



# SANDERSVILLE

GEORGIA

From a diversified industrial base to new housing and new retailers, Sandersville, known as the Kaolin Capital of the World and the Wood Basket of the South, is thriving. That's thanks to a welcoming town spirit as well as multiple smart companies who realize there are big positives when you come here – ease of doing business, experienced workforce, low-cost facilities, modern telecommunication and multiple transportation options.



## CENTRALLY LOCATED IN THE STATE

- 128 miles from Atlanta
- 60 miles from Macon and Augusta
- 89 miles from Athens
- 136 miles from Savannah
- Easy access to I-16 and I-20

## ROADS, RAIL AND AIR

- Half hour to Interstates 16 and 20
- 136 miles to Port of Savannah and to the Savannah/Hilton Head International Airport
- Located on the Fall Line Freeway between Macon and Augusta
- Short line rail service to Norfolk Southern lines
- Flights at Kaolin Field with a 4,200 square-foot airport terminal and a parallel taxiway with the ability to serve corporate aircraft

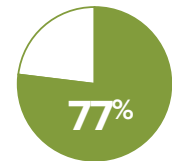
## SKILLED, RIGHT TO WORK EMPLOYEES

- Welders to research technicians, fabricators to mineral consultants
- Oconee Fall Line Technical College – Home campus
- Georgia Military College
- Georgia College & State University 30 minutes away
- Free Quick Start custom job training
- Abundant labor pool
- Local truck-driving classes

**COUNTY:** Washington  
**COUNTY POPULATION:** 20,863

## DELIVERED ENERGY

Emissions-Free



## PRO-BUSINESS

- Direct Access to Port of Savannah
- Highest Job Tax Credits
- Nonunion Labor Force
- Certified Work Ready Community
- 100% Freeport Inventory Tax Exemption
- Low Corporate and Property Taxes
- Among Lowest Millage Rates in the State
- Cooperative Government Assistance

**GENEROUS TIER 1 JOB TAX CREDITS** **SANDERSVILLE-WASHINGTON COUNTY RESEARCH AND INDUSTRIAL PARK**

- 215 acres
- 100,800 square-foot spec building
- Served by Sandersville short line freight railroad
- All necessary infrastructure in place
- Technical College across the road
- Located on Fall Line Freeway

**COST OF LIVING BELOW NATIONAL AVERAGE****CITYWIDE HIGH SPEED INTERNET ACCESS****LOCAL TRAINING IN ADVANCED ROBOTICS** **COMPETITIVELY-PRICED UTILITIES**

- Water, sewer, electricity, telecom fiber and solid waste are community-owned and maintained
- Quick-response local crews

 **HOME TO GEORGIA RURAL MEDICAL SCHOLAR PROGRAM**

Access to rotating medical students

 **BUSY, INVITING CITY**

- Regional medical center managed by University Health Care System of Augusta
- Condo to estate housing
- Historical landmarks – Historical Society Genealogy Museum, Old City Cemetery, Brown House Museum where Sherman stayed on his “March to the Sea”
- Other Civil War tourist attractions including re-enactment of the occupation of Sandersville
- Hamburg State Park offers a 225-acre lake with trailer sites
- Beautiful scenery/fresh air
- Excellent public schools
- Neighborly atmosphere
- Low crime rate
- Community cultural affairs

 **RIGHT HERE, RIGHT NOW**

- American Railcar Industries
- Azalea Solar Power Facility
- B & H Transfer Company
- Burgess Pigment Company
- Duraline Corporation
- Howard-Sheppard, Inc.
- Kamin Corporation
- Meltblown Technologies
- Thiele Kaolin Company
- Trojan Battery LLC
- Shared Services Center serving the University System of Georgia’s 35 degree-granting institutions



The Municipal Electric Authority of Georgia (MEAG Power) is a nonprofit, statewide generation and transmission organization. Recognized as one of the leading joint action agencies in the country, MEAG Power is among the top public power companies nationwide in terms of annual net generation, megawatt-hour sales and electric revenue. Its diverse, clean energy portfolio compares favorably with both the state and national averages.

Created by the Georgia General Assembly in 1975, MEAG Power provides reliable, competitive wholesale electricity to its 49 member communities (Participants), who own and operate their local electric distribution systems. MEAG Power also monitors and advocates on energy issues at the state and federal levels on behalf of its Participants.