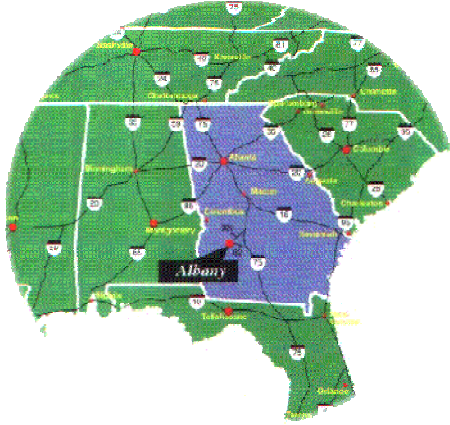
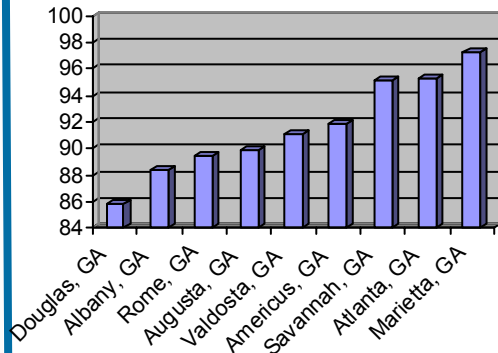


# Why Albany, Georgia?

Albany is considered the industry, business, retail, education, cultural activities, healthcare and media hub for a large, growing region that includes parts of Florida and Alabama as well as Georgia. Almost 80,000 people call Albany home and with a Metropolitan Statistical Area (MSA) of five counties, over 162,000 people live, work, play and/or discover in Albany, Georgia!



ACCRA Cost of Living Index  
City Comparison  
First Quarter 2007



## live

### ★ Population (2007):

Dougherty County: 94,600  
City of Albany: 76,900  
Albany MSA: 164,100

### ★ Population Characteristics

|             | <u>Dougherty County</u> | <u>Albany MSA</u> |
|-------------|-------------------------|-------------------|
| % White:    | 32.8%                   | 47.7%             |
| % Black:    | 64.3%                   | 49.7%             |
| % Hispanic: | 1.5%                    | 1.5%              |
| % Other:    | 1.2%                    | 1.0%              |

### ★ Albany-to Major Regional Cities

|                  |     |
|------------------|-----|
| Atlanta, GA      | 183 |
| Birmingham, AL   | 265 |
| Jacksonville, FL | 207 |
| Tallahassee, FL  | 105 |

### ★ Climate: (Averages)

Winter Hi/64°    Winter Lo/36°  
Summer Hi/100°    Summer Lo/70°

### ★ Median Age:

Male - 30.9  
Female - 34.9

★ Dougherty County has a local sales tax of 3%. The state of GA has a 4% state sales tax.

### ★ Income:

Per capita                    \$23,353  
Median household        \$30,934

★ Albany has the lowest housing and transportation costs of Georgia's metropolitan areas.

★ According to the most recent ACCRA cost of living index, Albany is the 2nd lowest cost of living urban area in Georgia.

★ Home of a US Marine Corps Logistics Base.

★ Two regional hospitals providing medical services typically expected in metropolitan areas.

★ The Albany (Ga.) Transit System of 18-bus fleet provides bus service within Albany and part of Dougherty County.

★ SWGA Regional Airport: Eight scheduled commercial flights daily. Passengers are within two hours of 80% of nation's population.

### ★ Education:

★ All of Dougherty County Schools are SACS accredited.

★ Home of Albany State University, Darton College and Albany Technical College.

For more information contact: The Albany-Dougherty Economic Development Commission

225 W. Broad Ave. ★ Albany, GA 31701 ★ Phone: 229-434-0044 ★ Fax: 229-434-1310 ★ Email: edcassistant@albanyga.com

# work

## LOCATION ADVANTAGES:

- ☆ One of the most economically active areas in Georgia.
- ☆ Supports over 118 manufacturing plants; to include such blue chip firms as Procter & Gamble, SAB-Miller Brewing, and Masterfoods USA.
- ☆ Supports two municipal industrial parks.
- ☆ Ranks 2<sup>nd</sup> in Georgia for telecommuting (based on telecom infrastructure).
- ☆ Ease of transportation – GA-FL Parkway (GA 300) and the South GA Parkway (US 82) provide 4-lane access to Florida, the Georgia Coast, and Interstates 10, 75, 85, 95 and 185; Norfolk Southern and GA RailNet; Southwest Georgia Regional Airport (6,600' & 5,100' runways).
- ☆ The Albany Metropolitan Statistical Area, consisting of 5 counties, is Georgia's 8th largest MSA.
- ☆ Ranked 3<sup>rd</sup>, statewide, in retail sales.

## INCENTIVES:

- ☆ Georgia Job Tax Credit
- ☆ 100% Freeport exemptions
- ☆ Industrial Revenue Bond Financing
- ☆ Labor force screening and candidate pool development
- ☆ GeorgiaHire.com
- ☆ Quick Start pre-employment training
- ☆ ICAPP for expediting knowledge workers in high demand but low supply
- ☆ HOPE Scholarships
- ☆ Drugs Don't Work

## 2006 ANNUAL AVERAGES

|                   | Labor Force   | Employed      | Unemployed   | Rate        |
|-------------------|---------------|---------------|--------------|-------------|
| Baker             | 1,838         | 1,746         | 92           | 5.0%        |
| Dougherty         | 42,275        | 39,720        | 2,555        | 6.0%        |
| Lee               | 16,823        | 16,197        | 626          | 3.7%        |
| Terrell           | 4,654         | 4,393         | 261          | 5.6%        |
| Worth             | 10,608        | 10,061        | 547          | 5.2%        |
| <b>Albany MSA</b> | <b>89,171</b> | <b>84,425</b> | <b>4,746</b> | <b>5.2%</b> |
| Georgia           | 4,741,860     | 4,522,025     | 219,835      | 4.6%        |
| U.S.              | 151,428,000   | 144,427,000   | 7,001,000    | 4.6%        |

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

## Top 10 Largest Employers\*

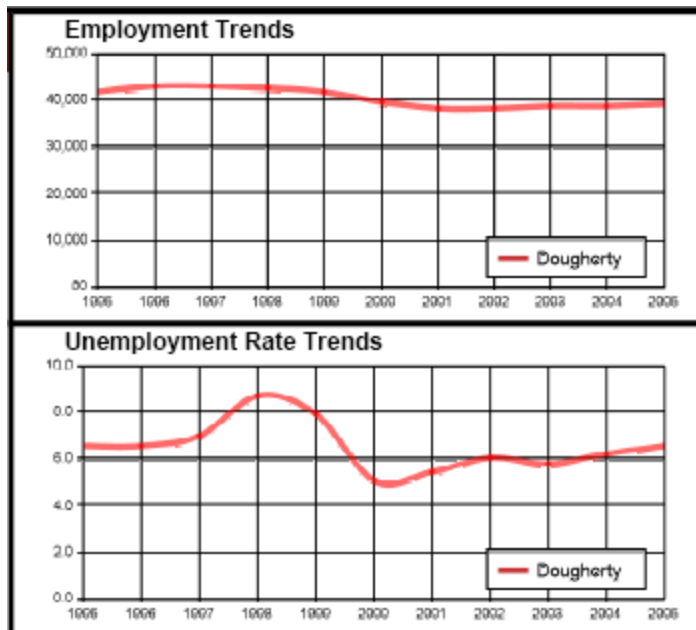
\*Excluding City/County

|                                     |       |
|-------------------------------------|-------|
| MCLB                                | 3,081 |
| Phoebe Putney Health Systems        | 3,804 |
| Dougherty County Board of Education | 2,934 |
| Procter & Gamble                    | 1394  |
| Cooper Tire & Rubber Company        | 1290  |
| Albany State University             | 550   |
| Miller Brewing Company              | 650   |
| Teleperformance USA                 | 474   |
| Coats and Clark                     | 381   |
| Palmyra Medical Centers             | 454   |

Albany manufacturers and distributors are two truckload days or less from:

- 82% of the U.S. industrial market
- 79% of the nation's largest consumer markets
- 77% of the U.S. metropolitan buying power
- 76% of the country's metro retail sales

Albany, Georgia is not only in the heart of the southeast region but also closer to major national markets than many eastern seaboard cities. Albany is hundreds of miles farther west than any city on the eastern seaboard--farther west, even, than Detroit. Cities throughout the region such as Atlanta, Cincinnati, Memphis, Tampa, Dallas and Raleigh are overnight by truck, little more than a

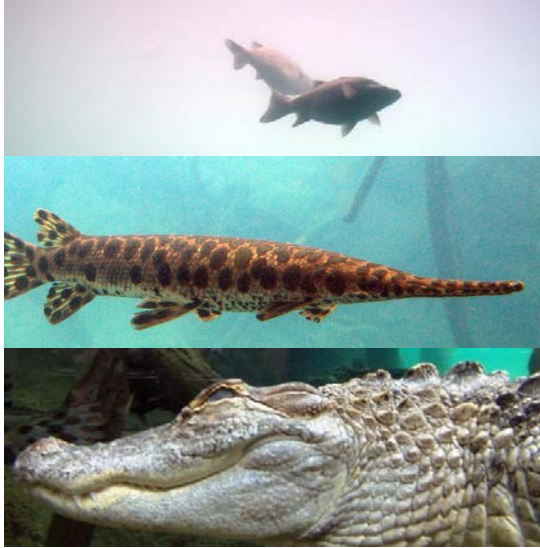


## Employment by Sector

|                                  |        |
|----------------------------------|--------|
| Construction                     | 3,321  |
| Manufacturing                    | 7,410  |
| Transport & P.U.                 | 2,347  |
| Wholesale & retail               | 12,063 |
| Finance, insurance & real estate | 3,117  |
| Services                         | 28,420 |
| Government                       | 11,800 |

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## discover

### Albany Notables:

#### Media:

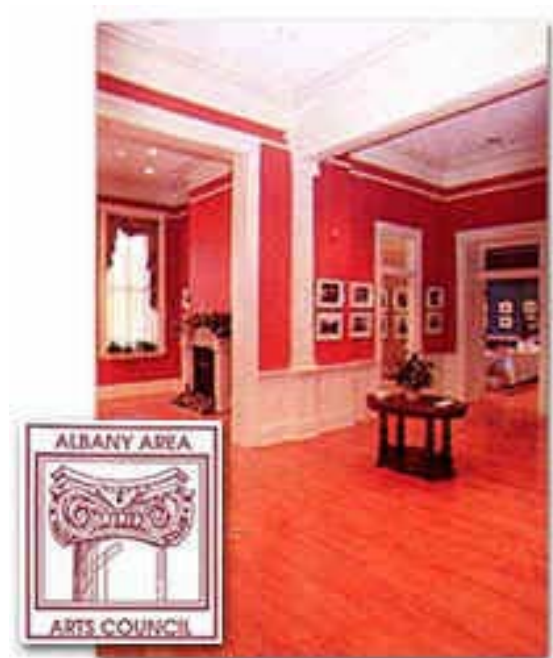
- ☆ Albany received a 5 star accreditation from the Georgia Association of Chamber of Commerce Executives (GACCE) Albany is one of two Chambers in the state of Georgia to receive this prestigious recognition. (2007)
- ☆ Listed in the Retire in Georgia Magazine Top 10 best places to Retire in the State of Georgia, (2007)
- ☆ Listed as one of Forbes Best Small Places (2006)
- ☆ Ranked #129 in Inc. Magazine's "Best Places" (2005)
- ☆ Listed as one of Forbes Best Small Places (2004)

#### Persons:

- ☆ Dieon Branch, athlete
- ☆ Ray Charles, musician
- ☆ Alice Coachman, Olympic medalist
- ☆ Paula Deen, chef and tv host
- ☆ Jim Fowler, naturalist
- ☆ Harry James, trumpeter
- ☆ Ray Knight, baseball player
- ☆ Patty LaBelle, singer
- ☆ Ray Stevens, entertainer

## play

- ☆ Home to over 7 quail reserves & plantations.
- ☆ The Parks at Chehaw is one of only two accredited zoos in Georgia.
- ☆ The Albany Museum of Art is accredited by the American Association of Museums. Of the over 8,000 museums nationwide, less than 10% are accredited.
- ☆ The Flint Riverquarium follows the river's amazing 350-mile journey and the 175,00-gallon, 22-foot-deep, open-air Blue Hole is one of only a few open air aquariums in the world.
- ☆ Imagination Theater is the area's only large screen format theater featuring films in 3D.
- ☆ Albany offers a wide variety of arts experiences; from ballet to symphony, art displays to theatre productions.
- ☆ Thronateeska Heritage Center includes the Museum of History; a historic 1912 railroad station; a model train exhibit; and Wetherbee Planetarium, the only planetarium open to the public in Southwest Georgia.
- ☆ The City of Albany Recreation Department operates 70 facilities including gymnasiums, picnic areas and parks. The city owns and operates four public boat landings which serve as convenient gateways to boating, fishing and skiing in our numerous waterways.
- ☆ According to GDEcD's Georgia On My Mind Golf Guide - With over 7 courses in just the greater metro area, Albany has more golf courses than any other city/town in our region. Statewide, the only other city with more golf courses is Atlanta.



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