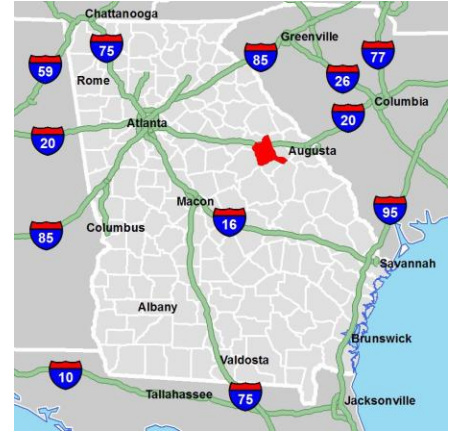
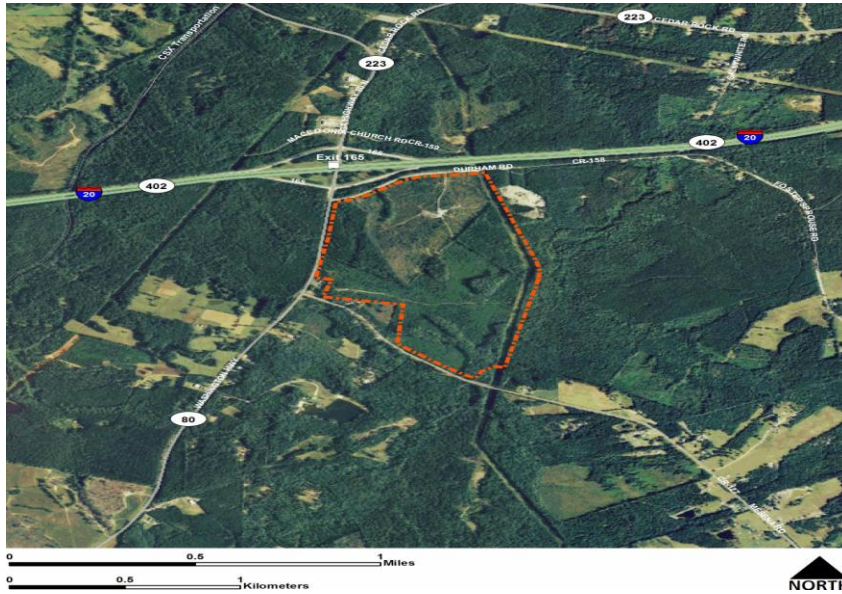


# Warren County I-20 Exit 165 Site



**O. B. McCorkle**  
**Warren County Chamber of**  
**Commerce**  
**706-465-9604**  
**chamber@warrencountyga.com**

## GENERAL INFORMATION

### Property

Available: 236.50 Acres  
 Total: 236.50 Acres  
 Largest Tract: 236.50 Acres  
 Zoning: Mixed Use  
 Fire Insurance Rating: Class 6

### Location:

Atlanta: 106 mi.  
 Macon: 76 mi.  
 Athens: 55 mi.  
 Augusta: 35 mi.

### 10-mile Workforce Stats

Population: 18,751  
 Registered Applicants: 7,663  
 Median HH Income: \$37,313  
 County Avg. Weekly Wage: \$504

### Technical Colleges

Augusta Technical College -  
 Thomson-McDuffie: 6 mi.  
 Sandersville Technical College -  
 41 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: 30 mi.  
 I-20: 0 mi.  
 US 278 BYP: 6 mi.  
 US 278: 6 mi.  
 GA-402: 0 mi.  
 GA-80: 0 mi.

Direct Access: GA 80

### Intermodal Service:

Fairburn: 106 mi.  
 Atlanta: 114 mi.

### Port Access:

Savannah – Garden City, GA  
 128 mi.  
 Savannah – Ocean Term, GA  
 129 mi.  
 Charleston, SC - 162 mi.

### Airports:

#### International

Hartsfield- Jackson Atlanta 120 mi.  
 Greenville Spartanburg 95 mi.

#### Commercial

Augusta Regional 38 mi.

#### General Aviation

Thomson-McDuffie 6 mi.

## UTILITIES

### Water:

Provider: City of Warrenton  
 Line Size: 8' line  
 Distance from site: on site  
 Excess Capacity: 2.0 mgd

### Telecom:

Provider: AT & T

### Sewer:

Provider: City of Warrenton  
 Line Size: 10' line  
 Distance from site: 7 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: 2 mi.  
 Supplier: User choice