

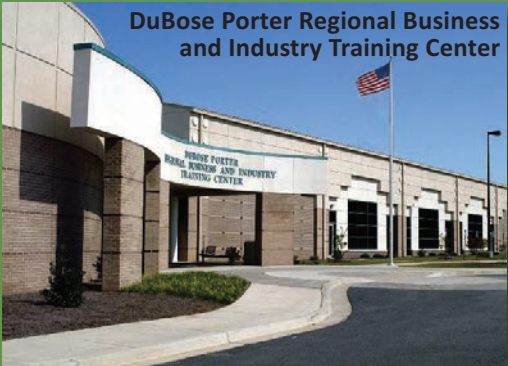
Fairview Park Hospital



YKK AP America, Inc.



DuBose Porter Regional Business and Industry Training Center



Parker Aerospace



Carl Vinson VA Medical Center



Welcome To
*The Business
Heart of Georgia*
Dublin-Laurens County



Development Authority Board Members: Pictured L to R, Back to Front: Fred Williams, Guy Cochran, Scott Beasley, James Malone, Jimmy Allgood, Roger Folsom, and Phil Gay



DUBLIN-LAURENS COUNTY
THE BUSINESS HEART OF GEORGIA

**Dublin-Laurens County
Development Authority**

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Location.... Leadership....

Geographic Location

Laurens County is centrally located in Middle Georgia halfway between Atlanta and Savannah on I-16. We are less than two hours by car from both Atlanta and Savannah. Our strategic positioning in the heart of the sunbelt has helped attract several nationally known companies, such as YKK AP America, Inc., Best Buy Distribution Center, Fred's SE Distribution Center, Erdrich Umformtechnik, Inc., Dinex Emission, Inc., Valmiera Glass USA Corp., Erdrich USA Inc., and AWEBA.

Land Size and Populations:

Laurens County is the fourth largest county in Georgia based on land size. More than 48,000 residents live in the seven municipalities in Laurens County, including Dublin, East Dublin, Dexter, Dudley, Cadwell, Rentz and Montrose. More than 15,000 reside in Dublin, the county seat.

Community Living

Dublin and Laurens County is a spirited community of people who celebrate with not only a "wee bit of Ireland in Georgia" every March, but also throughout the calendar year. Here you will find exceptional recreational facilities, cultural activities, a wide range of civic clubs, and a friendly community. Thanks to over \$20 million in investments, Downtown Dublin has become a preferred destination for shoppers, diners, and visitors. Extended spring and summer seasons are conducive to golf, tennis, fishing and hunting. Beach or mountain trips are only three hours away for a change of pace.

Health Care

Dublin boasts one of the highest concentrations of doctors (100+) and allied health students in Georgia, spearheaded by Fairview Park Hospital and the Carl Vinson VA Medical Center. Excellent assisted living and nursing homes are also available for the growing baby-boomer market.

Major Highways

I-16 is the major east-west corridor running through our county which connects us with I-75 at Macon and I-95 near Savannah. Other major arteries converging here include U.S. Hwy. 441, U.S. Hwy. 319 and U.S. Hwy. 80.

By Air

The W.H. "Bud" Barron Airport is located three miles west of Dublin off U.S. Hwy. 80 and is fully capable of handling corporate jets. The 6,500-foot paved and lighted primary runway is equipped with an instrument approach system to handle commercial traffic, a state-of-the-art weather information system, a 6,000-foot paved and lighted parallel taxiway and a 5,000-foot crosswind runway. The 4,000-square-foot terminal offers industries a fully equipped conference room. Domestic air flights can be booked through Savannah or Macon while international connections can be arranged through Atlanta's Hartsfield-Jackson International Airport, which is less than two hours away.

By Rail

Area industries are served by class two dual rail service (via Georgia Central Railway) to CSX and Norfolk Southern Rail Systems.



Port Access

Two major seaports of Savannah (less than two hours away) and Brunswick (less than three hours) give area industries quick access to worldwide shipping lanes.

Taxes

Our county has one of the lowest tax millage rates in the state. Tier one job tax credits (and additional credits) are also possible through the Laurens-Treutlen Joint Development Authority. Laurens County also qualifies for assistance under the tier one structure of the OneGeorgia Program, an economic development program using monies received as part of the tobacco settlement. Many manufacturers and distribution centers in Laurens County enjoy a 100 percent Freeport Exemption.

Existing Industry

Over 70 diverse firms have found a happy home in Laurens County, ranging from agribusiness to aerospace. They serve as our goodwill ambassadors. Our Top 10 largest employers include Carl Vinson VA Medical Center, YKK AP America, Inc., Fairview Park Hospital, Flexsteel Industries, Inc., SP Fiber Technologies, Farmers Home Furniture, Fred's SE Distribution Center, Best Buy Distribution Center, Hi-Tek Rations and Parker Aerospace.

Outstanding Governmental Leaders

Laurens County is fortunate to have experienced leaders not only on the local level but in state affairs as well. Officials with the City of Dublin and Laurens County Board of Commissioners have a close working relationship for the betterment of the entire community. Both governing bodies have excellent rapport with the Development Authority and Chamber of Commerce in a continuing goal to maintain and improve the infrastructure. As a result, Laurens County is a prime location for business prospects.

Valmiera Glass



Flexsteel Industries, Inc.



Dublin Laurens Museum



Livability....

Available Properties

- Airport Industrial Park: 108 Acres Available. Site is adjacent to W.H. "Bud" Barron Airport. All utilities are in place or in close proximity.
- Dublin Industrial District: Seven sites available. Sites vary between 20 and 70 acres. All utilities are in place. Neighbors include: YKK AP America, Inc., Best Buy Distribution Center, Flexsteel Industries, Inc., Farmers Home Furniture, Hi-Tek Rations, Dinex Emission, Inc., Valmiera Glass USA Corp., AWEBA, and Erdrich USA Inc.. Both locations offer excellent access to major routing via I-16.
- Interstate 16 Industrial Sites: 215 Acres Available. Two large sites fronting I-16. All utilities are in place. Site 1 is 109 acres and site 2 is 106 acres. Neighbors include: Fred's SE Distribution Center and Erdrich Umformtechnik, Inc.

Education

Two public school systems, one private school, Oconee Fall Line Technical College and the Dublin campus (Middle Georgia College and Georgia Southern University), round out the diverse educational opportunities in Laurens County. Amazingly, within a 100 mile radius are 19 public colleges and universities, 8 private colleges and universities, and 17 technical colleges. These facilities have a combined student population of 211,479.

Housing

Whether you are in the market for a spacious two story home or a cozy one bedroom apartment, Dublin and Laurens County have a wide selection of affordable options for you. Average home prices in the area range from below \$60,000 to more than \$300,000, suitable for anyone's budget.

Population Data and Labor Force

As of the 2010 census, the population of Laurens County was 48,434 and 15,560 for the City of Dublin. The Laurens County Labor Force is made up of over 21,000 workers, with a 9-County Draw (under a 30-minute commute time to central Dublin) that includes over 65,000 people in the active workforce. Laurens County is the fourth largest county in Georgia based on land size. Over 150,000 people live in Laurens and nine other, more rural counties, in which Laurens County acts as the primary service and industry area. This includes a trade area for more than 150,000 people in a 35-mile radius of Dublin. Retail sales in Laurens County exceed \$499 million each year.

Technology & Progress

Technology and communication are key for growth in a community, and the City of Dublin has taken steps to ensure both are available.

A 96 Count fiber optic ring enables participants such as government offices, businesses, schools and other organizations to quickly access the information highway. The Ring is connected to Level 3's Sonet ring via two fiber runs, which are connected to Atlanta, Georgia and Jacksonville, Florida. There are multiple types of connections available at the City's Central Hub. All schools, key city and county government buildings and some private businesses are connected.

"For a rural community we have more capabilities than anyone," said Brad Lofton, President of the Dublin-Laurens County Development Authority.

Transportation Referendum Will Collectively Generate Over \$1.8 Billion in Transportation for Three Regions

The 2012 TSPLOST was an opportunity for Georgians to take control of their future by choosing to make a significant investment in transportation projects that are vital both to the economy and quality of life throughout the state.

The three regions that passed the TSPLOST, Heart of Georgia, Central Savannah River Area and River Valley, are projected to raise over 1.8 billion to fund much-needed local transportation projects that will create jobs and fuel economic recovery. With 17 counties in the Heart of Georgia region, it is the largest land-wise of any transportation district in the state but has one of the smallest populations. There are 63 cities, with Dublin among the largest of those.

Among the regional projects on the list is the construction of a new Oconee River crossing in Laurens County to provide an alternate crossing between Dublin and East Dublin. Another calls for widening U.S. 1 in Toombs County from two lanes to four to help relieve congestion and improve access. Projects also include roads, bridges, transit, freight and passenger rail, ports, airports and bicycle and pedestrian facilities as determined by each region. All Georgians in these three regions will benefit from the TSPLOST referendum - one of the most important economic development opportunities in our state's history.

"We commend the voters in these regions for their willingness to invest in their own future," said Chris Clark, president of the Georgia Chamber. "This decision will allow them to move forward with much-needed transportation projects that will create jobs and attract new economic investment at a time when it is needed the most."

This is a direct investment into the state's economy over the next 10 years while connecting communities, reducing congestion and improving road safety.



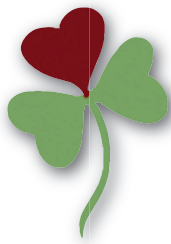
Dinex Emission, Inc.



Erdrich USA

Southern Pines Ag & Expo Center





Welcome to the Business Heart of Georgia



Brad Lofton,
President
(478) 290-9877

A Message from Dublin-Laurens County Development Authority President Brad Lofton:

On behalf of our Development Authority, State, County and City governments, we extend our sincere best wishes in your pursuit of excellence. Regardless of the size of your company, if you have a genuine desire to become part of a dynamic community in a non-union atmosphere, we have an interest in your firm. No project is too large or too small. We believe that **Location, Leadership and Livability** are the qualities that have made us a success and that you will find all of these and more right here in Dublin and Laurens County. But don't take our word for it. Talk to our existing industries, visit with our citizens, tour our schools and check out our lifestyle amenities. After you do all of this, come see us and let's talk business.

We believe excellence can best be found right here in Dublin and Laurens County!

- Recognized as one of Georgia's top ten "Cities of Excellence"
- Honored on the state level as both a "Signature Community" and "Entrepreneur Friendly" community.
- Thanks to our community's close working relationship with Oconee Fall Line Technical College, Laurens County was named a certified "Work Ready Community" in January of 2009.
- Named one of Georgia's "Top Ten Retirement Destinations" by Retire in Georgia Magazine.

As the maps here illustrate, we are literally in the heart of Georgia, half way between the state capital of Atlanta and the port city of Savannah. We are the regional hub for a nine county area. Over 600,000 people in a 60-mile radius call the Heart of Georgia home for good reason. Upon reviewing this publication, it is our sincere wish it will evoke a personal visit.

