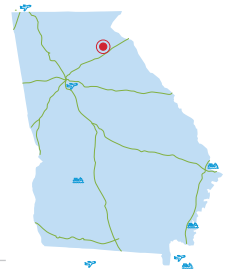




COMMERCE

GEORGIA

If getting your goods to market is key, come to Commerce. Highway and rail transportation are excellent, labor is skilled, electricity is competitive and the local leadership is 100% behind quality commercial and agricultural ventures with multiple incentives and streamlined support.



KEY PATHWAY TO MULTISTATE MARKETING

- Direct access to I-85 and state highways for goods going from Georgia to North Carolina, South Carolina, Alabama, Florida, Tennessee and more
- CSX and Norfolk Southern rail services
- Nearby Jackson County Airport with 5,000-foot runway

52 MILES TO HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

POSITIVE MOMENTUM

- Several large companies making significant capital investments
- New \$14.6 million distribution center announced for major retailer

ADVANCED TELECOMMUNICATIONS

Broadband fiber network for data transmission

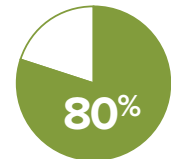
DESIRABLE, GROWING WORKFORCE

- Local Lanier Technical College (Special program offers high school students opportunity to gain technical skills and certificates before graduating.)
- Four engineering schools within 70 miles
 - Clemson University
 - University of Georgia
 - Georgia Institute of Technology
 - Kennesaw State University

COUNTY: Jackson
COUNTY POPULATION: 60,497

DELIVERED ENERGY

Emissions-Free



PRO-BUSINESS

- Low Construction Costs
- Quick Permitting
- Competitive Incentive Packages
- Some of the Lowest Property Taxes
- Right to Work Labor
- Opportunity Zone (Tier 1 Job Tax Credits Available)
- 100% Freeport Inventory Tax Exemption

HIGHLY REGARDED SCHOOLS WITH SMALL CLASSROOMS**TOP-RATED SCHOOLS**

- Commerce High School ranked among top 50 in the country by U.S. News & World Report
- City School System K-12
- New, modern 173,000-square-foot high school and middle school

**10 BUSINESS/INDUSTRIAL PARKS IN COUNTY****Commerce 85 Business Park**

- Shovel-ready sites
- Utilities in place
- Rail service
- Existing 1 million-square-foot building

**UPDATED INFRASTRUCTURE**

Electricity, natural gas, water and sewer utilities are community-owned and maintained with no capacity constraints

**SMALL-TOWN CHARM**

- Beauty of the mountain foothills
- Expanding recreation options
- Northridge Medical Center
- Shopping at Tanger Factory Outlet Center
- Downtown Cultural Center
- New housing options

**RIGHT HERE, RIGHT NOW**

- Baker & Taylor
- Buhler Quality Yarns Corporation
- Carter's, Inc.
- Huber Engineered Woods, LLC
- Kubota Industrial Equipment (Japanese)
- Mayfield Dairy Farms
- Mission Foods
- Ollie's Bargain Outlet Distribution Center
- Reckitt Benckiser Group plc
- Roper Pumps
- Southeast Toyota Distributors
- Wayne Farms, LLC



The Municipal Electric Authority of Georgia (MEAG Power) is a nonprofit, statewide generation and transmission organization. Recognized as one of the leading joint action agencies in the country, MEAG Power is among the top public power companies nationwide in terms of annual net generation, megawatt-hour sales and electric revenue. Its diverse, clean energy portfolio compares favorably with both the state and national averages.

Created by the Georgia General Assembly in 1975, MEAG Power provides reliable, competitive wholesale electricity to its 49 member communities (Participants), who own and operate their local electric distribution systems. MEAG Power also monitors and advocates on energy issues at the state and federal levels on behalf of its Participants.

