



ELLAVILLE

GEORGIA

Named one of the area's top Centers for Economic Development, Ellaville is ready for organizations looking for a competitively priced workforce, a financially solid community, modern telecommunications and a low cost of doing business. One hour to Cordele Inland Port and less than 50 miles from Fort Benning, the city offers businesses the opportunity to take advantage of efficient distribution as well as the fort's considerable expansion, which includes doubling its current footprint.



KEY LOCATION

- Easy access to Columbus, Macon and Atlanta
- Able to serve Fort Benning needs and civilian personnel
- 30 minutes to I-75
- Less than an hour from Cordele Inland Port
- Strategically located on four-lane U.S. 19 and Highway 26
- Serviced by rail and more than 20 freight lines

EXPERIENCED TRADESMEN—DRAFTING, WELDING, MECHANICAL

- 23 minutes to Georgia Southwestern University
- Access to South Georgia Technical College graduates/work study programs
- Generous Tier 2 Job Tax Credits
- Free Quick Start custom job training

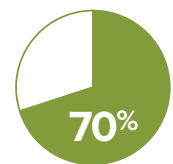
PLENTY OF NATURAL RESOURCES

- Abundant timberland
- Deep well water
- Rich farmland

COUNTY: Schley
COUNTY POPULATION: 4,994

DELIVERED ENERGY

Emissions-Free



PRO-BUSINESS

- Certified Work Ready Community
- 100% Freeport Inventory Tax Exemption
- Excellent Local Job Training and Resources
- Cooperative Local Government
- Designated Entrepreneur-Friendly Community
- Low Property Tax
- Multiple Incentives

**READY-FOR-OCCUPANCY PROPERTY**

- Two vacant manufacturing facilities
- Acreage well-priced for industrial/commercial/housing development

WIRELESS/BROADBAND COMMUNICATION CAPABILITIES**RECENT \$1.5 MILLION INVESTMENT IN INFRASTRUCTURE**

Electricity, water/sewer and solid waste are community-owned and maintained

**RELAXED, SMALL TOWN LIFESTYLE**

- Excellent schools –
 - #1 elementary school in the state (2014/2015)
 - #7 middle school in the state
- Local activities
- Friendly neighborhoods
- Community pride
- Affordable housing
- Recreational options, including excellent hunting

**RIGHT HERE, RIGHT NOW**

- Southeastern Pneumatic
- TCI Powder Coatings
- T&R Custom Inc.
- Walmart Neighborhood Market



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.

