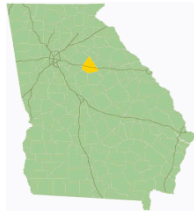




Morgan Co. Site Interstate 20

Madison, Morgan County, GA

SITE DETAIL



Morgan County



For More Information Contact:

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

**Bob Hughes
Madison-Morgan County Chamber of
Commerce
706-342-4454
bhughes@madisonoga.org**

PROPERTY (Source: Georgia Power Economic Development)

Land

Remaining Acres: **45 AC**
Total Acres: **75 AC**
Largest Tract: **45 AC**
Largest Rail Tract: **0 AC**
Largest Pad Ready Tract: **AC**
Zoning: **Manufacturing**
Land Use North: **Manufacturing**
Land Use East: **Manufacturing**
Land Use South: **Manufacturing**
Land Use West: **Manufacturing**
Former Use: **CD Manufacturing**
Proposed Use: **Lt. Industry**
Incorporated: **Yes**

Utilities

Water On Site: **Yes**
Water Provider: **Madison Water System**
Water Excess Capacity: **2.20 MGD**
Water Line Size: **12 IN**
Water Location: **GA 83, 0.00 miles**
Sewer On Site: **Yes**
Sewer Provider:
Sewer Excess Capacity: **MGD**
Sewer Line Size: **10 IN**
Sewer Location: **Along Rail, 0.00 miles**
Gas On Site: **Yes**
Gas Supplier: **Municipality**
Gas Line Size: **3 IN**
Gas Location: **GA 83, 0.00 miles from site**
Electric Supplier: **Georgia Power,**
Telecomm Provider:

TRANSPORTATION (Source: Georgia DOT, TeleAtlas)

Airports

General Aviation: **Madison Municipal, 3 miles**
International: **Hartsfield-Jackson Atlanta International, 54 miles**

Highways

Interstate: **I-20, 1 miles**
Highway: **GA-83, 0 miles**

Port

Port of Savannah Garden City Terminal, 169 miles

Rail Service

Rail Served? **No**
Rail Provider:
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, 539,757 within 30 miles, 4,614,204 within 60 miles**
2009 Median HHD Income: **\$46,434 within 10 miles, \$46,837 within 30 miles, \$53,706 within 60 miles**

Workforce

2009 Available Workforce: **13,135 within 10 miles, 259,593 within 30 miles, 2,269,013 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, 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

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Madison, Morgan County, GA

SITE DETAIL



Google Maps Link - <http://maps.google.com/maps?z=12&q=loc:33.57+-83.49>

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