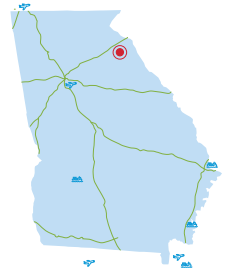




# ELBERTON

GEORGIA

Technology-minded businesses, both domestic and international, find Elberton to be the perfect location. High-speed internet capabilities, including the city's own broadband system, mean communication possibilities are unlimited for organizations who come to this progressive community.



## ROAD, RAIL AND RUNWAY ACCESS

- Strategically located between I-85 and I-20
- Crossroads of highways 72, 17 and 77
- Serviced by Norfolk Southern and CSX
- Local airport with 5,000-foot lighted, asphalt runway

## GENEROUS TIER 2 JOB TAX CREDITS

- Over 100,000 workforce within 30 minutes
- Local Department of Labor Career Center
- Certified ACT Work Ready Community

## BROADBAND SYSTEM CONNECTED TO 1,500 MILES OF PUBLIC FIBER

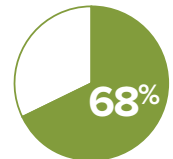
## LOCAL TECHNICAL COLLEGE

- Classes in diesel mechanics, welding, industrial systems technology, machine tool technology, electrical construction and maintenance
- New \$5 million Industrial Technology Building
- Free Quick Start custom job training

**COUNTY:** Elbert  
**COUNTY POPULATION:** 19,642

## DELIVERED ENERGY

Emissions-Free



## PRO-BUSINESS

- Advanced Telecommunications Capabilities
- Local Technically Trained Workforce
- Various Tax Relief Incentives
- Highest Job Tax Credits
- Certified ACT Work Ready Community
- 100% Freeport Inventory Tax Exemption
- Opportunity Zone Status (Tier 2 Job Tax Credits Available)



### ACCESS TO KEY MARKETS, RESEARCH CENTERS, COLLEGE GRADUATES

- Perfectly situated to serve Atlanta and Greenville, SC
- Short 32 miles to University of Georgia research facilities
- Tri-County Technical College 38 miles away
- Clemson University 50 miles away



### WELL-EQUIPPED 120-ACRE INDUSTRIAL PARK

- Construction financing assistance
- Underground facilities in place, including fiber optic cable
- Within city limits; near technical college
- 80,000-square-foot new facility for multiple uses



### MORE THAN ADEQUATE RESOURCES

- Latest fiber communications technology
- Abundant water
- Generous sewerage capacity
- Electricity, natural gas, water/sewer and telecom are community-owned and maintained



### CITY SITS ATOP LEXINGTON-OGLESBY BLUE GRANITE BELT

- 2-3 miles deep
- 15-25-mile breadth



### VIBRANT LIFESTYLE

- One of the oldest and most historical cities in Georgia
- Comprehensive Urban Redevelopment Plan in place
- Beautiful surroundings
- Lakes for boating, fishing and swimming
- Progressive local government
- Renovated, thriving downtown
- Hiking, hunting and golf
- Elbert Memorial Hospital
- Affordable housing



### RIGHT HERE, RIGHT NOW

- Bubba Foods
- Hailo
- Moeller Tech, LLC
- Monument Warehouse
- Pilgrim's Pride Corporation
- Southeastern Power Administration



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.