

# Danielsville Tract

Danielsville, GA 30633, Madison County



<b>Total Acres:</b>	131 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	131 AC	<b>Water Main Size:</b>	N/A
<b>Largest Tract:</b>	131 AC	<b>Sewer on Site:</b>	No
<b>Sale or Lease:</b>	Sale	<b>Sewer Main Size:</b>	N/A
<b>Zoning:</b>	Agricultural	<b>Gas on Site:</b>	Yes
<b>Former Use:</b>	Agricultural	<b>Gas Main Size:</b>	2 IN
<b>GRAD Site:</b>	No	<b>Electric Provider:*</b>	Georgia Power

\* Customer will have choice of provider if load is above 900 kW



Source: Georgia Power Economic Development



<b>Job Tax Credit:</b>	\$3,500/job
<b>County Millage Rate:</b>	27.582
<b>County Property Tax:</b>	\$11.03 per \$1000 FMV
<b>Total Sales Tax:</b>	7%
<b>County Freeport:<sup>1</sup></b>	1: 100% 2: 100% 3: 100% 4: 0%

**Incentive Zones**  
Less Developed Census Tract

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



<b>International Airport:</b>	Hartsfield-Jackson Atlanta International, 75.1 miles	<b>Port 1:</b>	Port of Savannah, 186.8 miles
<b>Interstate:</b>	I 85, 14.9 miles	<b>Port 2:</b>	Port of Charleston, 211.6 miles
<b>Rail Provider:</b>	Not rail served	<b>Inland Port:</b>	Inland Port Greer, 80.5 miles
		<b>Intermodal:</b>	Inman Rail Yard, 73.1 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Laborforce	
<b>Madison County:</b>	13,953
<b>Draw Area: <sup>2</sup></b>	168,662

Unemployment Rate	
<b>Madison County:</b>	3.0%
<b>Georgia:</b>	3.4%
<b>US:</b>	3.6%

Average Weekly Wage	
<b>Madison County:</b>	\$816
<b>Draw Area: <sup>2</sup></b>	\$961
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

Source: Georgia Dept. of Labor

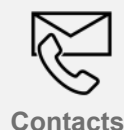


Population	
<b>Madison County:</b>	31,437
<b>Draw Area: <sup>2</sup></b>	351,651

Median Age	
<b>Madison County:</b>	41.9
<b>Georgia:</b>	37.5
<b>US:</b>	39.1

Percent College Degree <sup>3</sup>	
<b>Madison County:</b>	31.3%
<b>Georgia:</b>	44.9%
<b>US:</b>	45.7%

Source: ESRI 2023



**Property Contact:**  
Grant Whitworth  
Whitworth Land Corporation  
706-548-9300  
grantwhitworth@gmail.com

**For more details, contact your local Georgia Power Community Development Manager:**

Andrew Carnes  
Georgia Power Community & Economic Development  
470-654-7556  
acarnes@southernco.com

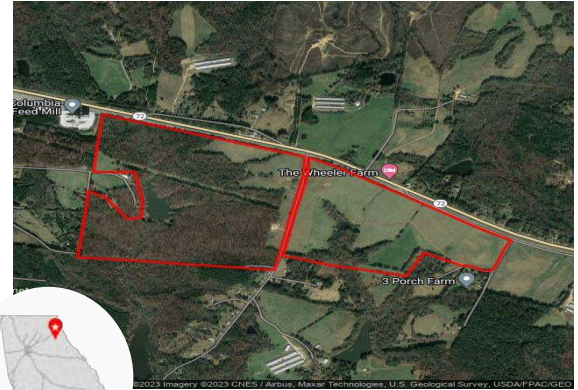
<sup>1</sup> Level 1 - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

<sup>2</sup> Includes county and adjoining counties <sup>3</sup>Population 25 and older with an Associates degree or higher

This information is provided "as is" without warranty of any kind either express or implied.

# Burdette-Comer Site

Comer, GA 30629, Madison County



<b>Total Acres:</b>	326 AC	<b>Water on Site:</b>	No
<b>Remaining Acres:</b>	326 AC	<b>Water Main Size:</b>	N/A
<b>Largest Tract:</b>	105 AC	<b>Sewer on Site:</b>	No
<b>Sale or Lease:</b>	Sale	<b>Sewer Main Size:</b>	N/A
<b>Zoning:</b>	Agricultural	<b>Gas on Site:</b>	Yes
<b>Former Use:</b>	Agricultural	<b>Gas Main Size:</b>	2 IN
<b>GRAD Site:</b>	No	<b>Electric Provider:*</b>	Georgia Power

\* Customer will have choice of provider if load is above 900 kW

Source: Georgia Power Economic Development



<b>Job Tax Credit:</b>	\$3,500/job
<b>County Millage Rate:</b>	27.582
<b>County Property Tax:</b>	\$11.03 per \$1000 FMV
<b>Total Sales Tax:</b>	7%
<b>County Freeport:<sup>1</sup></b>	1: 100% 2: 100% 3: 100% 4: 0%

**Incentive Zones**  
Less Developed Census Tract  
New Market Tax Credit

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



<b>International Airport:</b>	Greenville Spartanburg International, 76.5 miles	<b>Port 1:</b>	Port of Savannah, 177.8 miles
<b>Interstate:</b>	I 85, 23.2 miles	<b>Port 2:</b>	Port of Charleston, 202.5 miles
<b>Rail Provider:</b>	CSX	<b>Inland Port:</b>	Inland Port Greer, 79.2 miles
		<b>Intermodal:</b>	Inman Rail Yard, 79.1 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Laborforce	
<b>Madison County:</b>	13,953
<b>Draw Area: <sup>2</sup></b>	168,662

Unemployment Rate	
<b>Madison County:</b>	3.0%
<b>Georgia:</b>	3.4%
<b>US:</b>	3.6%

Average Weekly Wage	
<b>Madison County:</b>	\$816
<b>Draw Area: <sup>2</sup></b>	\$961
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

Source: Georgia Dept. of Labor

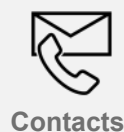


Population	
<b>Madison County:</b>	31,437
<b>Draw Area: <sup>2</sup></b>	351,651

Median Age	
<b>Madison County:</b>	41.9
<b>Georgia:</b>	37.5
<b>US:</b>	39.1

Percent College Degree <sup>3</sup>	
<b>Madison County:</b>	31.3%
<b>Georgia:</b>	44.9%
<b>US:</b>	45.7%

Source: ESRI 2023



**Property Contact:**  
Anna Strickland  
Madison County Chamber of Commerce  
706-795-2191  
astrickland@madisoncountyga.org

**For more details, contact your local Georgia Power Community Development Manager:**  
Andrew Carnes  
Georgia Power Community & Economic Development  
470-654-7556  
acarnes@southernco.com

<sup>1</sup> Level 1 - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

<sup>2</sup> Includes county and adjoining counties <sup>3</sup> Population 25 and older with an Associates degree or higher  
This information is provided "as is" without warranty of any kind either express or implied.