

Industrial Land for Sale

Meriwether Park Drive, Hogansville, GA 30230

± 20.41 Acres
Available



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TAMARACK
INVESTMENTS

BroadPoint
PARTNERS

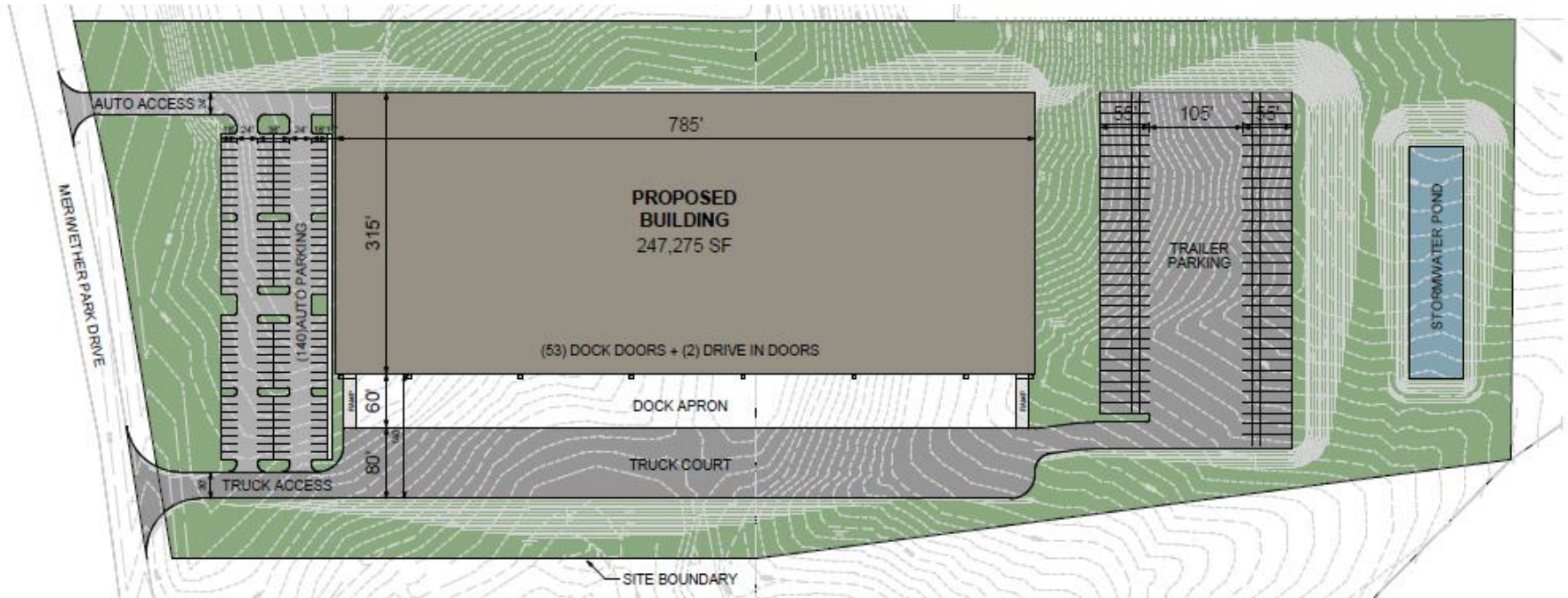


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|--------|--------------------|--------|-------------------------|-------------|---------------------|
| Market | Atlanta I-85 South | Size | ± 20.41 Acres | Sewer | Hogansville LAS |
| County | Meriwether County | Access | 0.9 miles to I-85 | Electric | Diverse Power |
| Zoning | Industrial | Water | Hogansville Water Plant | Natural Gas | City of Hogansville |

Proposed Building Specifications & Site Plan

Industrial Land for Sale

| | |
|-----------------------|------------------|
| Proposed Footprint | 247,275 SF |
| Land Area | ± 20.41 Acres |
| Office | BTS |
| Proposed Clear Height | 32' |
| Dock High Doors | 53 |
| Drive In Doors | 2 |
| Auto Parking | 140 spaces |
| Trailer Parking | 63 spaces |
| Zoning | Industrial |
| Construction | Concrete Tilt-Up |
| Truck Court | 140' |





Access & Drive Times

Industrial Land for Sale



This property offers a strategic location with significant logistical advantages. Its proximity to major transportation routes ensures efficient distribution channels, reducing transit times and costs. The area is known for its business-friendly environment, providing potential economic incentives and support for industrial operations. Additionally, the region boasts a skilled labor pool, facilitating recruitment and operational efficiency. Overall, this location combines accessibility, supportive infrastructure, and a conducive business climate, making it an ideal choice for industrial development.

INTERSTATES



I-85...0.9 mi
I-285...41 mi

PORTS



Savannah...253 mi
Mobile...277 mi

AIRPORTS

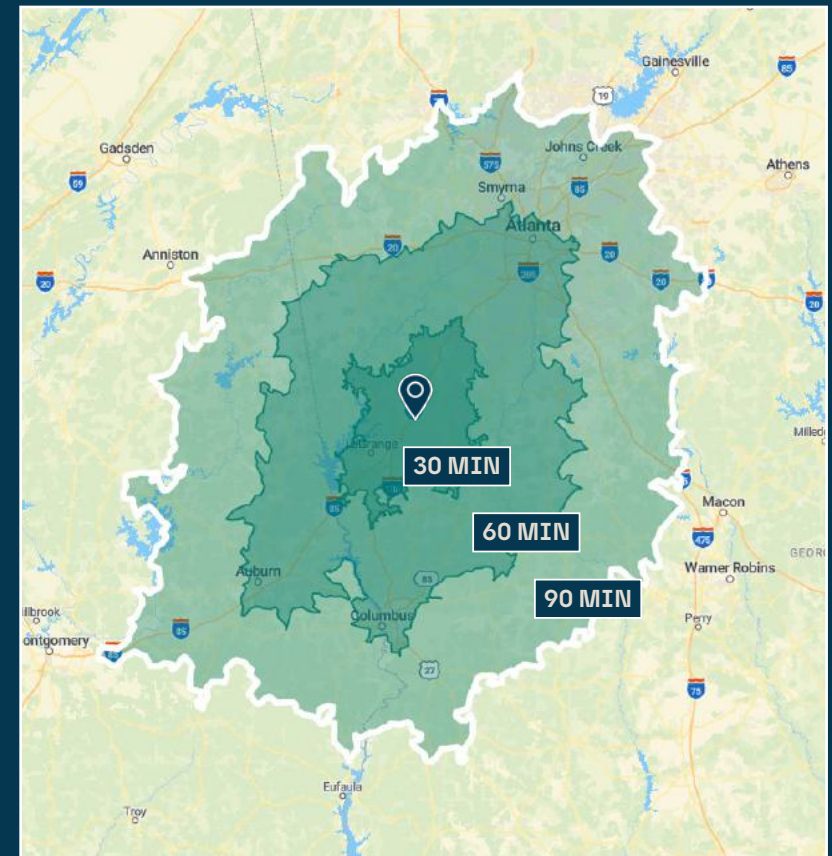


LGC...19 mi
ATL...44 mi

CITIES



Atlanta...50 mi
Columbus...55 mi





Freeport Tax Exemption

- Companies benefit from a 100% exemption on inventory taxes for raw materials, goods-in-process, and finished goods, both held by the manufacturer and shipped out of state, administered annually through a simple declaration process.



Job Tax Credits

- Meriwether County is designated as a Tier 1 county in Georgia, offering job tax credits of \$4,000 per job, per year for up to 5 years - totaling up to \$20,000 per job - which can be applied toward state corporate income tax or payroll withholding.



Industrial Revenue Bond Financing & Tax Abatement

- The Meriwether County Industrial Development Authority (MCIDA) can issue Industrial Revenue Bonds (IRBs) to finance land, buildings, improvements, and equipment, with a structured property tax phase-in that offers reduced payments in the early years — gradually increasing over a 5–10 year period — before the property is deeded back to the company at the full tax rate.



Quick Start Workforce Training

- Georgia's top-ranked workforce development program offers customized, job-specific training at no cost, delivered in partnership with West Georgia Technical College.



Hands-On Local Support

- MCIDA and BroadPoint Partners provide personalized guidance, with state project managers available to help tailor your incentive package and support you through site selection, application processes, and workforce connections.

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