

Monroe

GEORGIA

A MEAG Power Community*

COUNTY: Walton
COUNTY POPULATION: 85,598

PRO-BUSINESS

Designated Opportunity Zone
(Tier 1 Job Tax Credits Available)

Part of Georgia's Innovation Crescent

Below Market Rate Financing and
Building Sites

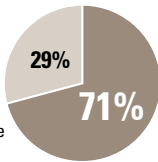
100% Freeport Inventory Tax Exemption

Full-Service Development Authority

Modern Telecommunications in Place

MIX OF DELIVERED ENERGY

■ Emissions-Free
■ Fossil



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





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

Clearview Regional Medical Center

Elite Storage Systems (manufacturing)

Hitachi Automotive Systems

Leggett Platt

Tucker Door & Trim Company

Walmart Distribution Center

*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.



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