

Cairo

GEORGIA

A MEAG Power Community*

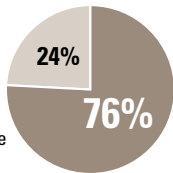
COUNTY: Grady
COUNTY POPULATION: 25,336

PRO-BUSINESS

- Generous Deal-closing Funds
- Reasonable Construction Costs
- Ease of Permitting
- Right to Work Labor
- Abundant Water
- Multiple Incentives
- Free Quick Start Custom Job Training
- 100% Freeport Inventory Tax Exemption

MIX OF DELIVERED ENERGY

- Emissions-Free
- Fossil



Home to one of the richest farming areas in the nation, Cairo knows process manufacturing and is taking on more industrial capabilities every day. Take advantage of this community's well-trained, nonunion workforce as well as generous job tax credits, broadband technology, Opportunity Zone status and access to diverse key markets.

IDEAL LOCATION FOR TRI-STATE MARKETING

- Serves Georgia, Alabama and Florida
- CSX rail lines
- 30 miles to Interstate 10
- 55 miles to Interstate 75
- 40 miles to Tallahassee, Fla. Regional Airport

SOLID BUSINESS SUPPORT

- Favorable financing and tax structure
- Assistance with industrial revenue bonds

HIGHEST TIER 1 JOB TAX CREDITS

LOYAL, HARDWORKING EMPLOYEES

- Certified Work Ready Community
- Knowledgeable assembly employees
- 12,000 workforce in surrounding areas

LOCAL GEORGIA COLLEGE AND CAREER ACADEMY

- Provides young management and technical talent
- Curriculum includes logistics, engineering, robotics, programming and more





MULTIPLE COLLEGES AND UNIVERSITIES NEARBY

- Florida A&M University
- Florida State University
- Tallahassee Community College
- Bainbridge State College
- Thomas University
- Southern Regional Technical College

GOOD BUILDING SITES

- Milestone Industrial Park (179 acres)
- Serviced by CSX rail
- Low taxes

EXTENSIVE BROADBAND SERVICES

EXCELLENT INFRASTRUCTURE

Electricity, natural gas, water, sewer, telecommunications, internet and cable TV are community-owned and maintained

ARCHWAY COMMUNITY

Public/Private partnership with the University of Georgia

OUTSTANDING QUALITY OF LIFE

- Main Street City
- One of state's safest cities
- Superb schools/nearby universities
- Historically stable local government
- Beautiful countryside
- Attractive, affordable housing
- Recreation at 960-acre Tired Creek Lake
- One public golf course

DuPont Pioneer

Flexible Technologies, Inc.

Graco Fertilizer Company

Higdon Grocery Company

Koyo Bearings

Madjax

Monrovia Growers

Performance Food Group

Residential Elevators, Inc.

Seminole Marine

Thomson Industries, Inc.

Woodhaven Industries

United Structures, Inc.



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*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.