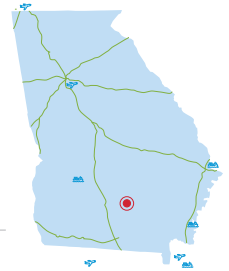




DOUGLAS

GEORGIA

Attitude is everything and no community has a more pro-business attitude than Douglas. Centrally located between four interstates, Douglas gives businesses what they need from tier 1 job tax credits and a skilled workforce to competitively priced resources and a genuine Southern welcome.



WELL-TRAINED WORKFORCE

- Local Wiregrass Georgia Technical College College's Center for Industry Excellence offers extensive workforce development; advanced automation; mechanical; health and safety; and leadership development classes in welding and diesel mechanics
- South Georgia State College
 - 190-acre campus
 - Degrees and associate certificates in chemistry, computer science, biology, logistics, communications and more
- Location of Georgia Regional Career Center



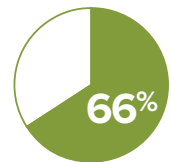
GREAT ACCESSIBILITY

- Centrally located between four interstate highways: I-75, I-95, I-16 and I-10
- Good freight lanes
- Douglas Municipal Airport – 6,000-foot runway
- Easy drive to international flights at Tallahassee and Jacksonville, Fla., airports
- Easy access to Ports of Savannah and Brunswick, Ga.

COUNTY: Coffee
COUNTY POPULATION: 43,151

DELIVERED ENERGY

Emissions-Free



PRO-BUSINESS

- Highest Job 1 Tax Credits
- 100% Freeport Inventory Tax Exemption
- Excellent Local Job Training
- Cooperative Local Government
- Low Property Tax
- Multiple Incentives

MORE THAN 16,000 LABOR POOL WITHIN AREA



HOME TO GEORGIA COLLEGE AND CAREER ACADEMY

- Focused on providing young management and technical talent
- Curriculum includes logistics, engineering, robotics, programming and more
- Ready students for business apprentice programs



COOPERATIVE ENVIRONMENT

- County and city government officials collaborate effectively
- Community, business and educational groups pulled together to create needed truck-driving school



FIRST-CLASS BUILDING SITES & OFFICE FACILITIES

Park West Industrial Park

- Excellent brownfield sites
- Call center plans available
- 70,000 square foot spec building, expandable to 300,000 square feet

Historic Meadow Gold Creamery Building

- 14,800 square-feet on 1.8 acres in downtown Douglas
- Parking for more than 200 vehicles available
- Prepared for restaurant, offices, lofts, call center, commercial or industrial facility



EXCESS WATER RESOURCE

7.2 million gallons per day water plant capacity – community uses 4.8 million gallons per day on average

FINE PUBLIC EDUCATION SYSTEM



UPDATED INFRASTRUCTURE

- Electricity, natural gas, water and sewer are community-owned and maintained
- Rates set competitively to retain business customers



ONE OF THE MOST PROGRESSIVE, LIVEABLE COMMUNITIES IN THE SOUTH

- Exceptional healthcare
- Multiple recreational opportunities, including equestrian, cycle and hiking trails
- Abundant shopping
- Hunting and fishing
- Annual civic events



RIGHT HERE, RIGHT NOW

- Coats & Clark
- Coffee County Correctional Center
- Elixir, Inc.
- Fleetwood Homes
- PCC Airfoils
- Pilgrim's Pride Corporation
- Premium Waters, Inc.
- Southwire Company
- Spectrum Distribution Center
- Walmart Distribution Center



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.

