Electric Supplier: **Walton EMC,**
Telecomm Provider:

TRANSPORTATION (Source: Georgia DOT, TeleAtlas)

Airports

General Aviation: **Madison Municipal, 4 miles**
International: **Hartsfield-Jackson Atlanta International, 54 miles**

Highways

Interstate: **I-20, 0 miles**
Highway: **GA-83, 0 miles**

Port

Port of Savannah Garden City Terminal, 170 miles

Rail Service

Rail Served? **No**
Rail Provider:
Intermodal: **Hulsey Rail Yard, 51 miles**

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

Demographics

2009 Population: **32,584 within 10 miles, 583,050 within 30 miles, 4,669,558 within 60 miles**
2009 Median HHD Income: **\$46,434 within 10 miles, \$47,235 within 30 miles, \$53,848 within 60 miles**

Workforce

2009 Available Workforce: **15,617 within 10 miles, 281,077 within 30 miles, 2,296,657 within 60 miles**
County Average Wage: **\$558/week**
County Average Manufacturing Wage: **\$733/week**

Education

Technical College: **Georgia Perimeter College - Covington, 15 miles**
University: **Oxford College of Emory University, 22 miles**

Taxes

Effective Property Tax: **\$9.79 per \$1,000 FMV**
Millage Rate: **24.47**
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

©2010 Georgia Power

This information is provided "as is" without warranty of any kind either express or implied.





Site 11 Interstate 20 District

Madison, Morgan County, GA

SITE DETAIL



Google Maps Link - <http://maps.google.com/maps?z=12&q=loc:33.57+-83.50>

Last Updated: 08/20/2009

©2010 Georgia Power

This information is provided "as is" without warranty of any kind either express or implied.

