

Ellaville GEORGIA

A MEAG Power Community*

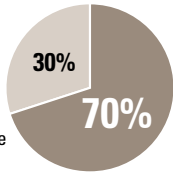
COUNTY: Schley
COUNTY POPULATION: 4,994

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

MIX OF DELIVERED ENERGY

- Emissions-Free
- Fossil



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



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



Southeastern Pneumatic

TCl Powder Coatings

T&R Custom Inc.

Walmart Neighborhood Market



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.