

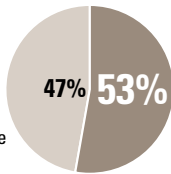
COUNTY: Cook
COUNTY POPULATION: 16,909

PRO-BUSINESS

- Certified Work Ready Community
- Highest Tier 1 Job Tax Credits Available
- Reliable, Competitively Priced Energy
- Potential Tax/Loan Incentives
- Local Property Relief
- 100% Freeport Inventory Tax Exemption

MIX OF DELIVERED ENERGY

- Emissions-Free
- Fossil



Adel is the superior location for businesses seeking convenient, multiple distribution options. It also provides an educated workforce, ready-to-build sites, solid telecommunications, and the state’s most generous job tax credits.

ROAD

- Located on the busiest highway corridor (I-75) in the United States
- 55 minutes from I-10, Florida’s east-west corridor
- 25 miles from the east-west South Georgia connector

AIR

- Two international airports two hours away – Jacksonville, Fla. and Tallahassee, Fla.
- Cook County General Aviation Airport nearby with 5,280-foot runway (\$5 million improvement project recently completed)

RAIL

- Norfolk Southern main lines run through Cook County
- Georgia-Florida rail provides east-west service

SEA

- Two hours from Ports of Brunswick, Ga. and Jacksonville, Fla.

SKILLED LABOR

- 115,000 workforce within 30-mile radius
- Cook County Workforce Development Center (Awarding degrees in technical and business disciplines)
- Free Quick Start custom job training

ATTRACTIVE TIER 1 JOB TAX CREDITS



3,000-ACRE MEGA-SITE INDUSTRIAL DISTRICT

- On I-75 between two interchanges
- \$1.3 million on road improvements
- Rail service

SOUTH COOK INDUSTRIAL PARK

- State-certified GRAD site (Georgia Ready for Accelerated Development)
- 350 acres complete with utilities, streamlined permitting, industrial zoning
- 610,070 square feet of warehousing

STRONG WATER SUPPLY

COMPREHENSIVE COMMUNICATION AND INFRASTRUCTURE

- High-speed fiber optics, broadband and T-1 service
- Electricity, sewer, natural gas, water and sanitation utilities are community-owned and maintained.

ATTRACTIVE LIFESTYLE

- Small-town charm
- Affordable housing
- Mild weather
- Reed Bingham State Park with 375-acre lake
- Abundant outdoor activities

Blue Sky Biomass Georgia

Catalina Tempering

Cook Medical Center

South Georgia Motorsports Park

Valdosta State University

Valdosta Technical College

Wiregrass Georgia Technical College



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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.