COUNTY: Dougherty
COUNTY POPULATION: 92,493

PRO-BUSINESS
Ranked #4 in the U.S. for Competitiveness in the Cost of Doing Business
Broad and Diverse Business Base
Three Designated Military Zones (enhanced job tax credits)
Highest Job Tax Credits
Low ISO Fire Rating (lower insurance costs)
Streamlined Permitting and Favorable Regulation
Metro Overall Cost Of Living: 18.5% Below National Average
One of the First to Earn Entrepreneur Friendly Designation
Designated Opportunity Zone
100% Freeport Inventory Tax Exemption

MIX OF DELIVERED ENERGY

16% Emissions-Free
84% Fossil

LEARN MORE.
WATCH OUR ALBANY COMMUNITY VIDEO.

This one-of-kind community is all about more – more incentives to attract growth; more advanced-process workers; more educational support; more building sites; more logistics, plus high-tech communication and recreational treasures.

WORK-READY LABOR
- Highest Tier 1 Job Tax Credits
- More than 77,000 workers in metro area
- Home to nation’s fourth largest Job Corps Center
- Employees trained in advanced-process manufacturing, logistics and distribution
- One of the first to earn Certified Work Ready designation

LOCAL, WELL-FUNDED JOB CREATION FUND

ACCESS TO AIR, WATER, RAIL AND EXPRESS HIGHWAYS
- Southwest Georgia Regional Airport: second largest cargo center in the state (passenger service also provided)
- 30 minutes to Cordele Inland Port with direct rail link to Port of Savannah
- Rail connections through Norfolk Southern and Georgia & Florida Railway; two switching yards
- Four lane roadways to I-75, I-10, I-85 & I-95

HOME TO FIVE HIGHER EDUCATION INSTITUTIONS
- Albany State University
- Albany Technical College
- Darton State College
- Troy University
**ADVANCED COMMUNICATION INFRASTRUCTURE**
Access to a city-owned fully fiber optic telecommunications infrastructure that currently spans several counties with High-Speed Internet Service options up to 40000Mbps (40Gbps) from advanced communication infrastructure.

**RANKED ONE OF THE LOWEST IN GEORGIA FOR OVERALL COST OF UTILITIES**
- Natural gas, water, electricity, telecommunication and full-service solid waste utilities are community-owned and maintained.
- The City’s activated sludge wastewater treatment plant is rated at 32 MGD, has approximately 10 MGD of unused capacity, and sewer rates consistently rank in the lower 25% for similarly sized and larger communities.

**READY FOR OCCUPANCY/REDEVELOPMENT BUSINESS SITES**
- More than 3 million square feet of low-cost industrial space
- Georgia Ready for Accelerated Development (GRAD) site
- Industrial parks served by fiber optic networks

**ABUNDANT WATER**
The Floridian aquifer supplies one of the world’s most prolific sources of water, which translates into cost-efficient pricing for industry use.

**AWARDS**
- “Center of Excellence for Logistics”
- “Best Small Place to Do Business”
- “Dedicated Destination for Defense”
- “Top 100 Most Logistic Friendly Cities”
- “Best Small Places for Business and Career”

**PICTURE-PERFECT LIFESTYLE**
- Lowest average median home price of Georgia’s 15 metro areas
- Regional healthcare hub
- Satellite campus of Georgia Regents University
- Teaching center for University of Georgia School of Pharmacy
- Historic downtown
- Riverfront Master Plan
- Local private/public partnerships
- Flint River recreational activities

*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.*