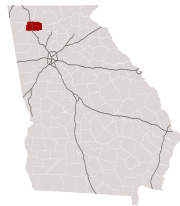


SITE DETAIL
REPORT

Calhoun, Gordon County, GA



Gordon County



CONTACTS

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

Mike Garrett
Garrett Land Brokers
770-846-7702
mike@garrettlandbrokers.com

PROPERTY

Land

Remaining Acres: **58 AC**
Total Acres: **58 AC**
Largest Tract: **58 AC**
Largest Rail Tract: **AC**
Largest Pad Ready Tract: **AC**
Zoning: **Light Industrial**
Land Use North: **Residential**
Land Use East: **Light Industrial**
Land Use South: **Agricultural**
Land Use West: **Agricultural**
Former Use: **Undeveloped**
Proposed Use: **Light Industrial**
Incorporated: **No**

Utilities

Water On Site: **Yes**
Water Provider: **City of Calhoun**
Water Excess Capacity: **20.83 MGD**
Water Line Size: **12 IN**
Water Location: **GA Spur 53**
Sewer On Site: **No**
Sewer Provider: **Calhoun WPCP**
Sewer Excess Capacity: **5.70 MGD**
Sewer Line Size: **12 IN**
Sewer Location: **North property line, 0.01 miles**
Gas On Site: **Yes**
Gas Supplier: **Southern Natural Gas**
Gas Line Size: **4 IN**
Gas Location: **East side of GA Spur 53**
Electric Supplier: **North Georgia EMC,**
Telecomm Provider:

TRANSPORTATION

Airports

General Aviation: **Tom B. David Field, 2.5 miles**
International: **Hartsfield-Jackson Atlanta International, 65.8 miles**

Highways

Interstate: **75, 2.9 miles**
Highway: **53, 0.0 miles**

Georgia Ports

Port of Savannah, **275.1 miles**
Port of Brunswick, **305.4 miles**

Rail Service

Rail Served? **No**
Rail Provider:
Intermodal: **Whitaker Rail Yard, 48.4 miles**

Sources: Georgia Power Economic Development, Georgia DOT, TeleAtlas

WORKFORCE, TAXES & INCENTIVES

Demographics

2016 Population: **81,790 within 10 miles, 559,809 within 30 miles, 4,129,646 within 60 miles**
2016 Median HHD Income: **\$40,746 within 10 miles, \$41,154 within 30 miles, \$51,061 within 60 miles**

Laborforce

2016 Available Laborforce: **38,477 within 10 miles, 255,082 within 30 miles, 2,066,199 within 60 miles**
2016 County Average Wage: **\$734/week**
2016 County Average Manufacturing Wage: **\$817/week**

Education

Technical College: **Georgia Northwestern Technical College - Gordon County, 0.04 miles**
University: **Berry College, 17.44 miles**

Taxes

Effective Property Tax: **\$11.90 per \$1,000 FMV**
Millage Rate: **29.75**
Sales Tax: **7%**

Incentives

Job Tax Credit: **\$1,750/job**
Local Energy Sales and Use Manufacturing Tax Exemption: **No**
Investment Tax Credit: **1%**
City Freeport Category 1, 2, 3: **20%, 0%, 0%**
County Freeport Category 1, 2, 3: **40%, 40%, 40%**
New Market Tax Credit

Sources: ESRI, Georgia Department of Labor, Georgia Department of Revenue, Technical College System of Georgia, Georgia DCA