



COOK COUNTY, GA

Economic Development Commission

We're not just Georgia. We're Georgia just for you.



*Custom Fit for the Competitive Advantage.
Cook County has all the great advantages of one of the nation's best
states for business in a community totally focused on your needs.*

COOK CONNECTS: IMMEDIATE ACCESS.

The drive to power your goals and dreams.

Go ahead. When it comes to resources and assets critical to global competitiveness, Cook County lets you check all the boxes: Strategic location, abundant and shovel-ready acreage, streamlined logistics and advantageous operational costs, a labor force with size and skill.

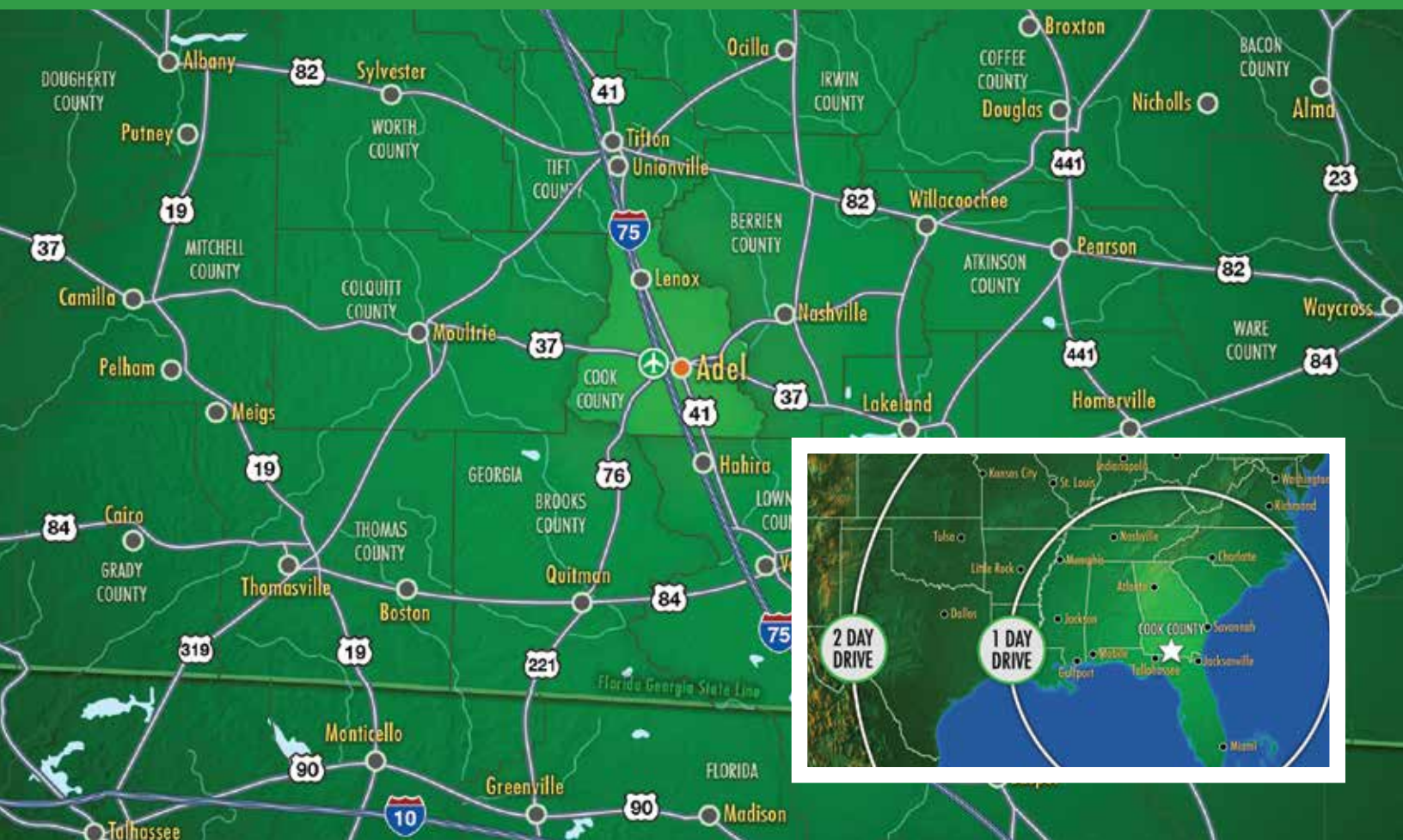
However, this scenic and historic county, situated in the heart of South Central Georgia, also offers something more: When it comes to your company's unique and individual needs, we think outside the box, providing leadership and support that go the distance to accelerate your success. More than an attitude, Cook County provides a powerful commitment—the drive to power your dreams.

Strategic proximity: In the heart of booming markets.

Cook County is positioned for rapid reach to densely populated domestic markets, with a location just 40 miles north of the Florida state line, halfway between Atlanta and Orlando and halfway between Chattanooga and Miami.



STRATEGIC PROXIMITY: IN THE HEART OF BOOMING MARKETS.





A mobilized labor force: 115,000 strong.

Cook County means performance personified: A right-to-work state, a certified Work Ready Community, a labor force of 115,000 within a 30-mile radius, skills honed by Georgia's globally respected Quick Start custom training program, administered through Wiregrass Georgia Technical College at the Cook County Workforce Development Center. Together, Quick Start and Wiregrass combine an unparalleled depth of experience and expertise across multiple commercial and industrial sectors.

So go ahead. Bring us specs for your toughest, most challenging jobs. With our custom skill set and our driven mindset, we'll deliver spectacular quality and speed.



Logistical resources: Multi-modal momentum.

Enjoy immediate access to I-75 and US 41, with I-10 just 55 minutes away and Corridor Z (US 82) just 25 minutes away. Norfolk Southern Class I rail access offers a rapid link to domestic and overseas markets, connecting to three of the nation's leading deepwater ports: Port of Jacksonville, Florida, within 2 hours; Port of Brunswick, Georgia, within 2.5 hours; and Port of Savannah just 3.5 hours away. Three international airports are close by: Tallahassee within 1.5 hours, Jacksonville just 2 hours away and Atlanta within 3 hours.



COOK CREATES: ON-THE-SPOT OPPORTUNITIES.



Fertile ground for growth.

Rich soil and rich incentives. Low costs and high quality. Ready-to-roll location and logistics, plus a ready-to-work labor force. An agricultural leader since the 19th century, Cook County today offers fertile opportunity for diverse sectors, ranging from manufacturing and advanced manufacturing, to agricultural processing and value-added ag products, to light manufacturing, distribution and warehousing. As the Steel Building Capital of the South, we are uncommonly well equipped to help build your business facilities from the ground up without delay. Meanwhile, customized incentives and operational advantages help you build your bottom line immediately, and over the long haul.



Lean means business: Lower costs, more maneuverability.

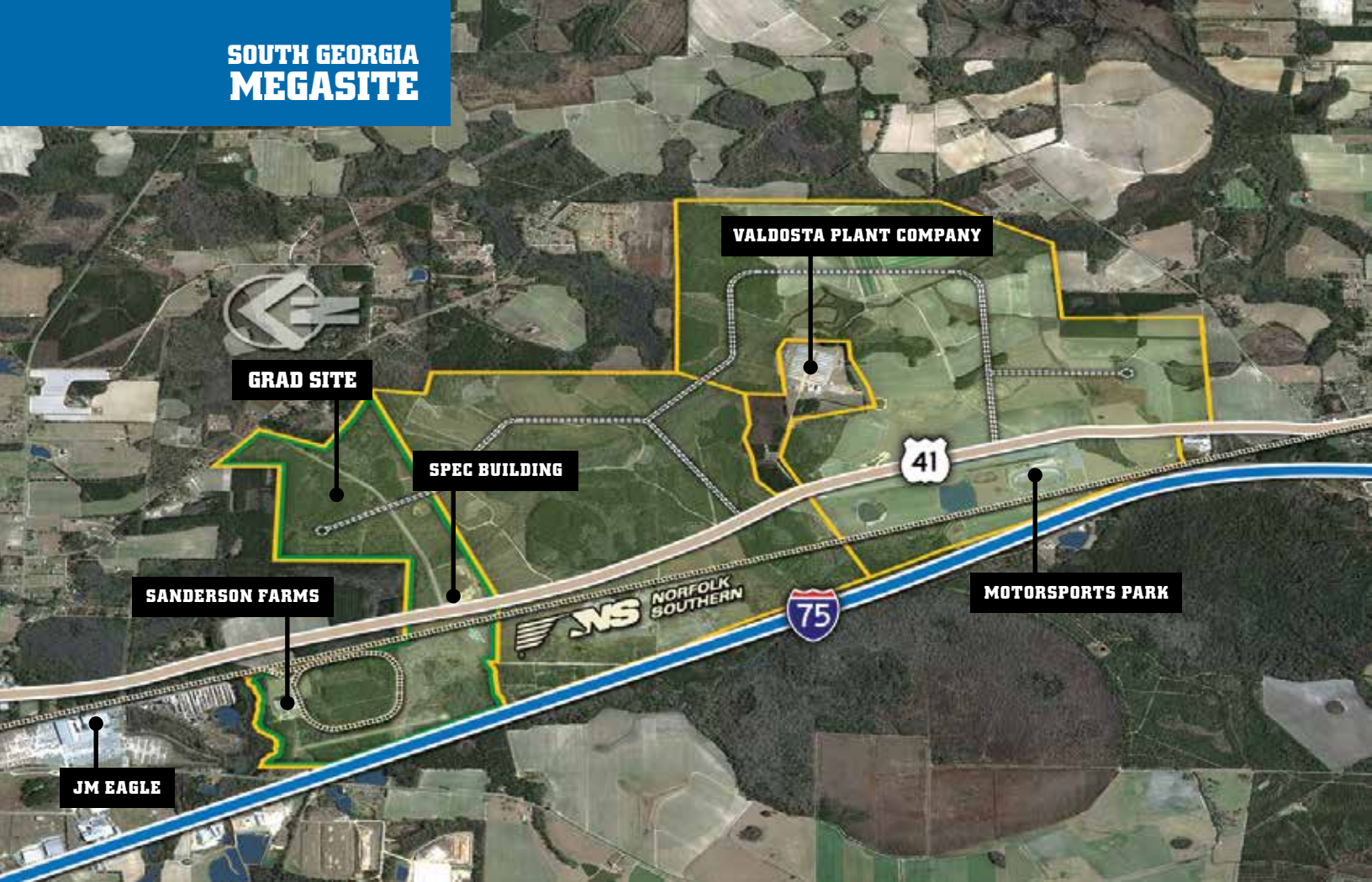
Cook County offers the security (and enhanced opportunity) of substantially reduced operational costs, financial incentives that rev up return on investment, as well as attractive costs of labor—all in an area where the cost of living is just 81% of the national average. By stretching your dollar, Cook County expands your available options.

Leading-edge location: Global, national trend setters.

Go ahead. Look closer at our record of success and support: at BASF, for example, which found the perfect chemistry here. J.M. Eagle found a location that could accommodate big thinking and bigger performance goals at the largest PVC manufacturing facility in the nation. Sanderson Farms, Inc., found the right collaborative partnership when Cook County broke through a crowded locations field with a customized package of incentives. Global and national pace setters choose Cook County, and so do small companies, because they know our brand of business grows their brands effectively.



SOUTH GEORGIA MEGASITE



South Georgia Megasite: Georgia Ready for Accelerated Development (GRAD).

Spreading out over 3,000 acres, the South Georgia Megasite is sized to suit any industrial application, and connected for global speed through infrastructure that includes I-75 and Norfolk Southern Rail access. And with 350 acres certified Georgia Ready for Accelerated Development (and adjoining acreage ready for development), this megasite is all systems go today.

High-capacity, low-cost utilities: Productivity, profitability.

Lean costs, powerful efficiencies - run your operation more effectively with high-capacity utilities. The City of Adel has water capacity of over 9,000,000 gallons of water daily, and affordable, publicly provided electricity. Commercial users of large loads (900 kw or larger) may choose between three electrical providers: City of Adel (Municipal Electric Authority of Georgia); Georgia Power, a major regional utility; and Colquitt EMC, a not-for-profit, member-owned Georgia electric cooperative.



COOK CUSTOMIZES: GEORGIA JUST FOR YOU.

A localized focus on your needs.

Watch your business thrive, supported by an innovative pro-business environment responsive to your needs in a rapidly changing market. Watch your family flourish in a welcoming and friendly community, a gracious setting that combines up-to-the-minute amenities with timeless quality and character.

Superbly supportive leadership: Designed to deliver.

Cook County's innovative approach to economic development builds in stronger fundamentals. On the front line, business enjoys the services of professional leadership - knowledgeable, experienced and dedicated. Integral to that leadership is the Cook County Economic Development Commission (EDC), which is structured for the utmost strength and responsiveness. The EDC draws elected and non-elected officials into a powerful coalition with the muscle for flexible and dynamic decisions and expedient action. In Cook County, business is assured: We can make it happen.

Top Incentives: Customized for maximum impact.

Here, your incentives start at the top, Georgia's top Tier 1 incentives, customized for your needs, with a full menu of over two dozen incentives that include:

Tier 2 Job Tax Credit: Cut taxes with a job tax credit of up to \$3,500 per qualified job against corporate tax liability.

Freeport Exemption: Slash ad valorem taxes with a 100% Freeport tax exemption on 3 classes of personal property. Business inventory is exempt and includes qualified raw materials, work-in-process and finished goods inventory.

Bond Financing: Through the issue of tax-exempt and taxable revenue bonds for qualifying projects, the Adel Industrial Development Authority is able to offer low-interest financing for real estate, construction and manufacturing equipment.

Land Incentives: Land owned by the Adel Industrial Development Authority is available at affordable prices determined by the total capital investment of the project and the number of jobs to be created.





Success with satisfaction: A life that's your style.

Sipping the excellent vintages of our local winery or savoring the sunsets on the lake at Reed Bingham State Park. Living well in an area where the finer things are affordable. Staying well with state-of-the-art healthcare services. Moving up even as you kick back, your bottom line strengthened as your children reach the top. Why sacrifice? Cook County is life well done.

Educational excellence: Superior scores and more.

The story of Cook County educational achievement begins with where and how. Where? All new K-12 school facilities at every grade level, equipped and appointed for 21st century learning. How? With superior standards, learning-intensive curricula and the finest professional educators, all resulting in a graduation rate 9% above the state average, and the top score out of 17 regional systems in the College and Career Ready Performance Index (CCRPI). And with multiple higher education options nearby, plus Wiregrass Georgia Technical College right here and Valdosta State University just minutes away, life-long learning - and enhanced life-long earning—are part of the best-in-class advantages of Cook County.

Gorgeous Georgia: Scenic, satisfying.

Pick your pace, pick your recreational pleasure—Cook County is always on go for fun and relaxation. At Reed Bingham State Park, over 1,600 acres of scenic settings include hiking and biking trails and a 376-acre lake for fishing, boating, swimming, skiing, or simply paddling a kayak among the water lilies. Tap in winning strokes at well-designed local golf courses, taste the thrill of the chase at well-stocked hunting destinations, or enjoy revved up action at the race tracks of the South Georgia Motor Sports Park. It's life your way in the Daylily Capital of Georgia, where fresh satisfactions last a lifetime.

So go ahead. Get ahead with the competitive advantages and custom fit of Cook County.





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