This one-of-kind community is all about more – more incentives to attract growth; more advanced-process workers; more educational support; more building sites; more logistics, plus high-tech communication and recreational treasures.

WORK-READY LABOR
- Highest Tier 1 Job Tax Credits
- More than 77,000 workers in metro area
- Home to nation’s fourth largest Job Corps Center
- Employees trained in advanced-process manufacturing, logistics and distribution
- One of the first to earn Certified Work Ready designation

LOCAL, WELL-FUNDED JOB CREATION FUND

ACCESS TO AIR, WATER, RAIL AND EXPRESS HIGHWAYS
- Southwest Georgia Regional Airport: second largest cargo center in the state (passenger service also provided)
- 30 minutes to Cordele Inland Port with direct rail link to Port of Savannah
- Rail connections through Norfolk Southern and Georgia & Florida Railway; two switching yards
- Four lane roadways to I-75, I-10, I-85 & I-95

HOME TO FIVE HIGHER EDUCATION INSTITUTIONS
- Albany State University
- Albany Technical College
- Troy University

COUNTY: Dougherty
COUNTY POPULATION: 92,493

MIX OF DELIVERED ENERGY
- 18% Emissions-Free
- 82% Fossil

LEARN MORE.
WATCH OUR ALBANY COMMUNITY VIDEO.
MEAG Power (Municipal Electric Authority of Georgia) is one of the country’s largest nonprofit public power organizations, with more than $8 billion in assets and 2069 megawatts of capacity. More than half of the energy mix MEAG Power delivers to its communities is emissions-free and environmentally friendly.

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A MEAG Power Community*

ADVANCED COMMUNICATION INFRASTRUCTURE
Access to a city-owned fully fiber optic telecommunications infrastructure that currently spans several counties with High-Speed Internet Service options up to 40000Mbps (40Gbps) from advanced communication infrastructure.

RANKED ONE OF THE LOWEST IN GEORGIA FOR OVERALL COST OF UTILITIES
- Natural gas, water, electricity, telecommunication, sewer and full-service solid waste utilities are community-owned and maintained.
- The City’s activated sludge wastewater treatment plant is rated at 32 MGD, has approximately 10 MGD of unused capacity, and sewer rates consistently rank in the lower 25% for similarly sized and larger communities.

READY FOR OCCUPANCY/REDEVELOPMENT BUSINESS SITES
- Available low-cost industrial space
- Georgia Ready for Accelerated Development (GRAD) site
- Industrial parks served by fiber optic networks

ABUNDANT WATER
The Floridian aquifer supplies one of the world’s most prolific sources of water, which translates into cost-efficient pricing for industry use.

AWARDS
- “Center of Excellence for Logistics”
- “Best Small Place to Do Business”
- “Dedicated Destination for Defense”
- “Top 100 Most Logistic Friendly Cities”
- “Best Small Places for Business and Career”

PICTURE-PERFECT LIFESTYLE
- Lowest average median home price of Georgia’s 15 metro areas
- Regional healthcare hub
- Satellite campus of Georgia Regents University
- Teaching center for University of Georgia School of Pharmacy
- Historic downtown
- Riverfront Master Plan
- Local private/public partnerships
- Flint River recreational activities

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