

# Commerce

GEORGIA

A MEAG Power Community\*

COUNTY: Jackson  
COUNTY POPULATION: 60,497

## PRO-BUSINESS

Low Construction Costs

Quick Permitting

Competitive Incentive Packages

Some of the Lowest Property Taxes

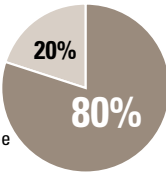
Right to Work Labor

Opportunity Zone  
(Tier 1 Job Tax Credits Available)

100% Freeport Inventory Tax Exemption

MIX OF  
DELIVERED  
ENERGY

■ Emissions-Free  
■ Fossil



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



## 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



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



CONTACT:

Darla Lowe

770-563-0476

dlowe@meagpower.org

\*MEAG Power (Municipal Electric Authority of Georgia) is one of the country's largest nonprofit public power organizations, with more than \$8 billion in assets and 2069 megawatts of capacity. More than half of the energy mix MEAG Power delivers to its communities is emissions-free and environmentally friendly.