



new and established business clusters

strategically positioned for growth

highly educated workforce



# welcome TO UNION CITY



strengthening our community by  
creating and retaining jobs



15 minutes to Atlanta



gaining the  
attention of  
top businesses



**UC** ECONOMIC DEVELOPMENT  
**UNION CITY**  
WHERE BUSINESS MEETS THE WORLD

# Welcome to Union City



The City of Union City works diligently to enhance job growth and to promote business stability. Only 10 miles from the Hartsfield-Jackson Atlanta International Airport, Union City is a perfect place for new and existing businesses. It is one of the most influential sub-markets in the southern region of the Metro-Atlanta area. With an array of services and retail uses, businesses are continuing to thrive in the City's business market. Economic development is a critical component in strengthening our community and creating and retaining jobs.

## Why Union City?

Union City has gained the attention of top businesses and developers from around the country. For years, some of the most leading and innovative companies have become highly invested in various locations throughout the City. The Community has a distinctive blend of new and established business clusters that are strategically designed to succeed. Its success is due, in part, to local and regional resources, a highly educated workforce, competitive incentives, and state-of-the-art industrial parks.

With a strategic location, successful businesses, and unique retail developments companies are continuously investing in Union City. The City is dedicated to advancing its quality of life and making the area a regional entertainment and shopping destination.

## Strategically Positioned for Growth

State Route 138 spans five miles within the City and is a major community asset. The corridor continues to attract visitors utilizing the area as a retail destination and as an important travel route. According to the Georgia Department of Transportation (GDOT), the 138 Corridor generated an Annual Average Daily Traffic Flow (AADTF) of 31,290 trips in 2009. This number is incredibly telling. Consider, for example, the fact that the corridor's traffic flow exceeds that of Camp Creek Marketplace. The Marketplace has an annual sales tax revenue of \$200 million dollars but only carries an AADTF of 28,800 trips. Hence, Union City's high AADTF rate in tandem with the success of the commercial industry in South Fulton ensures that the municipality is strategically positioned for growth.



The City is dedicated to advancing its quality of life



# Distinctions

Landed first Opportunity Zone Tax Credit Program in Metro Atlanta

Perfectly positioned 15 minutes from Downtown Atlanta and 10 miles from the airport

Prime location for new development and redevelopment and includes highly visible and available properties along South Fulton Pkwy and Interstate-85

Close proximity to Metro Atlanta's education and job training resources

Growing economic base manifesting in the acquisition of several companies including a new state of the art bio pharmaceutical facility and a 960,000-square-foot distribution center

Expanding job sector and diverse opportunities culminated in approximately 1,000 positions being added within the last year

One Hundred percent increase in land space within the past four years as a result of annexations creating opportunities for growth

New and convenient pedestrian access points from an intensive City-wide capital improvement program

Several vital transit options (e.g. MARTA, CSX Railroad System)

High quality recreational amenities comprising a recently enhanced park and trail system, an 18-Hole Golf Course, and a thriving 500-acre senior housing facility

A booming housing infrastructure with homes ranging in the Mid-\$200K

Recently designated as a Georgia Foreign Trade Zone (GFTZ)

Commercial District infrastructure improvements through Tax Allocation District (TAD) funding



## Local Development Incentives

### Tax Allocation District

The Union City Tax Allocation District (TAD) is a proposed 600-acre mixed-use development plan that gears highly on redevelopment and local infrastructure improvements. The proposed Union City Town Center surrounds Union Station Mall, a portion of the SR-138 corridor, and Royal South Parkway. With the district's parallel position and access to I-85, it is a strong candidate for major businesses and industrial investments.

### Opportunity Zone

The Opportunity Zone was approached as a method to attract businesses by promoting job tax credits up to \$3,500.00 per job created until 2019. As a part of the Opportunity Zone Tax Credits, businesses participating in the program may claim excess credit against their annual withholding taxes.

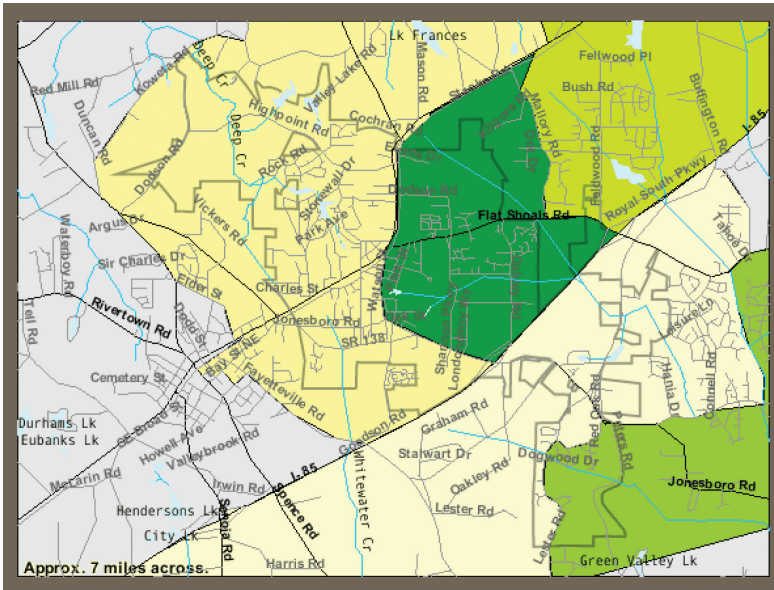
### Foreign Trade Zone

As a federally designated site, the Georgia Foreign Trade Zone (GFTZ) was created to help businesses remain competitive, reduce processing fees and enhance the movement of goods in a global marketplace. Participation in the FTZ opportunity allows companies to decrease customs costs, by lowering averting or deferring duties on products assembled, distributed, or exported from the United States.

### Business License Fee Maximum (\$35,025.00 max)

Each type of business is assigned to a profit class based on the profitability ratio for that business category. The maximum annual business license fee is thirty-five thousand dollars (\$35,000.00) with an additional twenty-five dollar (\$25.00) processing fee.

# Persons Per Square Mile



## LEGEND

Data Classes  
Persons/Sq Mile

- 558-558
- 653-653
- 731-731
- 1139-1139
- 1566-1566

## FEATURES

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

## Public Safety & Utility Services

- WATER..... CITY OF UNION CITY & CITY OF ATLANTA
- SEWER ..... CITY OF UNION CITY & FULTON COUNTY
- POWER..... GEORGIA POWER & GREYSTONE POWER
- POLICE ..... UNION CITY POLICE DEPARTMENT
- FIRE..... UNION CITY FIRE DEPARTMENT
- FIRE INSURANCE RATING..... 4
- AMBULANCE & PARAMEDIC ..... RURAL METRO AMBULANCE



## Transportation

### Major Highways:

- Interstate 85
- Highway 138 (Jonesboro Road)
- Highway 92 (Campbellton Fairburn Road)
- Highway 29 (Roosevelt Highway)
- Georgia State Route 14 (South Fulton Parkway)

### Bus Services:

MARTA

### Airport:

Hartsfield-Jackson Atlanta International Airport  
(10 mile radius)



Median Household Income

**\$53,119**

Source: ESRI 2009

Median Age

**32.0**

Source: ESRI 2009

The Green Manor  
One of Union City's  
most treasured  
landmarks.

**Tax Information**

City of Union City ..... 9.5 mils  
Fulton County ..... 10.28 mils  
State.....0.25 mils

**Demographics**

GENDER

Males ..... 46.9%  
Females ..... 53.6%

Source: ESRI 2009

**Major Employers**

Christian City ..... 355  
Wal-Mart ..... 330  
Kraft Foods..... 247  
Dendreon ..... 200  
Gene Evans Ford..... 200  
Kroger..... 199  
Universal Forest Products.....185  
Mortensen Woodworking .....165  
Sears ..... 144  
Nissan of Union City..... 120  
Delmonte Corporation..... 92  
Newell Rubbermaid.....91

**Population**

**21,189**

Source: ESRI 2009

## Existing Land Use in Union City

CATEGORY	ACRES	% OF TOTAL
Residential	2,049	17%
Multi-Family Residential	390	3%
Commercial	606	5%
Industrial	947	8%
Public/Institutional	338	3%
Parks/Recreation/Conservation	335	3%
Transportation/Communications/Utilities	782	7%
Vacant/Undeveloped	6,297	54%
Total	11,659	100%

Source: Union City Comprehensive Plan 2030 (In Part)

The State Route 138 (SR-138) corridor continues to attract visitors utilizing the City as a destination point and as an important travel route.



# Testimonials

“At Dendreon, we’re glad to be a new member of the Union City community. The Union City immunotherapy manufacturing facility is one of three in which we manufacture a novel cancer therapy and we anticipate employing several hundred employees in the region. Union City provides us with easy access to the airport and freeway, and availability of prime space.”

**Heidi Hagen, Dendreon,  
Senior Vice President, Operations**

“Union City provides us with ideal access to one of the best airports in the country. This ensures we can respond to critical customer needs anytime of the day.”

**Gregg Knowles, Caterpillar,  
Operating Manager,  
Logistics Center Manager**

“Union City has been a great place to do business. We relocated to take advantage of the convenience to metro Atlanta, a world-class airport and access to a diverse base of skilled employees. We are very pleased with our partnership.”

**Morgan Hill, Newell Rubbermaid,  
General Manager, Southeast  
Regional Distribution Center**

“The employees of the Atlanta Distribution Center are pleased to live and work in Union City. Also supporting local businesses, this center will continue to play a vital role helping to build a better future ...”

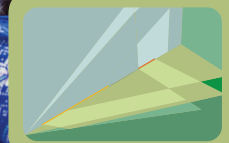
**Epifanio Figueroa, GE Energy,  
Manager, Distribution Center**

“Costco Depot is a leading warehousing company of consumer and commercial products. The City of Union City provides location and infrastructure to allow our company to grow successfully.”

**Chris Talbot, Costco,  
Assistant Manager, Atlanta Depot**

# Education (Region)

Elementary and Middle School.....	3
High School .....	2
Charter School .....	1
Technical College .....	1
University .....	1



# Government

**Ralph Moore, Mayor**

**City Council:**

- Angelette Mealing, Mayor Pro Tem
- Shirley Jackson, Councilwoman
- Brian Jones, Councilman
- Vince R. Williams, Councilman

**City Manager:**

Steven Rapson

**Economic Development and Community Development Department:**

- Ann Lippmann, AICP, Director
- Shayla Harris, Senior City Planner

For additional information please contact our

Economic Development Department at 770-515-7818 or  
at [ucgrowth@unioncityga.org](mailto:ucgrowth@unioncityga.org).

5047 Union Street • Union City, GA 30291

[www.unioncityga.org](http://www.unioncityga.org) • 770-964-2288

