



REGIONAL ECONOMIC DEVELOPMENT

COLQUITT EMC



LOCAL. DEPENDABLE. SERVING YOU!

Colquitt EMC is a not-for-profit electric membership cooperative located in South Georgia. Colquitt EMC delivers safe, reliable and affordable electricity to residential and commercial members in a seven-county service area, including Berrien, Brooks, Colquitt, Cook, Lowndes, Tift and Worth.

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WELCOME



DANNY NICHOLS

President/CEO of
Colquitt EMC



“FOR OVER 90 YEARS, COLQUITT EMC HAS WORKED CLOSELY WITH OUR REGIONAL PARTNERS TO HELP FACILITATE AND SERVICE COMMERCIAL, MILITARY, INDUSTRIAL AND HOUSING INVESTMENTS IN SOUTH GEORGIA. WE DO OUR PART THROUGH LOW RATES, OUTSTANDING RELIABILITY, AND AWARD-WINNING CUSTOMER SERVICE.”

Colquitt EMC's success is tied directly to the region's economic development success, and there's no better place in America to locate or expand a business than here. *Area Development Magazine* named Georgia #1 for business – for 12 straight years (2013-25), and our corner of Georgia is extra special. The proof is in the pudding, and the pudding consists of tremendous location and natural resource advantages. Samples within our seven-county service area include: Georgia's largest agricultural county by farm gate (Colquitt-\$458 million annually), one of America's premier military installations (Moody AFB), major research universities and

technical colleges, Interstate 75, one of the largest water aquifers in North America, and a talented and accessible workforce. We serve a diverse mix of very successful customers ranging from food processing and cold storage to major retail distribution, manufacturing, housing and commercial. We thank you for considering our region and Colquitt EMC for your electric needs. Please reach out to our economic development team and allow us to share our story with you.



ABOUT COLQUITT EMC

WHO WE ARE

Colquitt EMC is a not-for-profit electric membership cooperative located in South Georgia. Colquitt EMC delivers safe, reliable and affordable electricity to residential and commercial members in a seven-county service area, including Berrien, Brooks, Colquitt, Cook, Lowndes, Tift and Worth.

THE COOPERATIVE DIFFERENCE

As a not-for-profit, member-owned corporation, Colquitt EMC is dedicated to providing members with the best possible service at the lowest possible cost. Colquitt EMC is regulated by a board of nine directors, elected from and by the members of this cooperative.

LOCAL. DEPENDABLE. SERVING YOU.





WORKFORCE

South Georgia's workforce is touted as one of the most productive in the country. Some of the best and brightest in today's workforce live within Colquitt EMC's seven-county territory.

Rooted in a strong history and background in agriculture, our workforce is known for outstanding work ethic. Georgia's award-winning technical college system provides accessibility to hands-on, skilled training within close proximity to every resident in our region. Georgia's QuickStart program is a discretionary incentive providing customized, company-specific workforce training at no cost to companies investing in and creating jobs in Georgia.

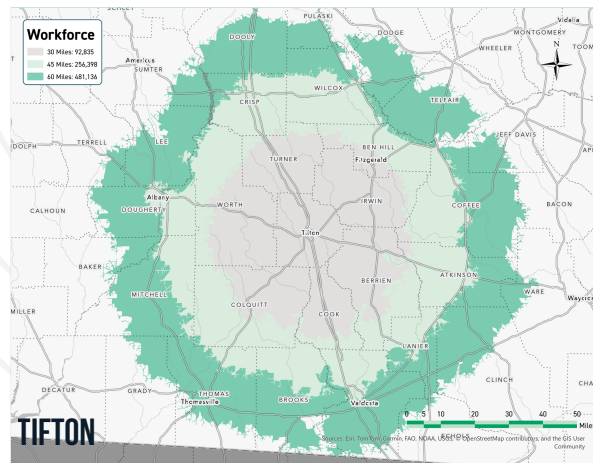
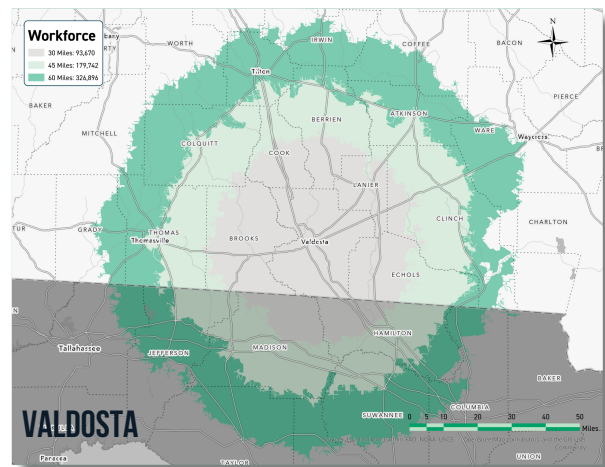
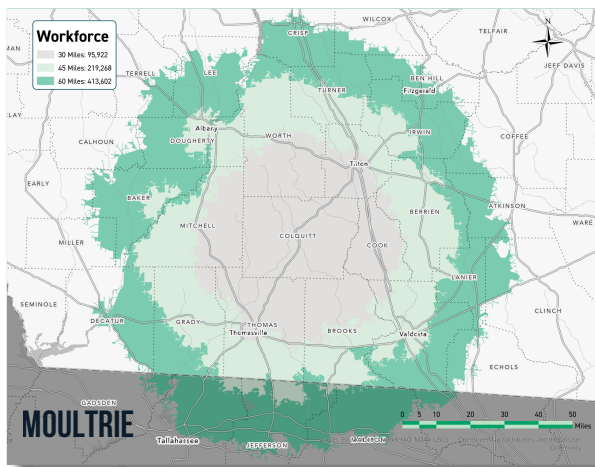
We can provide testimonials of companies all over the state that have benefited from this program. Examples include: Pratt & Whitney, Hyundai, Kia Georgia, Hanwha Qcells, SK Battery America, Toyo Tires, Kings Hawaiian, Thrush Aircraft, etc.





LABOR DRAW MAP

Georgia has 159 counties-more than any state east of the Mississippi River and second only to Texas in total U.S. county count. Employers within the Colquitt EMC's Service Area attract employees from multiple counties each day for work. Unlike many urban areas in the U.S. where a 20-minute commute takes an hour and a half, employees can commute up to 60 miles in South Georgia in under an hour. This is a tremendous advantage providing flexibility and opportunities for employees and a large, mobile, and readily available workforce for employers. Current labor force estimates include an average available workforce in excess of 407,000 within an hour commute (60 miles) of Moultrie, Tifton and Valdosta.





TRANSPORTATION

South Georgia and Colquitt EMC's region is emerging as a logistics hub in the Southeast U.S. Located directly between Orlando, FL and Atlanta, GA with close proximity to 80 million people, our region provides direct access to a significant amount of the U.S. population within a one day's truck drive. Major U.S.

logistics providers call our region home due to these geographic advantages. Samples include: Target Distribution, Home Depot Distribution, Amazon Fulfillment, Lowes Distribution, Dillards Distribution, Fed Ex and others.



The combination of South Georgia's location and proximity to over 80 million Americans within one day's truck drive and elite, award-winning transportation assets create an ideal spot for supply chain and business logistics. Interstate 75 is the second most travelled highway in America connecting the Great Lakes to Florida via cities such as Detroit, Cincinnati, and Atlanta. I-75 runs right through the heart of our region. The region also has Class 1 railroads, proximity to the fastest growing deep-water port on the East Coast (Savannah, GA), a regional airport (Valdosta, GA), and other elite highway systems.

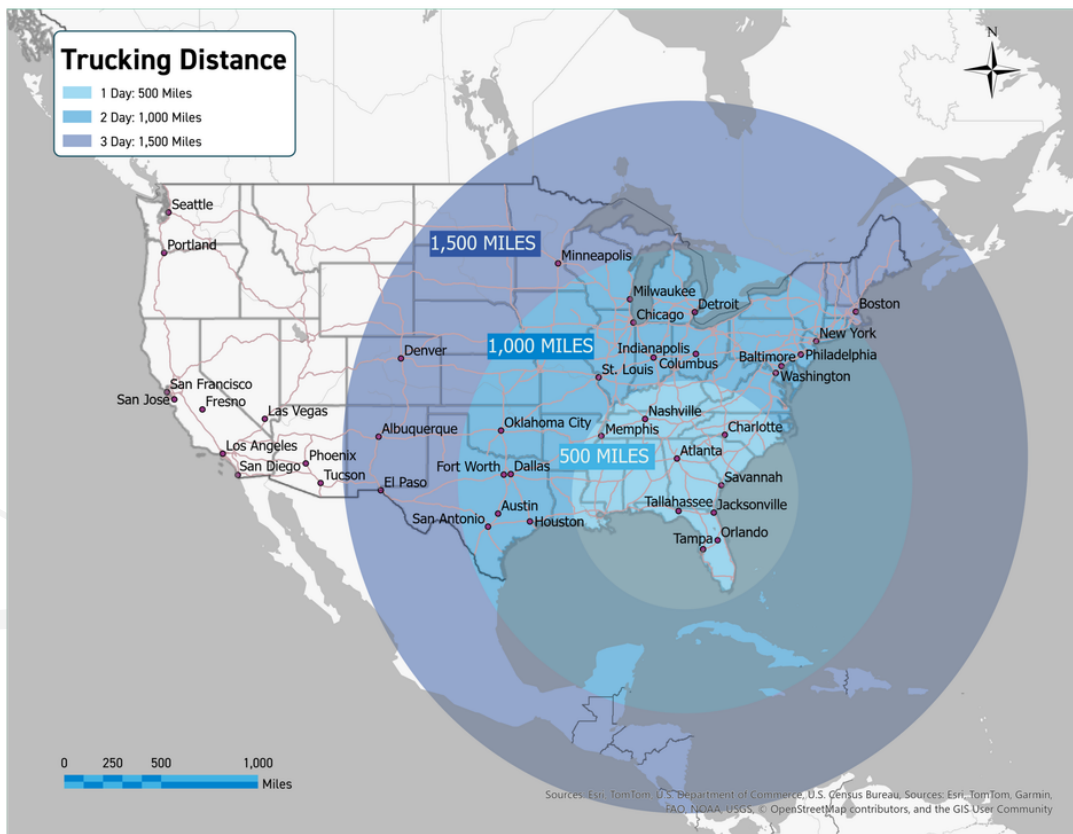
MOVING PEOPLE, PRODUCT AND RAW MATERIALS IS EASY AND EFFICIENT IN OUR SEVEN-COUNTY REGION.





ROADS

More than 90% of Colquitt EMC's region is within less than an hour's drive of I-75 or U.S. 19, giving businesses close access to the Southeast's deep-water ports, three international airports, and the capital cities of Atlanta, Montgomery, and Tallahassee. I-75 also intersects with U.S. Highways 82, 84, 280, 319, and 441 as well as I-10 (less than an hour from Colquitt EMC's region), providing an efficient network of roads that will take your products where they need to go. With its prime location and transportation network, South Georgia is your direct connection to the world.





RAIL

South Georgia's vast network of rail connects the region to the entire country. CSX Transportation is headquartered just across the border in Jacksonville, Florida, and operates a 21,000-mile network. Norfolk Southern also operates 20,000 miles of track, ready to move goods all along the Eastern Seaboard.

AIR

Businesses in Colquitt EMC's Service Area can choose between three nearby international airports: Atlanta, Jacksonville, and Tallahassee.

Our service territory is also home to Valdosta Regional Airport (VLD). This airport offers free long and short term parking and flights to and from Atlanta's Hartsfield Jackson International Airport (ATL) where you have access to hundreds of flights all over the world.





TARGETED INDUSTRIES

South Georgia has one of the most diverse economies in the U.S. Our location, natural resources, military infrastructure and business advantages have led to targeted industry clusters that make sense here.

AGRIBUSINESS

Agribusiness is Georgia's #1 industry and represents Colquitt EMC's largest membership base. Counties in our region lead the state in Ag Farm Gate and generate millions of dollars to the economy in Georgia and the Southeast. Colquitt County is the home of the Sunbelt Ag Expo - America's largest annual outdoor farm show. The show attracts farm executives from around the world showcasing products and farming technology. Abraham Baldwin Agricultural College (ABAC) is located in Tifton, GA. Along with the University of Georgia, ABAC has multiple Ag degrees and provides year-round research in agribusiness. Current EMC customers and members in the region represent the largest suppliers of truck produce for Fortune 100 companies like Walmart and Publix. Meat processing companies like Sanderson Farms and National Beef have also thrived here for decades. Food processing, ag equipment manufacturers, research, fertilizer, etc. are specific targets for economic developers in our region.



Photo courtesy of Sunbelt Ag Expo



Photo courtesy of Sunbelt Ag Expo



Photo courtesy of Sunbelt Ag Expo



LOGISTICS

The I-75 corridor has led to major logistics companies choosing South Georgia. Examples include: Lowes Distribution (1.5 million sf), Home Depot Distribution (850,000 sf), Target Distribution (1.5 million sf), Dillards Distribution (750,000 SF), Amazon Distribution (65,000 sf), and many others. Multiple companies like Martin's Famous Potato Rolls and Bread have multiple outbound deliveries a day, and they chose this region in order to take advantage of the logistics and proximity to customers in the Southeast.

DEFENSE

Moody AFB is Colquitt EMC's largest customer. The base has thousands of enlisted and civilian employees. Moody is home to the 23rd Wing, which organizes, trains, equips, and deploys forces for precision attack, personnel recovery, and combat support to meet global combat requirements. The base supports a variety of operational and training units, including the 93rd Air Ground Operations Wing, which provides highly trained ground combat forces capable of integrating air and space power into land operations. Over the next 18 months, Moody will be adding over 50 F-35 aircraft and will be making over \$150 million in on-base infrastructure improvements to accommodate the expanded mission.

Moody's military culture and large impact create a special environment for defense companies to locate here. Recent examples include: Blue Ops, Inc, a marine drone manufacturer and Aware Defense, a biometric ear protection device manufacturer whose product is currently being used by elite special forces.

LARGE WATER USERS

Multiple locations in the U.S. struggle with water and allocating new permits for residential, commercial and industrial growth. South Georgia does not have that problem. Colquitt EMC's service area sits atop some of the largest aquifers in the world including the Floridian Aquifer (100,000 sq. miles). Abundant water resources here provide opportunities for manufacturers that require large water withdrawals as a part of their manufacturing process. Food processing, chemical manufacturing, paper, pharmaceutical companies are all targets of the region's economic developers.



OUR REGION

ABOUT THE REGION

Colquitt EMC's region is comprised of Berrien, Brooks, Colquitt, Cook, Lowndes, Tift and Worth Counties. These counties include small cities and suburbs, small towns and acres and acres of available land ready for your endeavors.

BERRIEN

Berrien County is a picturesque rural community that combines modern conveniences with plenty of room for both new and established industries. The area provides easy access to Interstate 75, multiple state and U.S. highways, CSX and Norfolk Southern Railways, as well as the ports of Savannah, Brunswick, and Jacksonville. With a skilled labor force, an increasing population, and attractive incentives, Berrien County is the ideal spot for your business.

BROOKS

Established in 1858, Brooks County is situated between Thomas and Lowndes Counties on the U.S. Highway 84 corridor. The community offers a wealth of logistical, land, and labor advantages. Brooks County maintains a shovel-ready, rail-served industrial site with direct highway access and a full range of utilities. Some of the community's largest employers include BrooksCo Dairy--one of Walmart's largest dairy suppliers, and Langboard Inc, an oriented strand board (OSB) manufacturer that has provided quality forest products and exceptional service for 100 years. If you enjoy quality of life and history, Brooks is home to multiple historical sites and Antebellum plantation homes for the perfect camera-ready site. The community offers a large and mobile labor shed, advanced education and workforce development programs, and a warm and inviting hometown experience that is naturally unique.





COLQUITT

Colquitt County boasts a diverse array of businesses, including Sanderson Farms, Maule Air, National Beef, Universal Forest Products, Nutrien Ag Solutions, Ice House America, Cavco Industries, and the Philadelphia College of Osteopathic Medicine. This vibrant environment positions Colquitt County for ongoing growth. With a robust workforce training pipeline, low operating expenses, favorable working conditions, and numerous local and state incentives, there are plenty of compelling reasons to #SelectMoultrie.

COOK

Situated directly on I-75, Cook County offers numerous benefits within a community that prioritizes needs. The county features its own construction initiative, ACCELER-UP. This program accelerates project completion and reduces costs by leveraging a leading custom metal construction industry located within the county.

LOWNDES

Valdosta-Lowndes County is renowned for its outstanding schools, welcoming neighborhoods, effective governance, and a strong pro-business attitude, particularly in advanced manufacturing, value-added agriculture/food processing, and warehousing/distribution. Residents of Valdosta-Lowndes County benefit from state-of-the-art healthcare training centers, top-ranked specialty hospitals, championship golf courses, world-class educational institutions, and unique tourist attractions. Lowndes County is also home to Moody AFB - Colquitt EMC's largest customer.



Photo courtesy of MCCDA



Photo courtesy of Moody AFB



Photo courtesy of Sunbelt Ag Expo



TIFT

Tift County is situated just one hour north of the Florida border, two hours from the East Coast, and two hours south of Atlanta. Interstate 75 runs through the center of Tift County, serving as one of the major north-south routes in the United States. While Tift County is known for its business-friendly environment, it also boasts several appealing features, including a low crime rate, an affordable cost of living, quality public and private educational institutions, a vibrant arts community, and abundant opportunities for outdoor recreation. These factors make Tift County an excellent place to call home.

WORTH

Worth County boasts a dedicated and industrious labor force. The 196-acre Worth Industrial Complex is certified as Georgia Ready for Accelerated Development and is conveniently located just 15 minutes from I-75. It is 175 miles from Atlanta, 200 miles from Savannah, and 190 miles from Jacksonville. The municipalities and rural areas of Worth County provide a welcoming, tranquil lifestyle, complete with all the essential amenities to support both businesses and the families of your employees.

LOCATION! LOCATION! LOCATION! THESE ARE STILL THE THREE MOST IMPORTANT FACTORS IN A SITE SELECTION PROCESS. WE ENCOURAGE YOU TO SEE FOR YOURSELF WHY SOUTH GEORGIA AND THE COLQUITT EMC SERVICE AREA HAS THE BEST LOCATION IN AMERICA FOR YOUR COMPANY TO BE SUCCESSFUL.



Photo courtesy of VLCD



EDUCATION

K-12

Education for the future workforce is a key focus in the Colquitt EMC area. Local schools aim to provide more than just basic education, emphasizing practical skills and critical thinking. Through innovative practices, they nurture well-rounded, capable workers. With a focus on STEAM (science, technology, engineering, arts, and mathematics), our educational systems cultivate a skilled labor pool ready for 21st-century challenges. Students in South Georgia actively participate in robotics, math teams, 4-H clubs, and Technology Student Associations. Our communities ensure the next generation is prepared for technical industry demands. Graduates in our region are well-prepared for the workforce or higher education.

COLLEGES & UNIVERSITIES

The Technical College System of Georgia and the University System of Georgia play vital roles in the economic development of our service area. They offer essential insights, employee training, and a solid base for cultivating your future workforce. Both higher education systems collaborate closely with local businesses to ensure their programs meet the demands of regional employers.

Within the Colquitt EMC region, there are eight technical colleges, universities, and colleges—both public and private—that provide a range of diplomas, certificates, and undergraduate as well as graduate degrees.

PRIORITIZING EDUCATION FOR THE
FUTURE WORKFORCE IN THE COLQUITT
EMC REGION.





BUSINESS INCENTIVES



SOUTH GEORGIA COMMUNITIES MAY ELECT TO PROVIDE VERY COMPETITIVE INCENTIVES TO COMPANIES CHOOSING TO LOCATE HERE BASED ON THEIR COMMITMENT IN JOBS, WAGES, BENEFITS AND CAPITAL INVESTMENT.



Ranked as the top state for business by both *Area Development Magazine* (2013-2023) and *Site Selection Magazine* (2012-2020), Georgia provides an extensive array of business incentives and tax exemptions. At the local level, businesses benefit from quick decision-making, efficient permitting processes, collaborative partnerships, low operational costs, easy access to global markets, a supportive community, reduced competition, and opportunities for immediate impact.

LOCAL ASSISTANCE

Our partner organizations in the 7 counties of Colquitt EMC offer various incentives that may be exactly what your business needs. These incentives may include:

- Property tax abatements
- Land incentives
- Industrial Revenue Bonds
- Revolving Loan Funds
- Freeport Exemption
- Engineering services assistance
- New Market Tax Credit
- Fast-track permitting
- Permitting and Infrastructure financial assistance
- Build to suit/lease-back arrangements
- Waived utility fees/reduced utility costs



STATEWIDE INCENTIVE PROGRAMS

There are numerous incentive programs administered by various departments of Georgia's state government that are designed to lessen the tax burden and overall cost of doing business for companies locating, relocating or expanding in Georgia. These include:

- Georgia's low corporate income tax, now 5.75%
- Georgia's Quick Start, world-class, customized training for new and expanding industries and businesses at no cost to qualifying businesses
- Georgia's Intellectual Capital Partnership from the University of Georgia System
- Entrepreneur and Small Business Loan Guarantee Program
- The six Centers of Innovation throughout the state offer technology-oriented support to businesses
- Job Tax Credits
- Port Job Tax Credits
- And more





SAMPLE OF EXISTING INDUSTRIES



Bayer Crop Science



ARGLASS





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