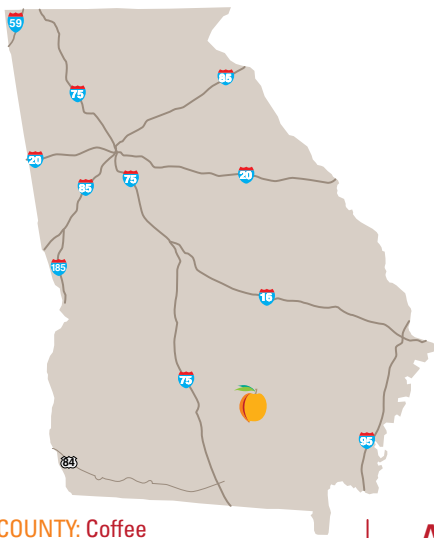


# Douglas

GEORGIA

A MEAG Power Community\*



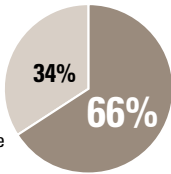
COUNTY: Coffee  
COUNTY POPULATION: 43,151

## PRO-BUSINESS

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

## MIX OF DELIVERED ENERGY

- Emissions-Free
- Fossil



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.

## 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
- Readying 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



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



CONTACT:

Darla Lowe

770-563-0476

[dlowe@meagpower.org](mailto: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.