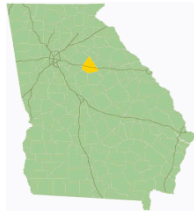




# Site 1 Interstate 20 District

Madison, Morgan County, GA

SITE DETAIL



Morgan County



**For More Information Contact:**

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

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

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

Land

Remaining Acres: **44 AC**  
Total Acres: **44 AC**  
Largest Tract: **44 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: **Undeveloped**  
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: **10 IN**  
Water Location: **adjacent to property, 0.00 miles**  
Sewer On Site: **Yes**  
Sewer Provider:  
Sewer Excess Capacity: **MGD**  
Sewer Line Size: **8 IN**  
Sewer Location: **adjacent to property, 0.00 miles**  
Gas On Site: **Yes**  
Gas Supplier: **Municipality**  
Gas Line Size: **2 IN**  
Gas Location: **adjacent to property, 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: **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, 537,311 within 30 miles, 4,612,290 within 60 miles**  
2009 Median HHD Income: **\$46,434 within 10 miles, \$46,746 within 30 miles, \$53,740 within 60 miles**

Workforce

2009 Available Workforce: **13,135 within 10 miles, 258,544 within 30 miles, 2,268,079 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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Google Maps Link - <http://maps.google.com/maps?z=12&q=loc:33.57+-83.49>

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