



# HOGANSVILLE

GEORGIA

Hogansville is the perfect spot on the I-85 corridor, and the city has worked to make sure it has the perfect business environment, too – low taxes, low building costs and easy access to Atlanta’s international airport.



## TAX ALLOCATION DISTRICT CLOSE TO EVERYTHING

- 45 minutes to Atlanta
- 45 minutes to Columbus
- 31 minutes to the Kia Motors Manufacturing Georgia plant
- 59 minutes to Fort Benning
- Under an hour to Atlanta’s universities & colleges
- 20 minutes to major shopping & hospitals
- Little more than 2 hours to Montgomery and Birmingham, Ala.

## ABUNDANT LABOR POOL

- Right to Work Community
- Commuting distance to four major educational institutions
- Free Quick Start custom job training

## LOW PROPERTY TAXES

## SOME OF THE BEST SCHOOLS IN THE STATE

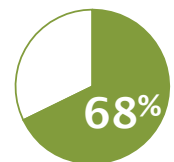
## MULTIPLE BUILDING OPTIONS

- Meriwether Industrial Park
- Land: 2,500 acres around Lake Jimmy Jackson and I-85
- Turkey Run Industrial Development

**COUNTY:** Troup  
**COUNTY POPULATION:** 68,469

## DELIVERED ENERGY

Emissions-Free



## PRO-BUSINESS

- Competitively Priced Electricity
- Development Tax Advantages
- Below Market Rate Financing and Building Sites
- Quick Permitting
- 100% Freeport Inventory Tax Exemption

**CSX RAIL SERVICE** **FULL COMPLEMENT OF UTILITIES**

- \$1.2 million invested in infrastructure improvements
- Water, electricity, natural gas and sewer are community-owned and maintained

 **A SMALL-TOWN JEWEL**

- Thriving business community
- Historically significant properties
- Small-town friendliness
- Multiple cultural activities

 **RIGHT HERE, RIGHT NOW**

- Bo-Tex Sales Corporation
- Conner Industries, Inc.
- Dongwon Autopart Technology Georgia, LLC
- Mando America Corporation
- Middle Georgia Concrete
- Specialty Fabrics & Converting



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.