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# **HOGANSVILLE**

## **WEST GEORGIA'S SWEET SPOT**

*Residents  
and businesses see  
Hogansville as the  
right town in the  
right place.*

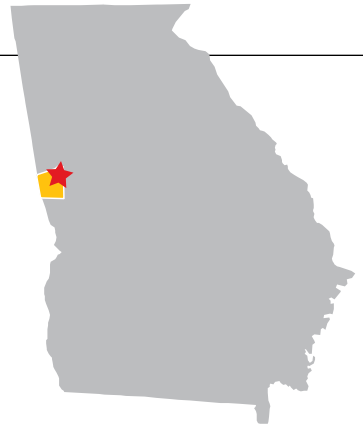
As they say in real estate, location, location, location. Hogansville has a great West Georgia location. Between Atlanta and Columbus, Hogansville is the perfect bedroom community for those who want to work in the big city but enjoy all the charm of a small community. Hogansville is also the perfect location for businesses. Bo-Tex Sales, Carter's and more already have commercial centers in Hogansville. And now, an important supplier to the new Kia Motors plant is joining the town's commercial enterprises. Dongwon Autopart Technology is building a \$30 million facility right outside the city in the Meriwether County Industrial Park. The Dongwon manufacturing plant, slated to be complete by July 2008, will create 300 jobs as well as generate new revenue and bring new residents into the area.

Incorporated in 1870, Hogansville might have been one of West Georgia's best-kept secrets until recently. Today, it is well-positioned to take part in the exciting growth this area of the State is enjoying.



# Fast FACTS

## HOGANSVILLE



**POPULATION:** 2,909

**COUNTY:** Troup – Population 63,245

**UTILITIES:** Electric, gas, water and sewer, solid waste

**TRANSPORTATION:** Hogansville is located off I-85, 45 minutes south of Hartsfield-Jackson International Airport

**WORKFORCE:** The region includes nearby Newnan, LaGrange, West Point and other Troup County communities to supply labor for industry.

**CORPORATE CITIZENS:**

- Bo-Tex Sales Corporation – specialty fabric manufacturer
- Conner Industries, Inc – wood pallets, shipping crates
- Carter's Distribution Center – baby clothing manufacturer
- Middle Georgia Concrete Company – ready-mix concrete

*“Hogansville is excited about the opportunities for our town, and we are working to partner with organizations looking for a great place to grow.”*

Jimmy Jackson  
Mayor

• **Bo-Tex Sales Corporation**, founded in 1987 by Reese “Buck” Bowen, has been a family-owned and -operated business for over 20 years. A specialty niche manufacturer of vinyl-coated polyester, woven-mesh fabrics, Bo-Tex serves the industrial, agricultural, safety, recreational and construction markets.

• **Carter's**, the nation's number-one children's clothing brand, selling over 10 products for every child born in the United States, has a major logistics hub in Hogansville. Carter's, headquartered in Atlanta, is the second-oldest corporation in Georgia. The only one older is Atlanta Gas Light.

# LITTLE TOWN with a BIG ART

In 1937, the Hogansville Royal Theatre in the heart of downtown Hogansville was a regional attraction. The popular Art Deco movie house was the envy of nearby towns. While the '70s saw the Royal's last days for picture shows, the townspeople wouldn't let it go.

In its second life, it is City Hall, home to city administration. Only a town with the arts in its soul could put its civic face and a movie house together.

"We are a quaint arts community," explains long-time real estate investor and art collector John Hardy Jones who believes Hogansville is still "becoming." And he is helping lead the charge. The West Georgia Children's Theatre opened with its first production in March next to the Royal Theatre in a facility owned by Jones, the Royal Arts Center. Jones was also one of the early founders of the Hogansville Charitable Trust, a nonprofit organization that helps the city secure grants and raise money.

Each October Hogansville hosts the Hummingbird Festival, an arts show, concert, dance and silent auction. With 200 vendors and 13,000 Festival visitors, Hogansville showcases its artists and other regional artisans. The Hummingbird competition features artists' interpretations of the Festival namesake. The Festival has generated over \$130,000 which, when used as matching funds, has garnered \$1.2 million in grant monies for city projects such as streetscapes and City Hall renovation.

The culinary arts have a history in this unique town. Once Hollywood's hottest restaurateur,

Patrick Terrail, resides in Hogansville and has been instrumental in attracting well-known regional chefs who demonstrate a variety of cuisines. Terrail is the former owner of Ma Maison in Hollywood, California. His first cooking school, Ma Cuisine, was started with Wolfgang Puck in the 1980s in Hollywood. Terrail's current project is in the literary arts. His tabloid-style magazine, *Out and About 85 South*, covers regional art, entertainment and cultural events.

With city leadership, community volunteers, artists and businesses, Hogansville will become what its stakeholders envision, a cultural and arts center for West Georgia.

Each year an artist contributes his or her work for the Hummingbird Festival poster.





The Victoria Belle Mansion is a popular corporate event and wedding destination.

The 1910 House Quilt Shop, a quilter's paradise, has rooms full of fabric, thread and finished quilts for sale.



## More About **HOMETOWN** **HOGANSVILLE**

The Victoria Belle Mansion is a special events facility minutes from downtown. It is an elegant 1897 antebellum estate located on three exquisitely landscaped acres with vineyards, gardens, fountains and romantic waterfalls.

Hogansville arose from the pre-Civil War plantation of one man, William Hogan. There was a crossroads on his land of two important routes, the north-south railroad between Atlanta and West Point and the east-west road to Augusta. The hub was later incorporated into a town in 1870.

Downtown Hogansville features Clemens & Company, a wifi bookstore and coffee shop, the 1910 House of Quilts, Mimi's Apparel and Design, Born Again Antiques and Van Byars and Son Auction House, among other retail stores.

### **A BETTER HOMETOWN COMMUNITY**

Hogansville is designated as a Better Hometown Community by the Georgia Department of Community Affairs for dedication to its downtown revitalization.

**Location Georgia**, a service of MEAG Power, assists business and industry in relocation and expansion efforts. For more information about Hogansville, call **1-800-WIN-IN-GA.**

