Douglas, Georgia

Attitude is everything and no community has a more pro-business attitude than Douglas. Centrally located between four interstates, Douglas gives businesses what they need from tier 1 job tax credits and a skilled workforce to competitively priced resources and a genuine Southern welcome.

**WELL-TRAINED WORKFORCE**
- Local Wiregrass Georgia Technical College
  - College’s Center for Industry Excellence offers extensive workforce development; advanced automation; mechanical; health and safety; and leadership development classes in welding and diesel mechanics
- South Georgia State College
  - 190-acre campus
  - Degrees and associate certificates in chemistry, computer science, biology, logistics, communications and more
- Location of Georgia Regional Career Center

**GREAT ACCESSIBILITY**
- Centrally located between four interstate highways: I-75, I-95, I-16 and I-10
- Good freight lanes
- Douglas Municipal Airport – 6,000-foot runway
- Easy drive to international flights at Tallahassee and Jacksonville, Fla., airports
- Easy access to Ports of Savannah and Brunswick, Ga.

**MORE THAN 16,000 LABOR POOL WITHIN AREA**

**HOME TO GEORGIA COLLEGE AND CAREER ACADEMY**
- Focused on providing young management and technical talent
- Curriculum includes logistics, engineering, robotics, programming and more
- Readying students for business apprentice programs

**COUNTY: Coffee**
**COUNTY POPULATION: 43,151**

**PRO-BUSINESS**
- Highest Job 1 Tax Credits
- 100% Freeport Inventory Tax Exemption
- Excellent Local Job Training
- Cooperative Local Government
- Low Property Tax
- Multiple Incentives

**MIX OF DELIVERED ENERGY**
- 71% Emissions-Free
- 29% Fossil

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Coats & Clark
Coffee County Correctional Center
Elixir, Inc.
Fleetwood Homes
PCC Airfoils
Pilgrim’s Pride Corporation
Premium Waters, Inc.
Southwire Company
Spectrum Distribution Center
Walmart Distribution Center

**COOPERATIVE ENVIRONMENT**
- County and city government officials collaborate effectively
- Community, business and educational groups pulled together to create needed truck-driving school

**FIRST-CLASS BUILDING SITES & OFFICE FACILITIES**
Park West Industrial Park
- Excellent brownfield sites
- Call center plans available
- 70,000 square foot spec building, expandable to 300,000 square feet

Historic Meadow Gold Creamery Building
- 14,800 square-feet on 1.8 acres in downtown Douglas
- Parking for more than 200 vehicles available
- Prepared for restaurant, offices, lofts, call center, commercial or industrial facility

**EXCESS WATER RESOURCE**
7.2 million gallons per day water plant capacity – community uses 4.8 million gallons per day on average

**FINE PUBLIC EDUCATION SYSTEM**

**UPDATED INFRASTRUCTURE**
- Electricity, natural gas, water and sewer are community-owned and maintained
- Rates set competitively to retain business customers

**ONE OF THE MOST PROGRESSIVE, LIVEABLE COMMUNITIES IN THE SOUTH**
- Exceptional healthcare
- Multiple recreational opportunities, including equestrian, cycle and hiking trails
- Abundant shopping
- Hunting and fishing
- Annual civic events

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