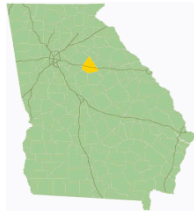




# Site 10 Interstate 20 District

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@madisonga.org**

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

Land

Remaining Acres: **287 AC**  
Total Acres: **287 AC**  
Largest Tract: **207 AC**  
Largest Rail Tract: **AC**  
Largest Pad Ready Tract: **AC**  
Zoning: **Manufacturing**  
Land Use North: **Transportation**  
Land Use East: **Agricultural**  
Land Use South: **Agricultural**  
Land Use West: **Agricultural**  
Former Use: **Agriculture**  
Proposed Use:  
Incorporated: **Yes**

Utilities

Water On Site: **No**  
Water Provider: **Madison Water System**  
Water Excess Capacity: **2.20 MGD**  
Water Line Size: **8 IN**  
Water Location: **GA 83, 0.30 miles**  
Sewer On Site: **No**  
Sewer Provider:  
Sewer Excess Capacity: **MGD**  
Sewer Line Size: **8 IN**  
Sewer Location: **0.10 miles**  
Gas On Site: **No**  
Gas Supplier: **Municipality**  
Gas Line Size: **4 IN**  
Gas Location: **0.70 miles from site**  
Electric Supplier: **Central Georgia EMC, Walton EMC,**  
Telecomm Provider:

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

Airports

General Aviation: **Madison Municipal, 4 miles**  
International: **Hartsfield-Jackson Atlanta International, 53 miles**

Highways

Interstate: **I-20, 0 miles**  
Highway: **GA-402, 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: **38,084 within 10 miles, 565,235 within 30 miles, 4,695,838 within 60 miles**  
2009 Median HHD Income: **\$46,640 within 10 miles, \$47,988 within 30 miles, \$54,071 within 60 miles**

Workforce

2009 Available Workforce: **18,087 within 10 miles, 271,861 within 30 miles, 2,310,306 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, 21 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:33.56+-83.51>

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