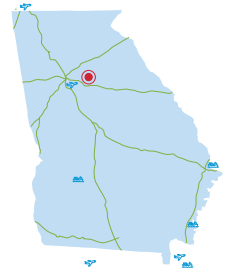


Monroe is the win-win location that delivers an attractive business environment with the best of progressive, small-town leadership. No wonder this city anchors one of the fastest growing counties in the nation and spans one of Atlanta's highest growth corridors. Monroe is less than an hour from Atlanta's international airport as well as the city's universities and research centers.



EASY ACCESS TO

- Metropolitan Atlanta
- The University of Georgia and Monroe Athens Technical College
- Hartsfield-Jackson Atlanta International Airport
- Monroe-Walton County Airport – 5,000 ft. runway
- Caterpillar plant (15 minutes)
- Georgia Institute of Technology, Georgia State University and Emory University
- Centers for Disease Control & Prevention
- 8 High-performing hospitals and renowned Shepherd Rehabilitation Center

TELECOMMUNICATIONS LEADERSHIP

- Citywide broadband fiber optic system typically found in larger metro areas
- High-speed Internet as well as voice over internet phone service

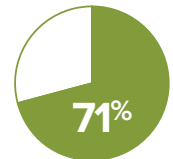
SKILLED WORKFORCE

- A 40,000-person workforce within 20 miles; more than 600,000 in surrounding counties
- Many trained in manufacturing/public safety
- Union corporations only 0.25%
- Free Quick Start custom job training

COUNTY: Walton
COUNTY POPULATION: 85,598

DELIVERED ENERGY

Emissions-Free



PRO-BUSINESS

- Designated Opportunity Zone (Tier 1 Job Tax Credits Available)
- Part of Georgia's Innovation Crescent
- Below Market Rate Financing and Building Sites
- 100% Freeport Inventory Tax Exemption
- Full-Service Development Authority
- Modern Telecommunications in Place

**PRIME INDUSTRIAL/RETAIL SITES****Stanton Springs Master Planned Industrial Park**

- 620 acres highly visible on I-20 corridor
- Home to Baxter International
- Environmentally sensitive development
- Plentiful water supply

Piedmont Regional Industrial Park

- 613 total acres of sites that range from 10-125+ acres per site
- Already home to Walmart Distribution Center, Tucker Door & Trim Company, Hitachi Automotive Systems Americas, Inc. and Minerva Beauty Supply

Potential Industrial Sites Adjacent to Monroe-Walton County Airport**A VIBRANT COMMUNITY**

- Nestled in the Alcovy River basin
- Master Town Center and Transportation Plans in place
- Stable, visionary local leadership
- Recipient of multiple state funds focused on improving downtown
- Home to Clearview Regional Medical Center (Municipal Hospital Bond Awarded A Rating by Standard & Poor's)
- Diverse cultural and recreational activities
- Award-Winning Downtown – 2 awards for Excellence from the Georgia Downtown Association
- Award-Winning Public School System

**RIGHT HERE, RIGHT NOW**

- Clearview Regional Medical Center
- Elite Storage Systems (manufacturing)
- Hitachi Automotive Systems
- Leggett Platt
- Tucker Door & Trim Company
- 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.

