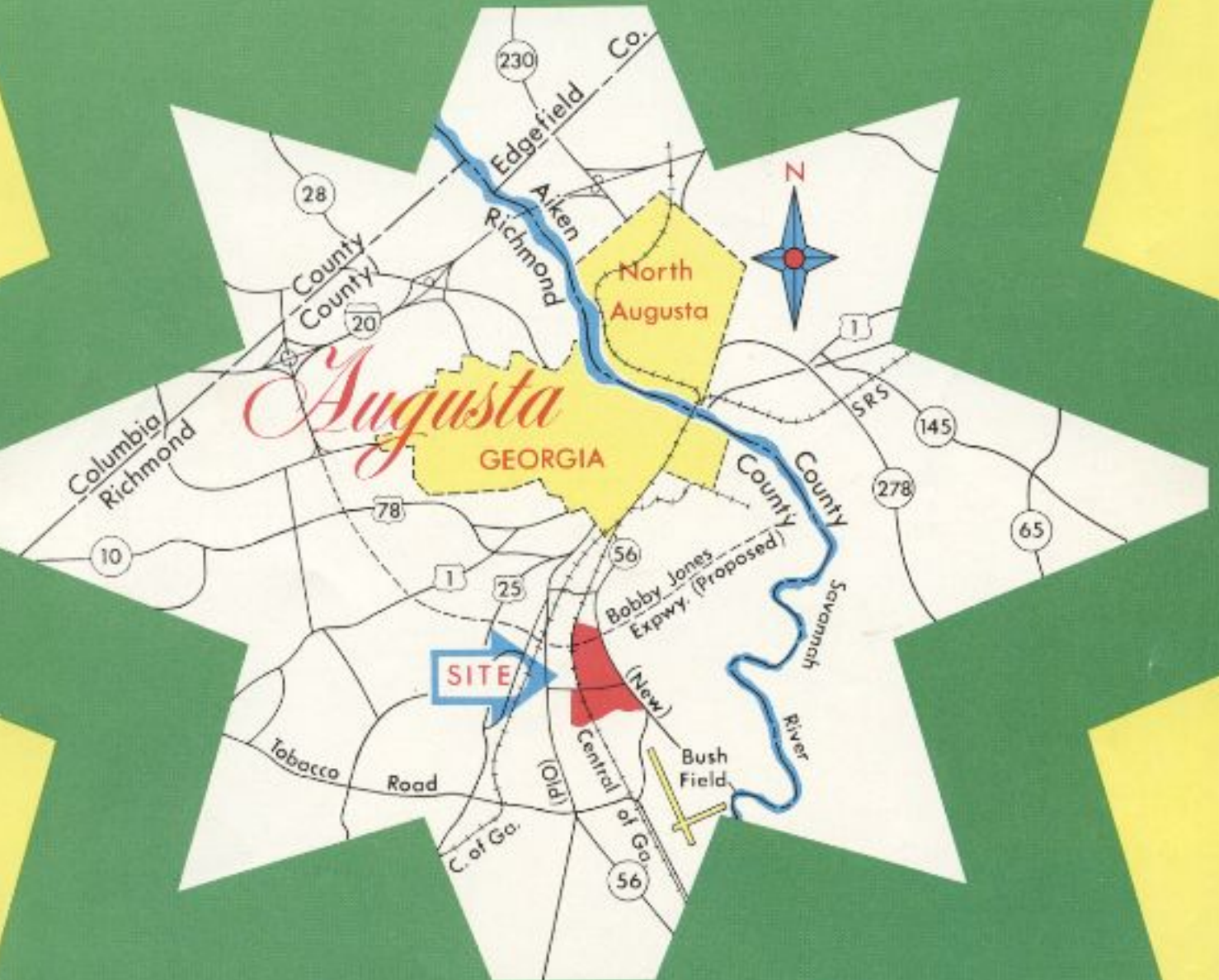


AUGUSTA SOUTHERN MIRACLE MILE

Industrial District



SOUTHERN

GIVES A GREEN LIGHT TO INNOVATION



SOUTHERN RAILWAY SYSTEM
INDUSTRIAL DEVELOPMENT

P.O. Box 1808 Washington, D.C. 20013

Augusta Southern Industrial District

Located near Augusta, Georgia, on Ga. Highway 56. Augusta-Southern Industrial District is about 4 miles south of Augusta. Of an original acreage of 560, there are still 335 acres available. The surrounding territory is made up of industrial, commercial and residential development. Topography varies from 120 to 145 MSL. There are no known flood hazards.

The following utilities are in service:

Electric Power – Georgia Power Company – 13.8 to 115 kv voltage, based on customer's requirements.

Natural Gas – Atlanta Gas Light Company – 4 and 10 inch lines on site.

Water – City of Augusta/Richmond County Water Works – 12 and 14 inch lines on site.

Sewerage Disposal – Treatment facility operated by City of Augusta. Capacity of 28 mgd and 36 inch line on site.

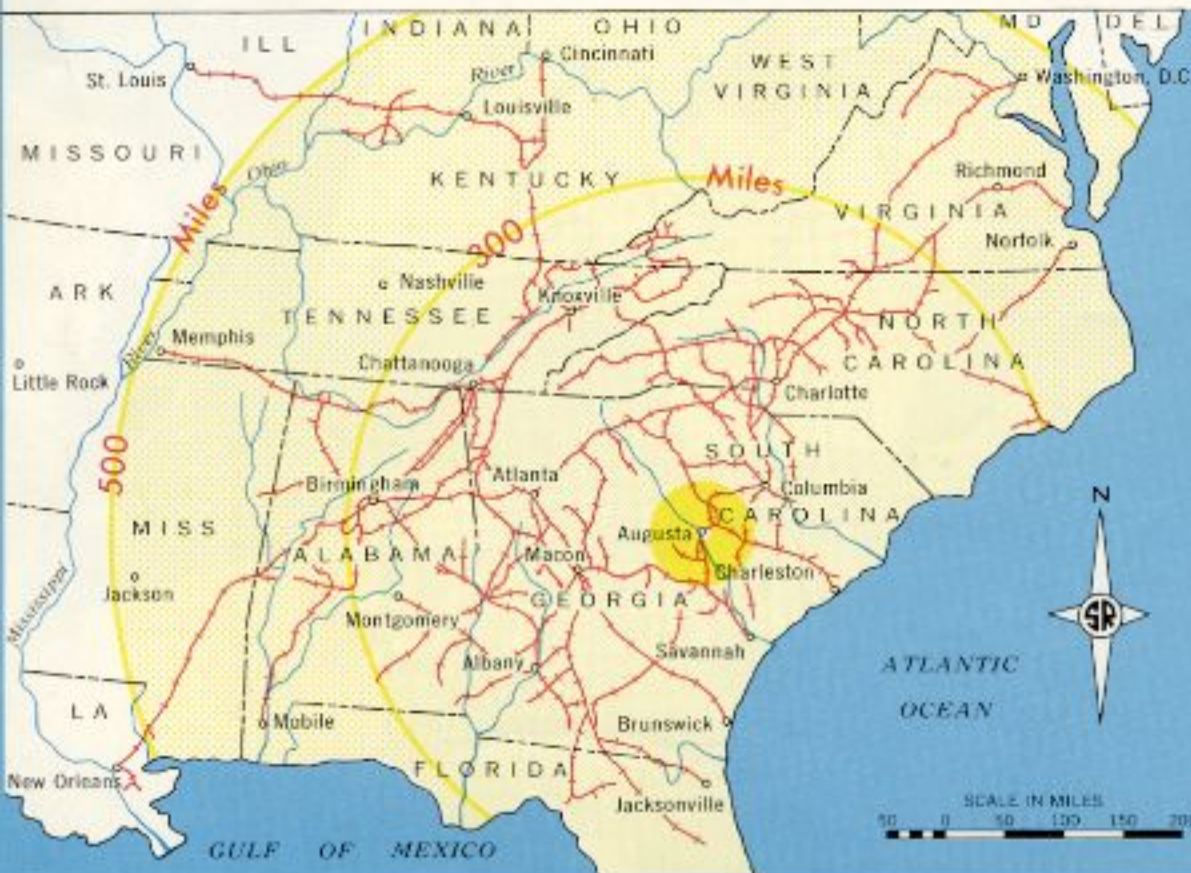
Transportation is convenient: Railroad service provided by Southern Railway System. Accessible (via Ga. 56) to Highways: I-20; US-1, 25, 78, 278; Ga. 4, 10, 21, 28, 88, 104, 121, 402. Air service is available at Bush Field, approximately one mile from Augusta-Southern Industrial District.

Firms In Residence & Proposed

B. J. Fibers
Dillard Paper Company
E. I. du Pont Nemours & Co.
Dymo Industries, Inc.
E-Z Go Cart Div. of Textron, Inc.

J & J Corrugated Box Corp.
Kendall Company
S. H. Kress & Company
Monsanto Company

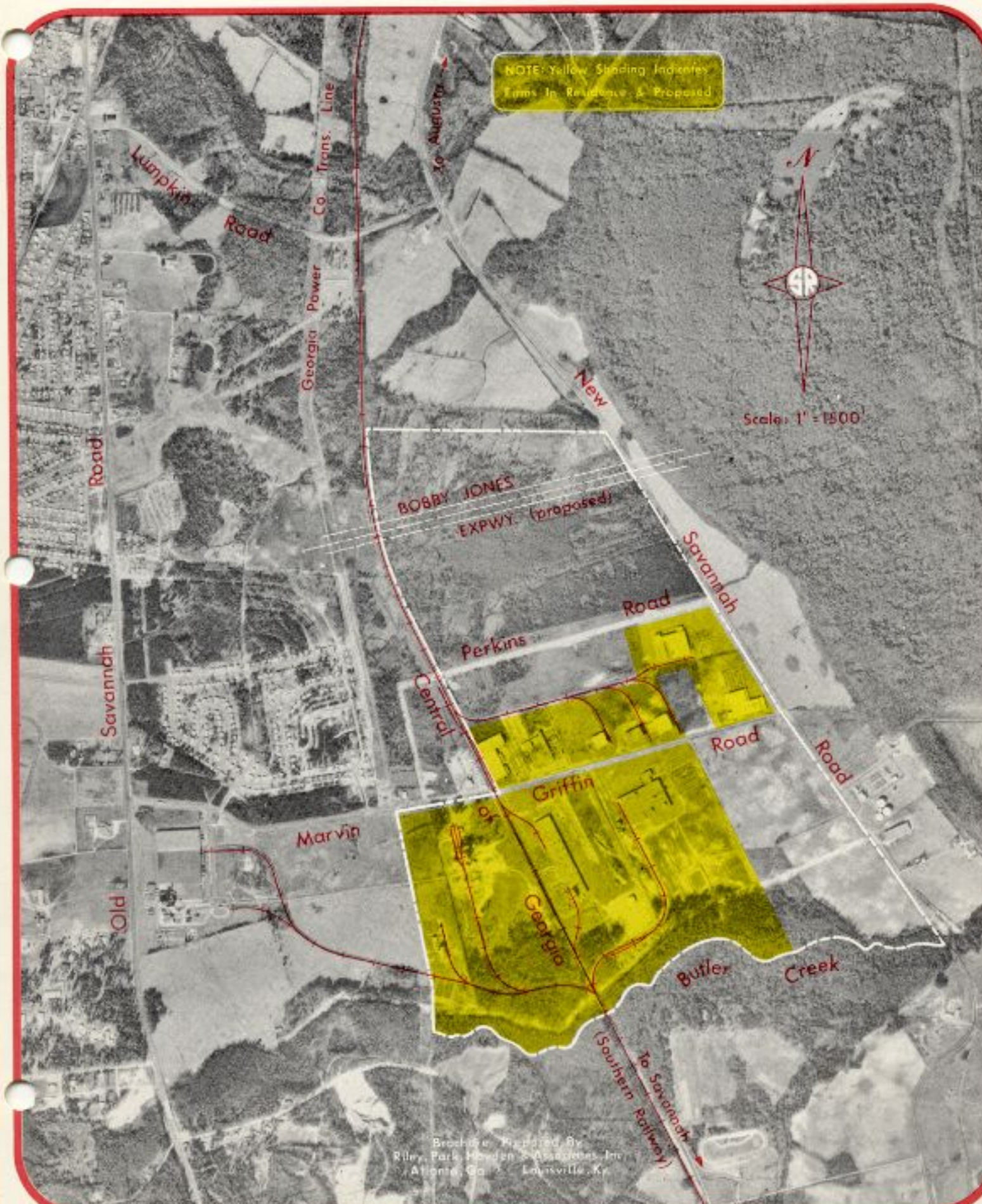
Murray Biscuit Company
Oxford Filing Supply Company
Paper Products Company
Ryder Truck Rental, Inc.



**The
Southern
Serves
The
South**

AUGUSTA SOUTHERN

Industrial District



NOTE: Yellow Shading Indicates Farms In Residence & Proposed

Scale: 1" = 1500'

Brochure Prepared By
Riley, Park, Hadden & Associates, Inc.
Atlanta, Ga. Louisville, Ky.

HIGHLIGHTS OF METROPOLITAN AUGUSTA

● Population

Year	Augusta	Richmond County, Georgia
1960	70,626	135,601
1970	54,483*	164,201*

*Preliminary

Augusta is a Standard Metropolitan Statistical Area comprised of Richmond County, Georgia, and Aiken County, South Carolina. Within a 40-mile radius of Augusta the population is estimated at 254,200.

● Labor

Metropolitan Augusta offers a labor market totaling 103,800, of which 29,800 are engaged in manufacturing. Unemployment is an estimated 3.9 percent of the labor force. Availability is based on a 6-county area surrounding Augusta.

● Business

Augusta is a manufacturing city and also a municipal business center for the east-central Georgia area. There are 9 commercial banks and 3 savings and loan associations. In Augusta's retail and wholesale trade area there is an estimated 376,000 population.

● Transportation

Augusta is served by important rail, highway, air and water transport facilities. SOUTHERN RAILWAY (and CENTRAL OF GEORGIA) plus two other railroads serve Augusta. SOUTHERN'S service includes freight and rail-highway (trailer) schedules. Three commercial airlines operate 63 flights per day at Augusta's Bush Field (Municipal) Airport.

● Growth

Growth	1960	1970
Electric Customers	40,140	56,035
Gas Customers	20,014	38,000
Retail Sales (\$000)	189,871	400,922 (1969)
Building Permits (\$000)	10,263	43,527
Postal Receipts (\$000)	1,557	3,147
Bank Deposits (\$000)	117,421	292,040

● Taxes

Income - 6% of taxable net income.

Real and Personal Property - Richmond County assessed at 40% of fair market value. Rates per \$100 evaluation - \$4.00, including \$.025 per \$100 State ad valorem. New plants can apply for certain tax rate reductions during first five years.

License or Occupation - \$10 to \$500 for net worth in State between \$10,000 and \$1,000,000 and \$750 to \$5,000 for net worth \$1,000,000 to \$22,000,000 and over.

Sales and Use - 3%. Most industrial purchases exempt (on application).

● Utilities

Electric energy is supplied by Georgia Power Company. Natural Gas is served by Atlanta Gas Light Company. Water for municipal system comes from Savannah River. A county system, drawing from 12 deep wells and the city system, supplies industrial areas outside City.

● Liveability

Situated on the Savannah River, 145 miles from the Atlantic Ocean, Augusta has an altitude range of 135 to 440 feet MSL. Temperatures average 47.6 degrees in January and 80.7 degrees in July, for an annual average of 64 degrees. Average annual rainfall is 44.8 inches. Absence of long periods of extreme temperatures makes for lower heating, cooling and construction costs.

● Education

City and County schools are operated as one system, including 37 elementary, 8 junior high and 6 high schools. Students total approximately 33,000. There are in addition 8 private schools, half of them parochial. Two area Voc-Tech Schools plus 5 colleges (including branches of the University of Georgia and a community college) are available.

FOR ADDITIONAL INFORMATION CONTACT

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