

# Hogansville

GEORGIA

A MEAG Power Community\*

COUNTY: Troup  
COUNTY POPULATION: 68,469

## PRO-BUSINESS

Competitively Priced Electricity

Development Tax Advantages

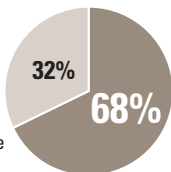
Below Market Rate Financing  
and Building Sites

Quick Permitting

100% Freeport Inventory Tax Exemption

## MIX OF DELIVERED ENERGY

■ Emissions-Free  
■ Fossil



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

## CSX RAIL SERVICE



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## 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



Bo-Tex Sales Corporation

Conner Industries, Inc.

Dongwon Autopart Technology Georgia,LLC

Mando America Corporation

Middle Georgia Concrete

Specialty Fabrics & Converting

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\*MEAG Power (Municipal Electric Authority of Georgia) is one of the country's largest nonprofit public power organizations, with more than \$11 billion in assets and 2069 megawatts of capacity. More than 60% of the energy mix MEAG Power delivers to its communities is emissions-free and environmentally friendly.



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