

# Bleckley County – City of Cochran Development Information



## Industrial Park Overview

The Bleckley-Cochran Industrial Development Authority (IDA) owns and manages the Bleckley-Cochran Industrial Park, which is located on Jac Arts Road. The park features two existing access roads and offers a wide range of development-ready parcels, from a few acres to more than 200 acres. The full site totals 274 acres, consisting primarily of cultivated land and woodland, with only 10 acres of wetlands. **The IDA Park is actively pursuing GRAD (Georgia Ready for Accelerated Development) certification, further enhancing its readiness and appeal for industrial development.**

## Strategic Location

Cochran-Bleckley County is centrally located in Georgia, bordered by Twiggs County (north), Laurens County (east), Dodge and Pulaski Counties (south), and Houston County (west). The industrial park benefits from exceptional transportation access with U.S. 23/GA 87 and:

**Interstate 16** – 15 miles (15 minutes)

**Interstate 75** – 30 miles (40 minutes)

**Port of Savannah** – 145 miles (2.5 hours)

**Port of Brunswick** – 150 miles (2.5 hours)

The Hartsfield-Jackson Atlanta International Airport is about 2 hours away, and the Middle Georgia Regional Airport is 40 miles away with a runway length of 6,501 feet. Cochran Airport is only 5 miles from the Park with a runway length of 3,202 feet.

## Rail Access

One of the park's most valuable assets is its Class I Norfolk Southern rail access. The line borders the entire eastern edge and wraps along the northern boundary of the property, making it highly attractive for manufacturers and distributors.

## Business Incentives & Workforce

Tier One County – Job Tax Credit Program

Federal Opportunity Zone designation

Freeport Inventory Tax Exemption – Level 1 (raw materials and in-process goods)

## Demographics

Bleckley County has a population of 12,583 (U.S. Census, 2020) and is part of a regional labor force exceeding 115,000 workers (Georgia DOL).

## Utilities

The IDA Park is fully served with a dedicated 4-inch high-pressure steel natural gas line/service, along with water, sewage, fiber, and EMC power connections.

## Education & Workforce Training

- Bleckley County School System serves 2,500+ students (K–12) across five schools.
- Middle Georgia State University – Cochran Campus: bachelor's degrees (biology, business administration, criminal justice, health services administration, etc.), associate degrees (financial technology, music, political science, etc.), and certificates (web design, cybersecurity).
- Middle Georgia State University – Eastman Campus: aviation programs including professional flight, air traffic control, and airport management, plus applied science degrees and certificates in aircraft maintenance, avionics, and structures.
- Oconee Fall Line Technical College (Dublin) and Central Georgia Technical College (Macon) deliver Georgia's Quick Start workforce training program, offering world-class customized training free of charge to qualified companies.

## Healthcare

Bleckley Memorial Hospital, a nonprofit Critical Access Hospital, provides 24-hour emergency care, swing bed rehabilitation, and outpatient services including laboratory, physical therapy, and medical imaging.

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