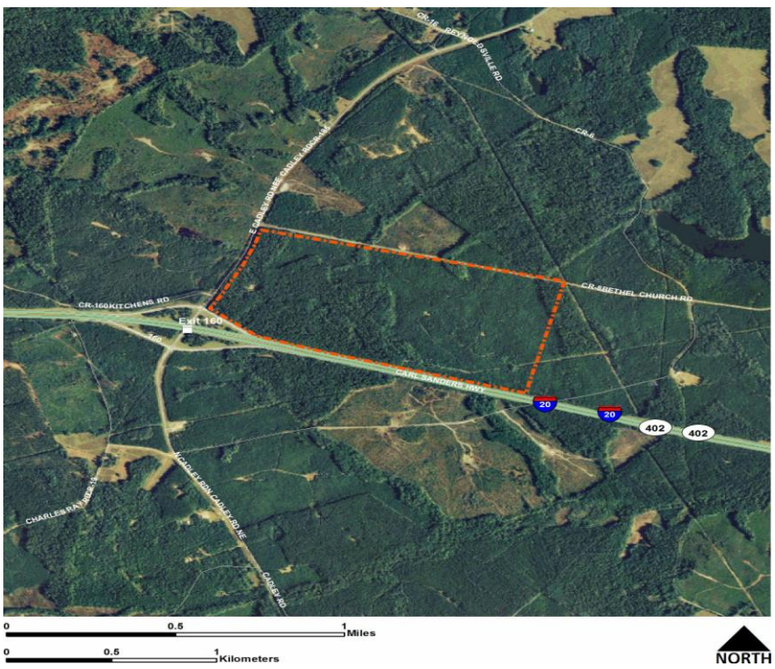
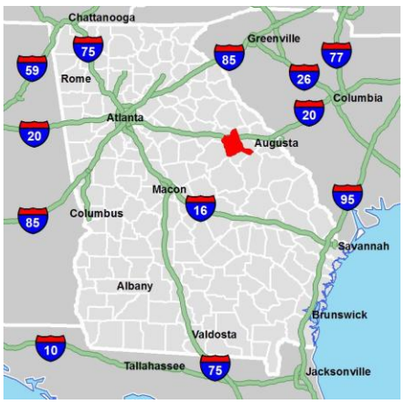
# Warren County
# I-20 Exit 160 Site

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**Warren County Chamber of Commerce**
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## GENERAL INFORMATION

**Property**
Available: 260.00 Acres
Total: 260.00 Acres
Largest Tract: 260.00 Acres
Zoning: Light Industrial
Fire Insurance Rating: Class 9

**Location:**
Atlanta: 100 mi.
Macon: 72 mi.
Athens: 51 mi.
Augusta: 40 mi.

**10-mile Workforce Stats**
Population: 8,419
Registered Applicants: 4,692
Median HH Income: $35,823
County Avg. Weekly Wage: $504

**Technical Colleges**
Augusta Technical College - Thomson-McDuffie: 10 mi.
Sandersville Technical College – 37 mi.

**Incentive Zones**
Less Developed Census Tract

**Land Use**
North: Agricultural
South: Agricultural
East: Agricultural
West: Agricultural

**Taxes**
Inside City Limits? No
Effective Property Tax: $12.46 per $1,000 FMV
Millage Rate: 31.15
Freeport:
Category 1: 100.00%
Category 2: 100.00%
Category 3: 100.00%
Job Tax Credit: $4000 per job.
Investment Tax Credit: 5.00%

## TRANSPORTATION

**Highways:**
I-520: 36 mi.
I-20: 0 mi.
US 278 BYP: 7 mi.
US 278: 2 mi.
GA-402: 0 mi.
GA-12: 2 mi.

Direct Access: I-20

**Intermodal Service:**
Fairburn: 109 mi.
Atlanta: 101 mi.

**Port Access:**
Savannah – Garden City, GA 131 mi.
Savannah – Ocean Term, GA 134 mi.
Charleston, SC - 168 mi.

**Airports:**
**International**
Hartsfield- Jackson Atlanta 115 mi.
Greenville Spartanburg 100 mi.
**Commercial**
Augusta Regional 44 mi.
**General Aviation**
Thomson-McDuffie 11 mi.

## UTILITIES

**Water:**
Provider: City of Warrenton
Line Size: 10' line
Distance from site: 8 mi.
Excess Capacity: 500,000 gpd.

**Telecom:**
Provider: AT & T

**Sewer:**
Provider: City of Warrenton
Line Size: 6' line
Distance from site: 8 mi.
Excess Capacity: 100,000 gpd
New plant with 750,000 gpd is scheduled to be complete 2012.

**Electrical Service Area:**
Jefferson EMC

**Natural Gas:**
Local Distributor: Atlanta Gas Light
Line size: 8 in
Distance from site: 0.05 mi.
Supplier: User choice