



# Advanced Technology Park

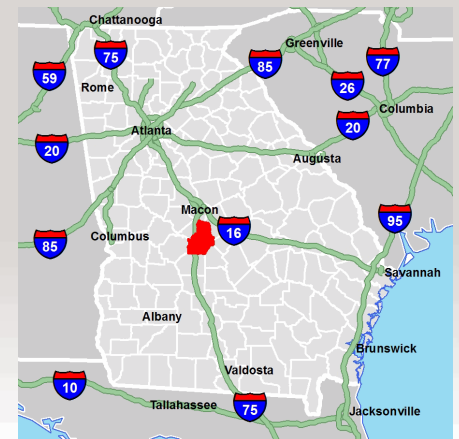
Warner Robins, Houston County - Georgia

## SITE DETAIL

### For More Information Contact:

**Georgia Power**  
Community and Economic Development  
404-506-2216  
econdevga@southernco.com

**Morgan B. Law**  
Houston County Development Authority  
478-923-5470  
law@houstoncountyga.net



## GENERAL INFORMATION

### Property

Available: 3.88 Acres  
Total: 220.00 Acres  
Largest Tract: 1.53 Acres  
Largest Rail Tract: Acres  
Zoning: Office & Institutional  
Fire Insurance Rating: Class 3  
Updated: 11/14/2008  
ID: 15305

### Location

Atlanta: 85 mi.  
Albany: 81 mi.  
Columbus: 70 mi.  
Macon: 16 mi.

### Land Use

North: Mixed Use  
South: Residential  
East: Mixed Use  
West: Residential

### Taxes

Inside City Limits? Yes  
Effective Property Tax: \$15.74  
per \$1,000 FMV  
Millage Rate: 39.35  
Freeport:  
Category 1: 100.00%  
Category 2: 100.00%  
Category 3: 100.00%  
Job Tax Credit: \$1250 per job.  
Investment Tax Credit: 1.00%

### Nearest Technical College

Middle Georgia Technical  
College: 3.38 MI

### 10 Mile Workforce Stats

Population: 150,005  
Registered Applicants: 47,423  
Median HH Income: \$49,113  
County Avg. Weekly Wage:  
\$645

### Incentive Zone(s)

None

## TRANSPORTATION

### Highways

I-75: 3 mi.  
I-475: 10 mi.  
US-41: 1 mi.  
US-129: 5 mi.  
GA-11: 1 mi.  
GA-247-CONN: 0 mi.

Direct Access:  
Smithville Church Road  
Houston Lake Road

### Intermodal Service

Atlanta: 90 mi.  
Fairburn: 84 mi.

### Railroad(s) at Site

### Public Transportation

#### Port Access

Savannah - Garden City GA  
152.87 mi.  
Savannah - Ocean Term. GA  
154.39 mi.  
Brunswick - Col. Is. GA  
163.27 mi.

### Airports

International  
Hartsfield-Jackson Atlanta International: 83  
Savannah/Hilton Head International: 149 mi  
Commercial  
Middle Georgia Regional: 6 mi.  
Columbus Metropolitan: 73 mi.  
General Aviation  
Middle Georgia Regional: 6 mi.  
Perry - Houston County: 8 mi.

## UTILITIES

### Water

Provider: City of Warner  
Robins  
Line Size: 12 in.  
Location: Houston Lake Road  
Distance from site: 0.00 mi.  
Excess Capacity: 3.97 mgd.

### Sewer

Provider: Warner  
Robins-Ocmulgee River  
WPCP  
Line Size: 12.00 in.  
Location: Houston Lake Road  
Distance from site: 0.00 mi.

### Electrical Service Area

Flint Energies

### Telecom Provider(s)

### Natural Gas

Local Distributor: City of Warner  
Robins  
Line size: 8 in.  
Distance from site: 0.00 mi.  
Supplier: Municipality

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SITE DETAIL



0 0.5 1 Miles

0 0.5 1 Kilometers

Source: ESRI, 2005,2006

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